CITY OF ARCADIA

Arcadia Planning Commission
Regular Meeting Agenda

Tuesday, January 25, 2022, 7:00 p.m.

As part of the City of Arcadia's COVID-19 transmission mitigation efforts and pursuant to the Brown Act and AB 361, the Planning Commission may meet virtually or in-person. This meeting of the Arcadia Planning Commission will be conducted **virtually**. Per the Brown Act, the public will still be provided the ability to make public comments. For members of the public who would like to participate virtually, the meeting will be held via Zoom. The public is also welcome to view this meeting as it takes place on the City's website at ArcadiaCA.gov/liveplanning or on ACTV (check your local listings).

How to Submit Public Comment:

1. **Email:** Please submit your comments via email to planning@ArcadiaCA.gov by 5:00 p.m. on January 25, 2022. Your comments should be 300 words or less.

2. **Zoom:** To join the meeting from a phone, tablet, or internet browser please select the meeting link below and enter your name and email.

   Meeting Link: https://us02web.zoom.us/j/87822632039

3. **Phone:** To join by telephone, please call the number below and enter the meeting ID. You will remain muted until you are recognized for public comment.

   Call-in Number: 1(669) 900 6833 or 1(346) 248-7799 or 1(253) 215-8782
   Meeting ID: 878 2263 2039

Please contact the Planning Division at planning@ArcadiaCA.gov or at (626) 574-5423 for more information.

作为阿凯迪亚市缓解新冠病毒（COVID-19）传播的一项措施，并根据《布朗法案》和 AB 361，规划委员会可召开虚拟会议或面对面会议。阿凯迪亚规划委员会的这次会议将以**虚拟方式**举行。根据《布朗法案》，仍将向公众提供发表评论意见的机会。对于希望以虚拟形式参加会议的公众，会议将通过 Zoom 召开。我们也欢迎公众在市政府网站 ArcadiaCA.gov/liveplanning 或 ACTV 上旁听会议（请查看您的本地频道列表）。

如何提交公众评论意见：

1. **电子邮件：** 请通过电子邮件将评论意见发送至 planning@ArcadiaCA.gov，截止时间是 2022 年 1 月 25 日下午 5:00。您的评论意见不得超过 300 个英文单词。

2. **Zoom：** 要通过手机、平板电脑或互联网浏览器参加会议，请选择下面的会议链接，并输入您的姓名和电子邮件地址。

   会议链接：https://us02web.zoom.us/j/87822632039

3. **电话：** 要通过电话参加，请拨打以下号码并输入会议代码（meeting ID）。在轮到您发言之前，您的话筒将被静音。

   请拨打：1(669) 900 6833 或 1(346) 248-7799 或 1(253) 215-8782
   会议代码（meeting ID）：878 2263 2039

如希望了解更多信息，请洽规划处：planning@ArcadiaCA.gov 或（626）574-5423。

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from Planning Services at (626) 574-5423. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

根据《美国残障人法案》的规定，需要提供残障相关调整或便利设施才能参加会议的残障人士（包括辅助器材或服务），可向规划服务部请求获得此类调整或便利设施，电话号码 (626) 574-5423。请在会前 48 小时通知规划服务部，以便作出合理安排，确保顺利参加会议。

Pursuant to the City of Arcadia's Language Access Services Policy, limited-English proficient speakers who require translation services in order to participate in a meeting may request the use of a volunteer or professional translator by contacting the City Clerk's Office at (626) 574-5455 at least 72 hours prior to the meeting.

根据阿凯迪亚市的语言便利服务政策，英语能力有限并需要翻译服务才能参加会议的人可与市书记官办公室联系（电话：626-574-5455），请求提供志愿或专业翻译服务，请至少在会前 72 小时提出请求。

CALL TO ORDER

ROLL CALL

Zi Lin, Chair
Kenneth Chan, Vice Chair
Brad Thompson, Commissioner
Vincent Tsoi, Commissioner
Marilynne Wilander, Commissioner

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

Each speaker is limited to three (5) minutes per person, unless waived by the Planning Commission. Under the Brown Act, the Commission or Board Members are prohibited from discussing or taking action on any item not listed on the posted agenda.

PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer in the discretion of the Commission) speakers shall be limited to **five (5) minutes per person**. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

You are hereby advised that should you desire to legally challenge in court or in an administrative proceeding any action taken by the City Council regarding any public hearing item, you may be limited to raising only those issues and objections you or someone else raised at the public hearing or in written correspondence delivered to the City Council at, or prior to, the public hearing.

1. **Resolution No. 2088 –** Approving Conditional Use Permit No. CUP 21-08 with a Categorical Exemption under the California Environmental Quality Act ("CEQA") to allow a writing center with up to six students at 411 East Huntington Drive, Suite 211

   Recommendation: Adopt Resolution No. 2088

   Applicant: Vicki Chang

2. **Resolution No. 2087** – Recommending that the City Council approve General Plan Amendment No. GPA 21-02 with a Negative Declaration under the California Environmental Quality Act updating the General Plan's Housing Element for the 2021-2029 housing cycle

Recommended Action: Adopt Resolution No. 2087

Applicant: City of Arcadia

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Commission, staff, or the public request that specific items be removed from the Consent Calendar for separate discussion and action.

3. Minutes of the December 14, 2021 Regular Meeting of the Planning Commission

Recommendation: Approve

MATTERS FROM CITY COUNCIL LIASION

MATTERS FROM PLANNING COMMISSIONERS

MATTERS FROM ASSISTANT CITY ATTORNEY

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

ADJOURNMENT

The Planning Commission will adjourn this meeting to Tuesday, February 8, 2022, at 7:00 p.m.

STAFF REPORT

Development Services Department

DATE: January 25, 2022

TO: Honorable Chair and Planning Commission

FROM: Lisa L. Flores, Planning & Community Development Administrator
By: Edwin Arreola, Assistant Planner

SUBJECT: RESOLUTION NO. 2088 – APPROVING CONDITIONAL USE PERMIT NO. CUP 21-08 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") TO ALLOW A WRITING CENTER WITH UP TO SIX STUDENTS AT 411 EAST HUNTINGTON DRIVE, SUITE 211
Recommendation: Adopt Resolution No. 2088

SUMMARY

The Applicant, Vicki Chang, is requesting approval of Conditional Use Permit Application No. CUP 21-08 for a writing center (dba: Advanced Writing Center) to occupy an existing 1,184 square foot unit on the second floor of the Huntington Landmark commercial center at 411 E. Huntington Drive, Suite 211. The proposed writing center will accommodate up to six middle and high school grade students and three instructors. It is recommended that the Planning Commission adopt Resolution No. 2088 (Attachment No. 1) and find this project Categorically Exempt under CEQA and approve Conditional Use Permit No. CUP 21-08, subject to the conditions listed in this staff report.

BACKGROUND

The writing center is proposed to be located in the Huntington Landmark commercial center that is approximately 3.75 acres and is located on the north side of E. Huntington Drive between Gateway Drive and 5th Avenue. The site is developed with an existing three-story, 52-unit commercial building, two freestanding restaurants, and a three-story parking structure (See Figure 1). The property is zoned C-G (General Commercial) and has a General Plan Land Use Designation of Commercial. The businesses on site consist of various commercial uses such as restaurants, offices, personal services, and retail uses. The 1,184 square foot unit for the proposed writing center is located on the second floor of the existing three-story commercial building and is currently vacant and was previously occupied by Telesonic Voice and Data Solutions. The site is surrounded by

other commercial properties to the north, east, south and west, - refer to Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the subject property.

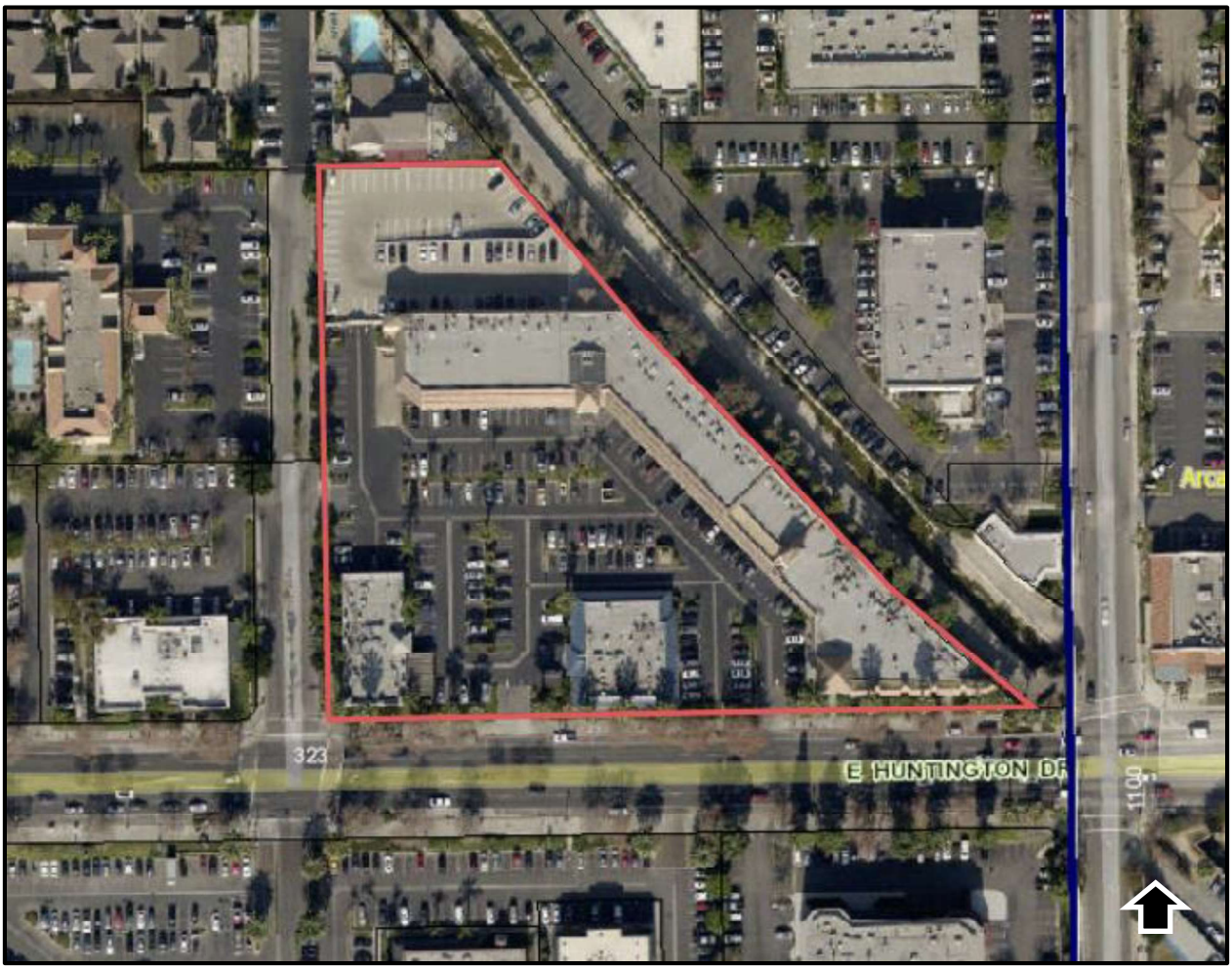


Figure 1 - Aerial of Subject Site

PROPOSAL

The Applicant is requesting a Conditional Use Permit (CUP) to operate a writing center, (dba: Advanced Writing Center) for middle and high school grade students. The writing center will offer one-on-one sessions and individual tutoring focused on remedial consultation in reading and writing for students during after school hours and on weekends. The center will consist of a reception area and four small rooms to be used as offices by employees and classrooms for tutoring (see Figure 2). There will be up to three instructors at any given time and each instructor will tutor a maximum of two students for a total of six students in the center at any given time. The proposed business hours for the writing center are from 3:00 PM to 6:00 PM, Monday through Friday, and on Saturdays and Sundays from 9:00 AM to 6:00 PM.

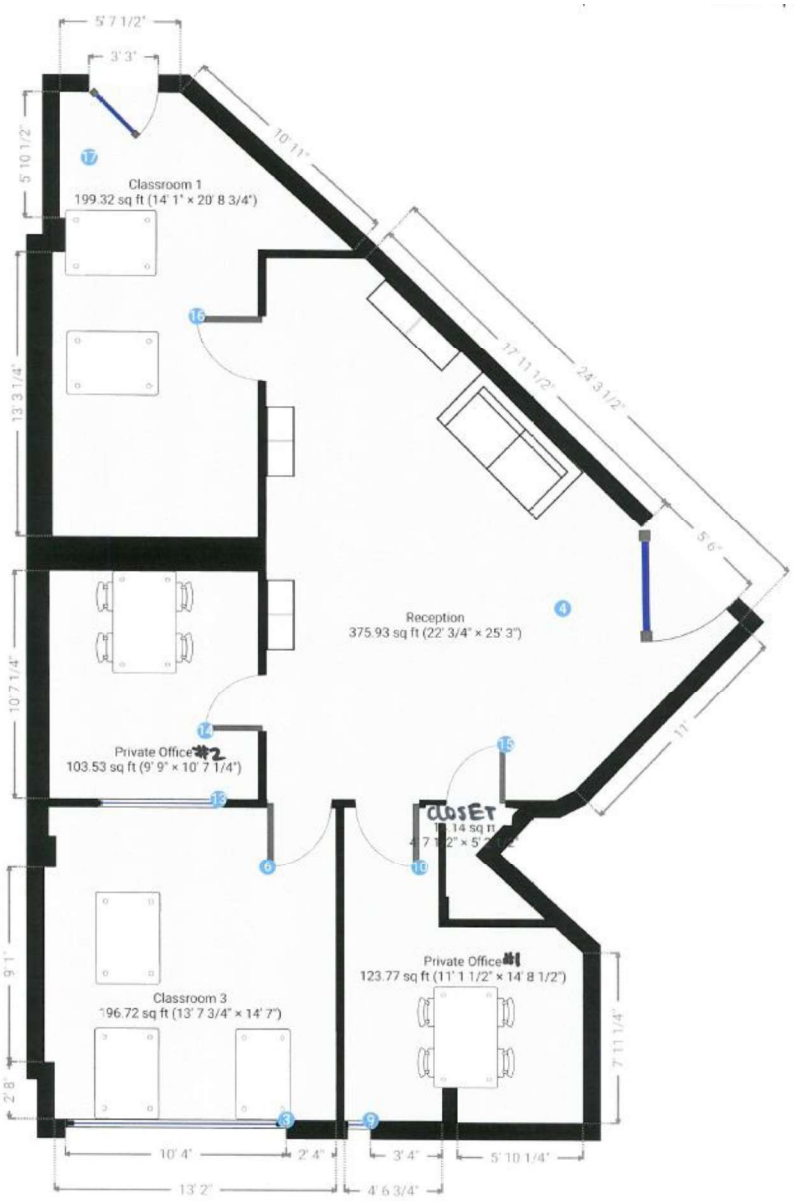


Figure 2 – Proposed Floor Plan

ANALYSIS

The Arcadia Development Code allows educational centers in the C-G zone subject to the review and approval of a Conditional Use Permit. The proposed writing center will have up to six students and three employees. As required for all educational uses by the City's Development Code, each classroom will be required to have windows to allow observation from outside of the rooms. A condition has been placed on the project that requires that either windows or glass doors remain unobstructed to allow for easy viewing from the reception area into the classrooms and offices (refer to condition no. 3). The request has been reviewed by the Building and Fire Departments and no concerns were raised.

For an educational center that serves high school age students, the Development Code requires one parking space for every three students and one space for every employee. With up to six students of high school age and three employees, a total of six parking spaces are required. Since the previous use also required six parking spaces as a retail use, the parking requirement for the proposed writing center is being met. The site is served by a total of 433 parking spaces on site located on a surface lot and three-story parking structure. The unit will have direct access to the parking structure at the rear of the site which typically has an abundance of parking availability throughout the day. Therefore, parking will not be impacted by the proposed use as adequate parking will be provided.

FINDINGS

Section 9107.09.050(B) of the Development Code requires that for a Conditional Use Permit to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

1. **The proposed use is consistent with the General Plan and any applicable specific plan.**

   Facts to Support This Finding: Approval of the writing center is consistent with the Commercial land use designation of the site. The Commercial land use designation is intended to permit a wide-range of commercial uses which serve both neighborhood and citywide markets. The designation allows a broad array of commercial uses, including neighborhood-serving uses such as tutoring or writing centers. The proposed use will occupy a vacant commercial unit and is a use that is complementary to the nearby residential neighborhoods. In addition, the proposed use is a use allowed in the C-G (General Commercial) zone subject to the approval of a Conditional Use Permit. It will not adversely affect the comprehensive General Plan, and it is consistent with the following General Plan goal and policy:

   Land Use and Community Design Element

   - Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.

2. **The proposed use is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and comply with all other applicable provisions of the Development Code and the Municipal Code.**

   Facts to Support This Finding: The site is zoned C-G, General Commercial. Arcadia Development Code Section 9102.03.020, Table 2-8, allows writing centers in the C-G zone subject to the review and approval of a Conditional Use Permit. The site has an adequate number of parking spaces. Therefore, there should be no impacts to the adjacent commercial uses and properties. Lastly, the proposal complies with all other

applicable provisions of the Arcadia Development Code and the Arcadia Municipal Code.

3. **The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.**

   Facts to Support This Finding: The proposed writing center will occupy a 1,184 square foot unit within a three-story commercial building at the Huntington Landmark commercial center. The writing center will be compatible with the various office uses also located on the second floor of the Huntington Landmark. The use will not create an increase in parking from the previous use and adequate parking will be provided for the proposed writing center. The writing center will be open for a short time during the week and the amount of students served by the center will be minimal and will not impact the existing and future land uses in the vicinity.

4. **The site is physically suitable in terms of:**

   a. **Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;**

      Facts to Support This Finding: The site is physically suitable for the proposed writing center. The use will occupy a vacant unit within an existing multi-commercial center on an improved site. The site is improved with a surface parking lot and three-story parking structure that will provide ample parking for the proposed business. No exterior improvements are required for the writing center. Therefore, the proposed use is suitable for this site.

   b. **Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access.**

      Facts to Support This Finding: The site is located on the north side of E. Huntington Drive between Gateway Drive and 5th Avenue, which are designated and designed with the capacity to accommodate both public and emergency vehicles. All adjacent and nearby streets are adequate in width and pavement type to carry the traffic that could be generated by the learning center and to support emergency vehicle access.

   c. **Public protection services (e.g., fire protection, police protection, etc.).**

      Facts to Support This Finding: The proposed writing center will be located within an existing commercial unit. Conditions of approval have been included to ensure the writing center will be operated in a safe manner, and not impact public protection services. The request has been reviewed by the Fire Department and Police Department, and neither Department raised concerns. Therefore, no impacts to public protection services are anticipated.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

Facts to Support This Finding: The subject unit is located within an existing commercial building, which is adequately serviced by existing utilities. The request neither includes new construction, nor will be operated, in a manner that will impact the provision of utilities. Therefore, no impacts to the provision of utilities are anticipated.

5. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Facts to Support This Finding: The proposed writing center will not be detrimental to the public health or welfare, or to the surrounding properties. The size and nature of the operation of the use will not negatively affect the existing uses in the surrounding properties. In addition, conditions of approval have been included to mitigate any potential impacts, such as requiring each classroom door to have a window to allow observation from outside of the rooms, and that the use be subject to periodic inspections.

ENVIRONMENTAL IMPACT

It has been determined that the project qualifies as a Class 1 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines for the use of an existing facility (refer to Attachment No. 4).

PUBLIC COMMENTS/NOTICE

Public hearing notices for this item were mailed to the owners of those properties that are located within 300 feet of the subject property and published in the *Arcadia Weekly* on January 13, 2022. As of January 21, 2022, staff did not receive any public comments on this project.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2088 approving Conditional Use Permit No. CUP 21-08 for a new writing center with up to six students and find that the project is Categorically Exempt under the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

1. The use approved by CUP 21-08 is limited to a writing center and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted

and approved for CUP 21-08. The use shall be subject to periodic inspections, after which the conditions of this Conditional Use Permit may be adjusted after due notice in order to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses, nearby residential uses and properties.

2. No more than six students shall be permitted at any given time. Any changes to the number of students, shall be subject to review and approval by the Planning & Community Development Administrator, or designee, unless significant modifications are proposed; in which case, the application may be referred to the Planning Commission.

3. The learning center shall not operate past 8:00 p.m., everyday. Any changes to the hours of operation, shall be subject to review and approval by the Planning & Community Development Administrator, or designee, unless significant modifications are proposed; in which case, the application may be referred to the Planning Commission.

4. Each classroom or private tutoring room door shall have an unobscured glass window to allow easy viewing from the hallway. The final design and specifications of the door with a glass window shall be reviewed by the Planning & Community Development Administrator, or designee, prior to submitting their plan to Building Services for plan-check.

5. Prior to the issuance of a Certificate of Occupancy from the Building Division, one (1) Automated External Defibrillator (AED) shall be installed. The location of the AED shall be identified on the plans submitted for plan check in Building Services and is subject to review and approval by the Planning & Community Development Administrator, or designee.

6. The plans submitted for Building plan check shall comply with the 2020 Building and Fire Codes as applicable:

    a. California Building Code
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code
    e. California Energy Code
    f. California Fire Code
    g. California Green Building Standards Code
    h. California Existing Building Code

7. The proposed unit the business will be occupying shall comply with the requirements of all applicable codes for the new occupancy classification. Complete plans, calculations and other specifications shall be submitted to Building Services for review, approval and subsequent permit issuance. The plans, calculations and other specifications shall be prepared by an Architect or Registered Civil/Structural Engineer licensed in the State of California who is qualified to perform said work.

8. Conditions from the Fire Department:

    a. A full coverage fire alarm system shall be provided.
    b. An illuminated exit signage and emergency lighting shall be provided.
    c. A minimum rated 2A:10BC fire extinguisher shall be provided at an approved location, as determined by the City's Fire Marshal.
    d. All exit doors to the exterior shall be equipped with panic or lever type hardware. Latched or key operated locks are not permitted.
    e. A knox box shall be provided at an approved location, as determined by the City's Fire Marshal.

9. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.

10. Noncompliance with the plans, provisions and conditions of approval for CUP 21-08 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the learning center.

11. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with CUP 21-08 on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

    In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, the Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any

of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, Applicant shall provide to City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. City shall only refund to Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, whether or not at the request of the Applicant.

12. Approval of CUP 21-08 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve Conditional Use Permit Application No. CUP 21-08, stating that the proposal satisfies the requisite findings, and adopting the attached Resolution No. 2088 that incorporates the requisite environmental and Conditional Use Permit findings and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny Conditional Use Permit Application No. CUP 21-08, stating that the finding(s) of the proposal does not satisfy with reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the January 25, 2022, hearing, please contact Assistant Planner, Edwin Arreola, at (626) 821-4334, or by email at earreola@ArcadiaCA.gov.

Approved:



Lisa L. Flores
Planning & Community Development Administrator

Attachment No. 1: Resolution No. 2088
Attachment No. 2: Aerial Photo and Zoning Information and Photos of the Subject Property
Attachment No. 3: Architectural Plans
Attachment No. 4: Preliminary Exemption Assessment

Attachment No. 1

Resolution No. 2088

RESOLUTION NO. 2088

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CUP 21-08 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") TO ALLOW A WRITING CENTER WITH UP TO SIX STUDENTS AT 411 EAST HUNTINGTON DRIVE, SUITE 211

WHEREAS, on November 10, 2021, an application for Conditional Use Permit No. CUP 21-08 was filed by the business owner, Vicki Chang ("Applicant"), to allow a new writing center for up to six middle and high school grade students within an existing 1,184 square foot unit at the Huntington Landmark commercial center at 411 E. Huntington Drive, Suite 211 ("Project"); and

WHEREAS, on January 12, 2022, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA") and determined that the Project is exempt under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption) because the Project has no potential to cause a significant effect on the environment, and qualifies as a Class 1 Categorical Exemption under Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility; and

WHEREAS, on January 25, 2022, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated January 25, 2022 are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9107.09.050 of the Arcadia Development Code, all of the following findings can be made.

1. The proposed use is consistent with the General Plan and any applicable specific plan.

FACT: Approval of the writing center is consistent with the Commercial land use designation of the site. The Commercial land use designation is intended to permit a wide-range of commercial uses which serve both neighborhood and citywide markets. The designation allows a broad array of commercial uses, including neighborhood-serving uses such as tutoring or writing centers. The proposed use will occupy a vacant commercial unit and is a use that is complementary to the nearby residential neighborhoods. In addition, the proposed use is a use allowed in the C-G (General Commercial) zone subject to the approval of a Conditional Use Permit. It will not adversely affect the comprehensive General Plan, and it is consistent with the following General Plan goal and policy:

Land Use and Community Design Element

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.

2. The proposed uses are allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and comply with all other applicable provisions of the Development Code and the Municipal Code.

FACT: The site is zoned C-G, General Commercial. Arcadia Development Code Section 9102.03.020, Table 2-8, allows writing centers in the C-G zone subject to the review and approval of a Conditional Use Permit. The site has an adequate number of parking spaces. Therefore, there should be no impacts to the adjacent commercial uses and properties. Lastly, the proposal complies with all other applicable provisions of the Arcadia Development Code and the Arcadia Municipal Code.

3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

FACT: The proposed writing center will occupy a 1,184 square foot unit within a three-story commercial building at the Huntington Landmark commercial center. The writing center will be compatible with the various office uses also located on the second floor of the Huntington Landmark. The use will not create an increase in parking from the previous use and adequate parking will be provided for the proposed writing center. The writing center will be open for a short time during the week and the amount of students served by the center will be minimal and will not impact the existing and future land uses in the vicinity.

4. The site is physically suitable in terms of:

a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, and all fences, landscaping, loading, parking,

spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;

FACT: The site is physically suitable for the proposed writing center. The use will occupy a vacant unit within an existing multi-commercial center on an improved site. The site is improved with a surface parking lot and three-story parking structure that will provide ample parking for the proposed business. No exterior improvements are required for the writing center. Therefore, the proposed use is suitable for this site.

b. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;

FACT: The site is located on the north side of E. Huntington Drive between Gateway Drive and 5th Avenue, which are designated and designed with the capacity to accommodate both public and emergency vehicles. All adjacent and nearby streets are adequate in width and pavement type to carry the traffic that could be generated by the learning center and to support emergency vehicle access.

c. Public protection services (e.g., fire protection, police protection, etc.); and

FACT: The proposed writing center will be located within an existing commercial unit. Conditions of approval have been included to ensure the writing center will be operated in a safe manner, and not impact public protection services. The request has been reviewed by the Fire Department and Police Department, and neither Department raised concerns. Therefore, no impacts to public protection services are anticipated.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

FACT: The subject unit is located within an existing commercial building, which is adequately serviced by existing utilities. The request neither includes new construction, nor will be operated, in a manner that will impact the provision of utilities. Therefore, no impacts to the provision of utilities are anticipated.

5. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

FACT: The proposed writing center will not be detrimental to the public health or welfare, or to the surrounding properties. The size and nature of the operation of the use will not negatively affect the existing uses in the surrounding properties. In addition, conditions of approval have been included to mitigate any potential impacts, such as requiring each classroom door to have a window to allow observation from outside of the rooms, and that the use be subject to periodic inspections.

6. This Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility.

SECTION 3. For the foregoing reasons the Planning Commission determines that the Project is Categorically Exempt per Class 1, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, and approves Conditional Use Permit No. CUP 21-08 to allow a new writing center within an existing 1,184 square foot unit at the

Huntington Landmark commercial center at 411 E. Huntington Drive, Suite 211, subject to the conditions of approval attached hereto.

SECTION 4. The Secretary shall certify to the adoption of this Resolution.

Passed, approved and adopted this 25th day of January, 2022.

Zi Lin
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:

Stephen P. Deitsch
City Attorney

Page Intentionally Left Blank

RESOLUTION NO. 2088

Conditions of Approval

1. The use approved by CUP 21-08 is limited to a writing center and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 21-08. The use shall be subject to periodic inspections, after which the conditions of this Conditional Use Permit may be adjusted after due notice in order to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses, nearby residential uses and properties.

2. No more than six students shall be permitted at any given time. Any changes to the number of students, shall be subject to review and approval by the Planning & Community Development Administrator, or designee, unless significant modifications are proposed; in which case, the application may be referred to the Planning Commission.

3. The learning center shall not operate past 8:00 p.m., everyday. Any changes to the hours of operation, shall be subject to review and approval by the Planning & Community Development Administrator, or designee, unless significant modifications are proposed; in which case, the application may be referred to the Planning Commission.

4. Each classroom or private tutoring room door shall have an unobscured glass window to allow easy viewing from the hallway. The final design and specifications of the door with a glass window shall be reviewed by the Planning & Community Development Administrator, or designee, prior to submitting their plan to Building Services for plan-check.

5. Prior to the issuance of a Certificate of Occupancy from the Building Division, one (1) Automated External Defibrillator (AED) shall be installed. The location of the AED shall be identified on the plans submitted for plan check in Building Services and is subject to review and approval by the Planning & Community Development Administrator, or designee.

6. The plans submitted for Building plan check shall comply with the 2020 Building and Fire Codes as applicable:

    a. California Building Code
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code
    e. California Energy Code
    f. California Fire Code
    g. California Green Building Standards Code
    h. California Existing Building Code

7. The proposed unit the business will be occupying shall comply with the requirements of all applicable codes for the new occupancy classification. Complete plans, calculations and other specifications shall be submitted to Building Services for review, approval and subsequent permit issuance. The plans, calculations and other specifications shall be prepared by an Architect or Registered Civil/Structural Engineer licensed in the State of California who is qualified to perform said work.

8. Conditions from the Fire Department:

    a. A full coverage fire alarm system shall be provided.
    b. An illuminated exit signage and emergency lighting shall be provided.
    c. A minimum rated 2A:10BC fire extinguisher shall be provided at an approved location, as determined by the City's Fire Marshal.
    d. All exit doors to the exterior shall be equipped with panic or lever type hardware. Latched or key operated locks are not permitted.
    e. A knox box shall be provided at an approved location, as determined by the City's Fire Marshal.

9. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.

10. Noncompliance with the plans, provisions and conditions of approval for CUP 21-08 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the learning center.

11. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with CUP 21-08 on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, the Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, Applicant shall provide to City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. City shall only refund to Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, whether or not at the request of the Applicant.

12. Approval of CUP 21-08 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo and Zoning Information and Photos of the Subject Property

Parcel Number: **5773-009-069**

Site Address: # 333 E HUNTINGTON DR

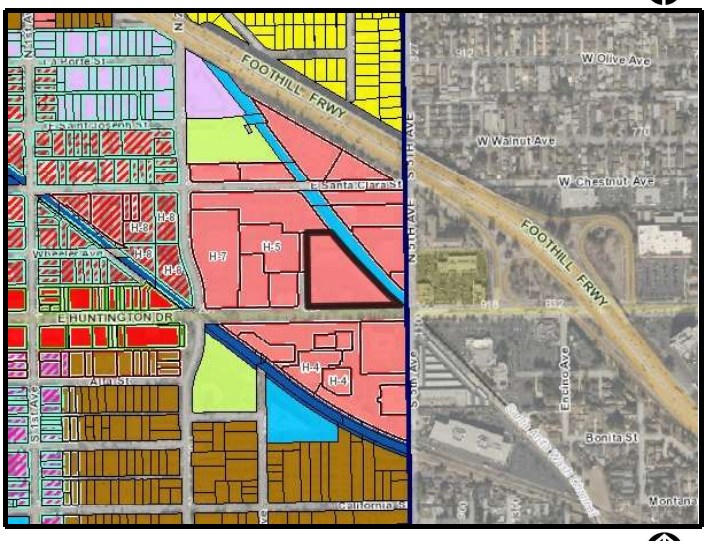
Property Owner(s): **Property Owner**



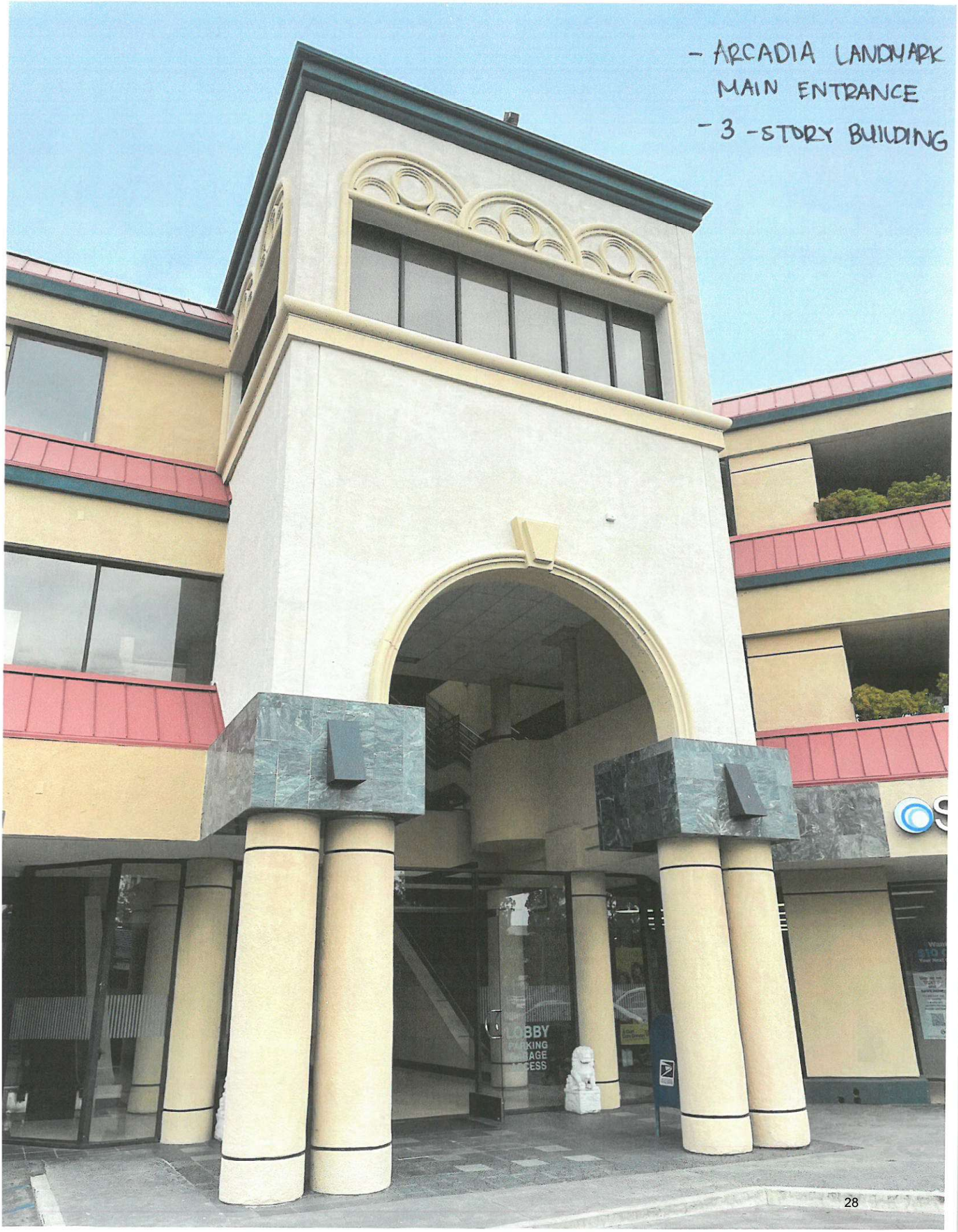
Property Characteristics	
Zoning:	C-G
General Plan:	C
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	67,280
Year Built:	1990
Number of Units:	0

Overlays	
Architectural Design Overlay:	Yes
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted

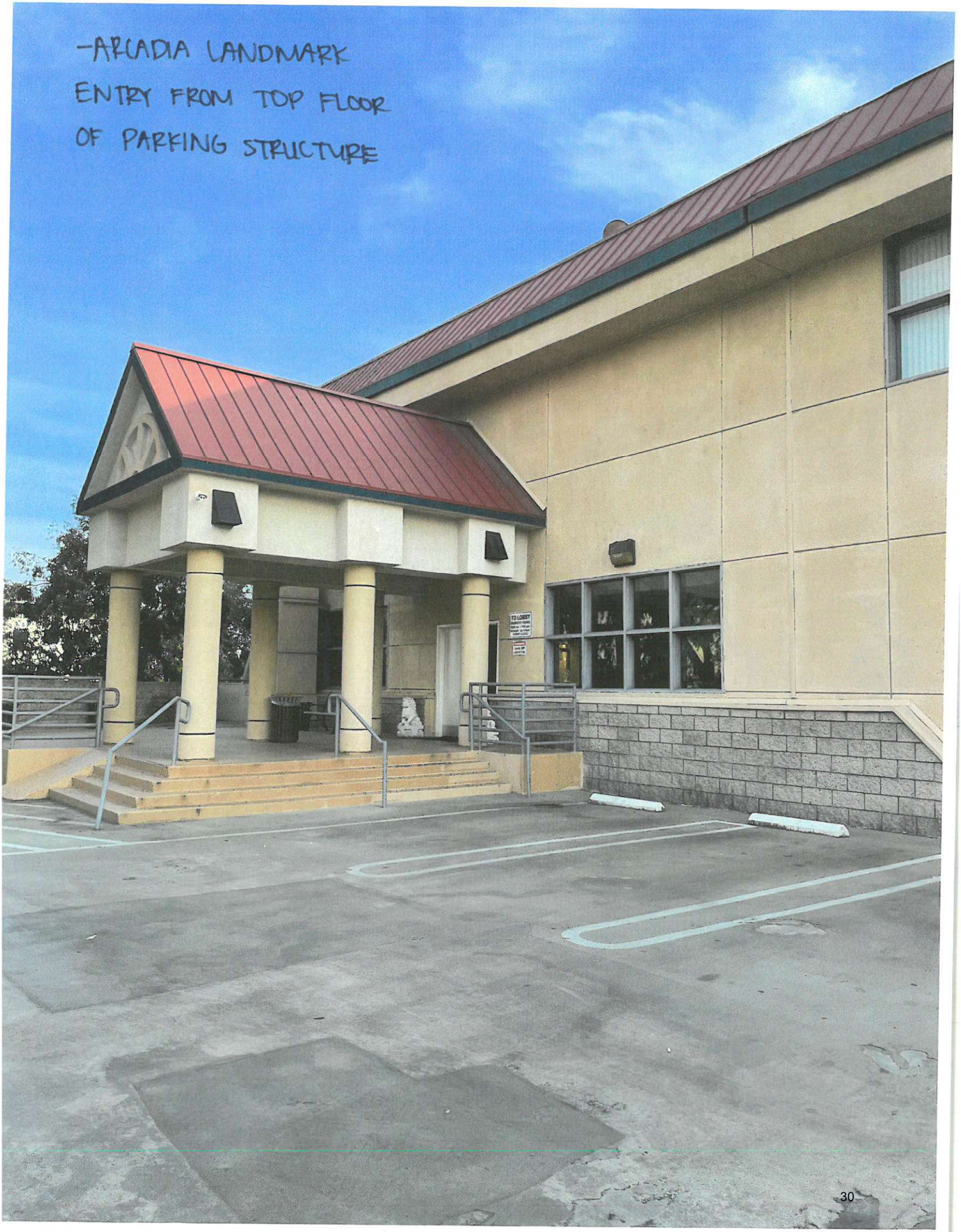


Parcel location within City of Arcadia


- ARCADIA LANDMARK
MAIN ENTRANCE
- 3 - STORY BUILDING
LOBBY

-ARCADIA LANDMARK
PARKING LOT



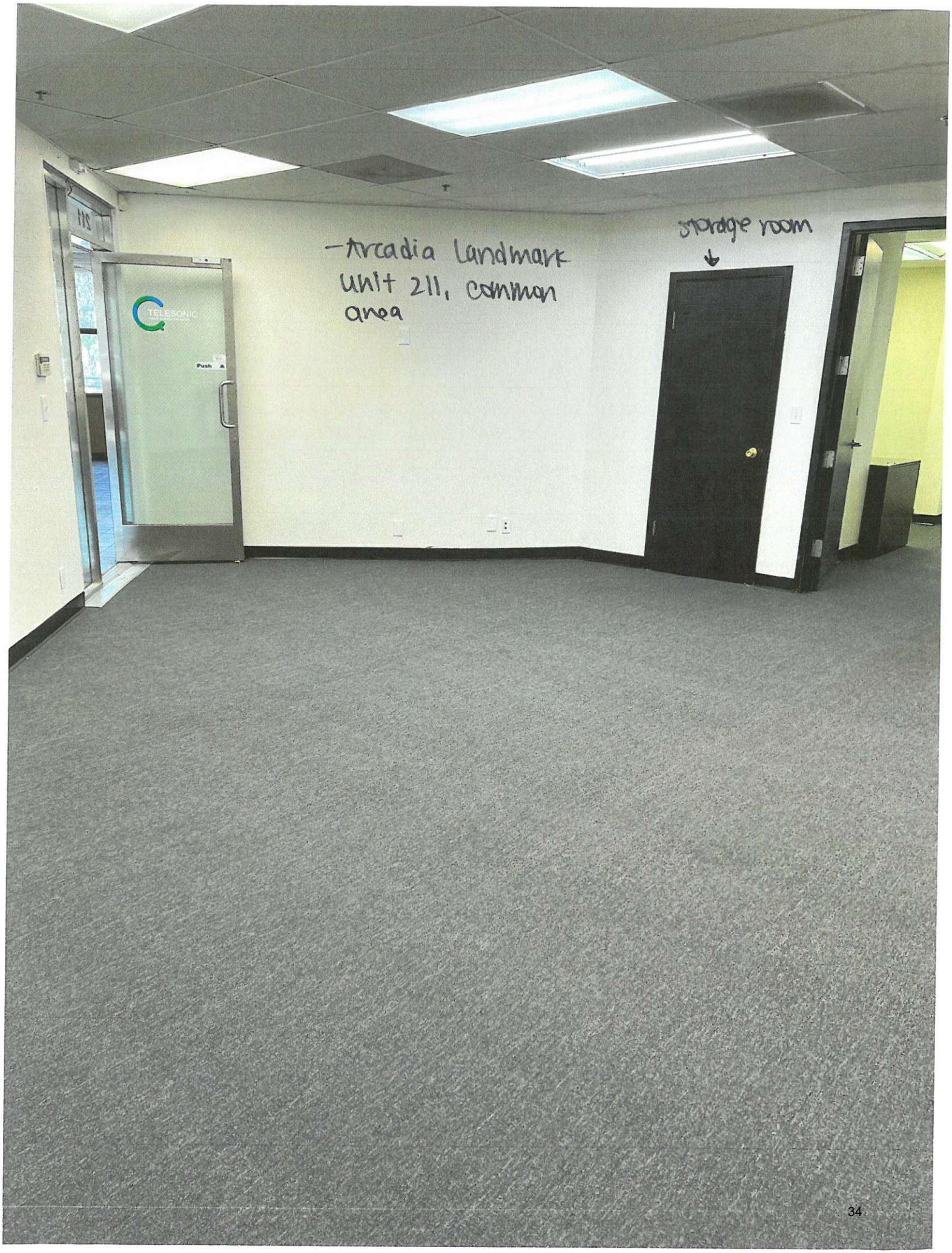


-ARCADIA LANDMARK
ENTRY FROM TOP FLOOR
OF PARKING STRUCTURE


-ARCADIA LANDMARK
TOP FLOOR OF PARKING
STRUCTURE


-ARCADIA LANDMARK
- SECOND FLOOR,
WOMEN'S
RESTROOM


- Arcadia Landmark
Unit 211, Main entrance
to common area
- 37593 sq. ft.
- 22' 3/4" x 25' 3"
211


-Arcadia Landmark
Unit 211, common
area
storage room
TELESONIC
Push


-Private office #1
-123.77 sq.ft.
-11'1 1/2" x 14'8 1/2"

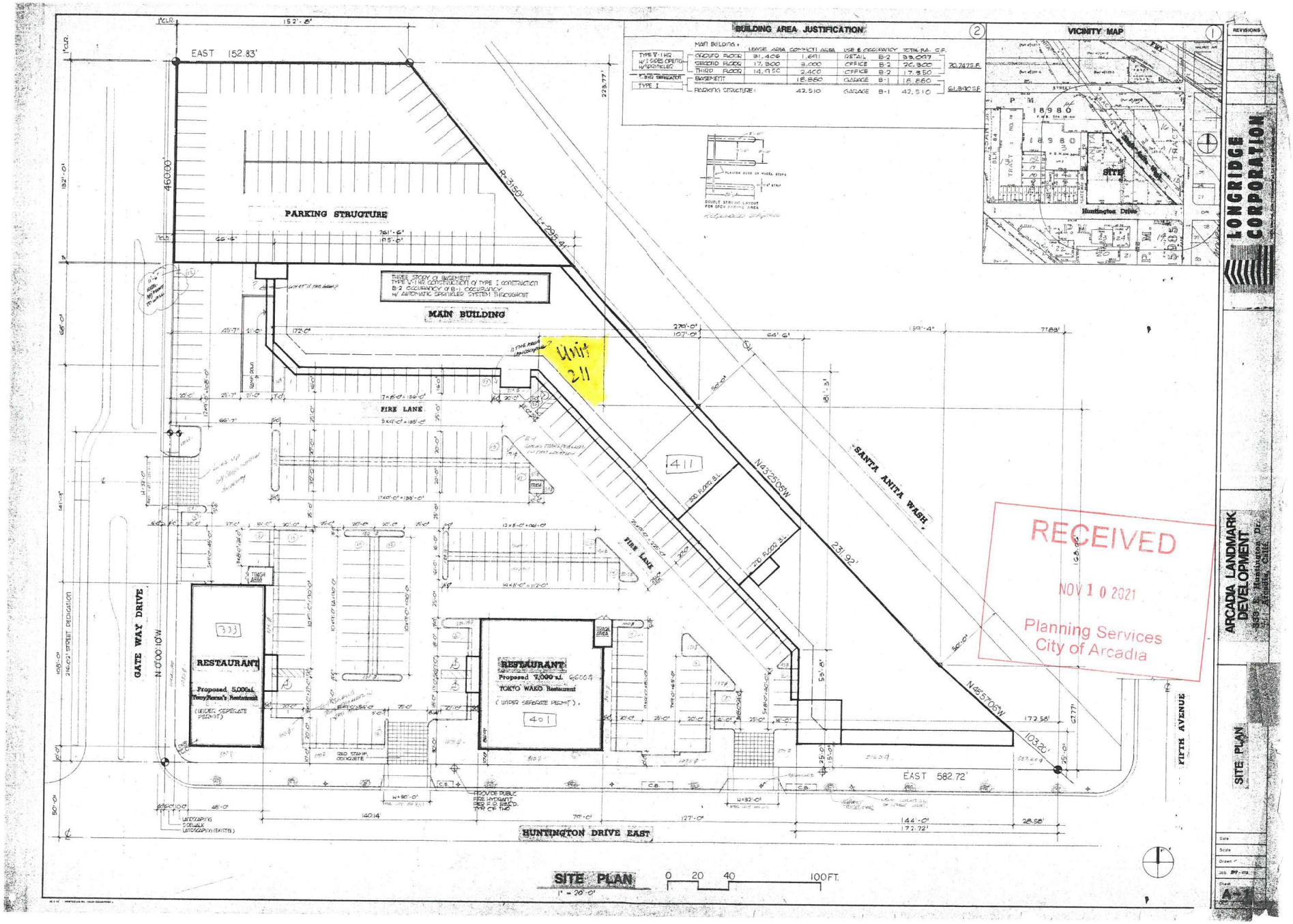

- Private Office #2
-103.53 sq. ft.
-9'9" x 10'7 1/4"

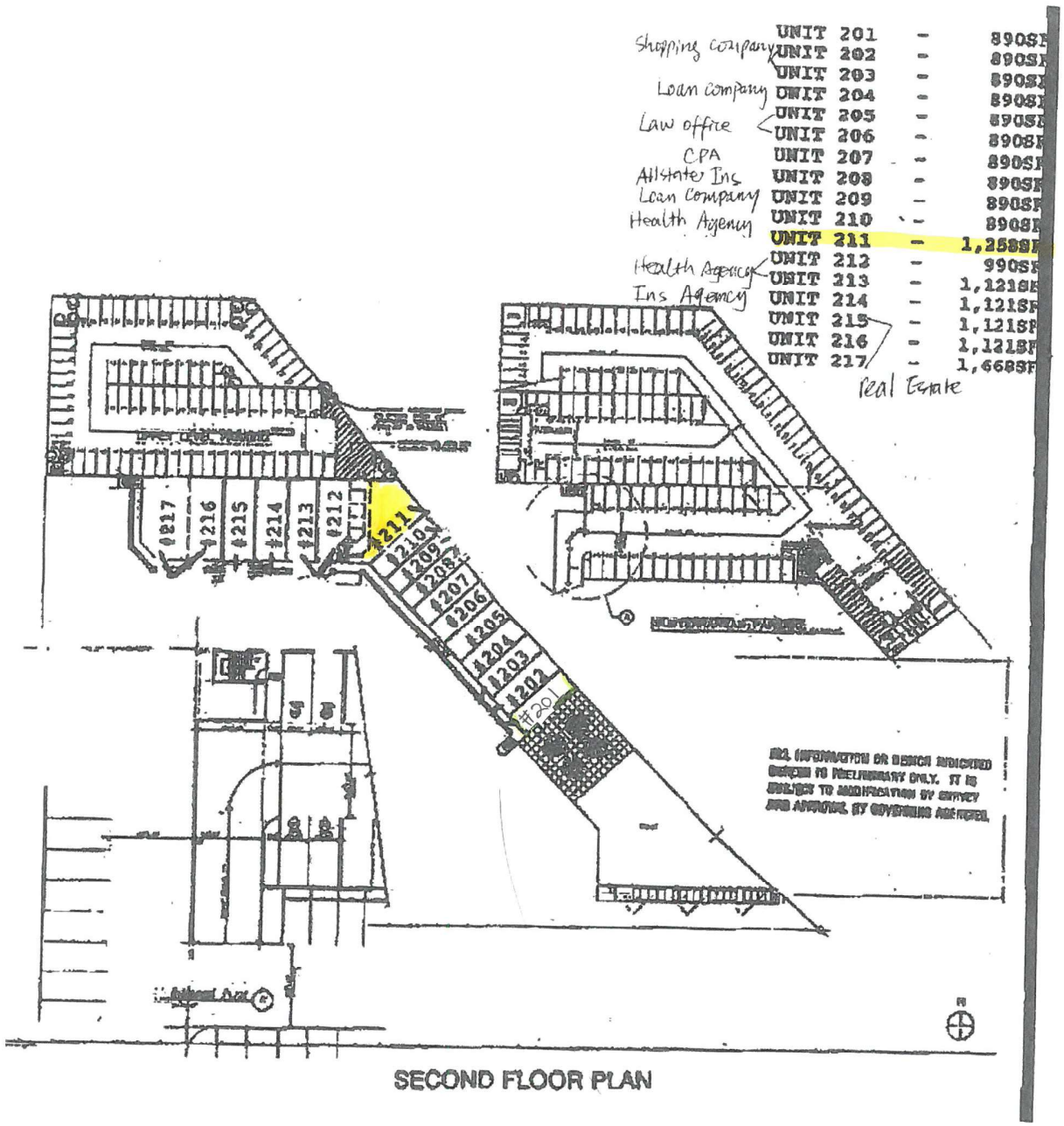

- classroom #1
- 199.32 sq. ft.
- 14' 1" x 20' 8 3/4"


-Private Classroom #2
-196.72 sq. ft.
-13' 7 3/4" x 14' 7"

Attachment No. 3

Architectural Plans


BUILDING AREA JUSTIFICATION
VICINITY MAP
REVISIONS
LONGRIDGE CORPORATION
ARCADIA LANDMARK DEVELOPMENT
SITE PLAN
EAST 152.83'
PARKING STRUCTURE
MAIN BUILDING
THREE STORY OF BASEMENT TYPE V-1 HR CONSTRUCTION OF TYPE I CONSTRUCTION B-2 OCCUPANCY OF B-1 OCCUPANCY W/ AUTOMATIC SPRINKLER SYSTEM THROUGHOUT
FIRE LANE
SANTA ANITA WASH
GATE WAY DRIVE
RESTAURANT
Proposed 5,000s.f.
TonyHorse's Restaurant
(UNDER SEPERATE PERMIT)
RESTAURANT
Proposed 7,000 s.f. 6600 s.f.
TOKYO WAKO Restaurant
(UNDER SEPERATE PERMIT).
FIFTH AVENUE
EAST 582.72'
HUNTINGTON DRIVE EAST
SITE PLAN
0 20 40 100FT.
RECEIVED
NOV 10 2021
Planning Services
City of Arcadia



SECOND FLOOR PLAN

411 E. Huntington Dr.
Ste. 211 Arcadia, CA 91006

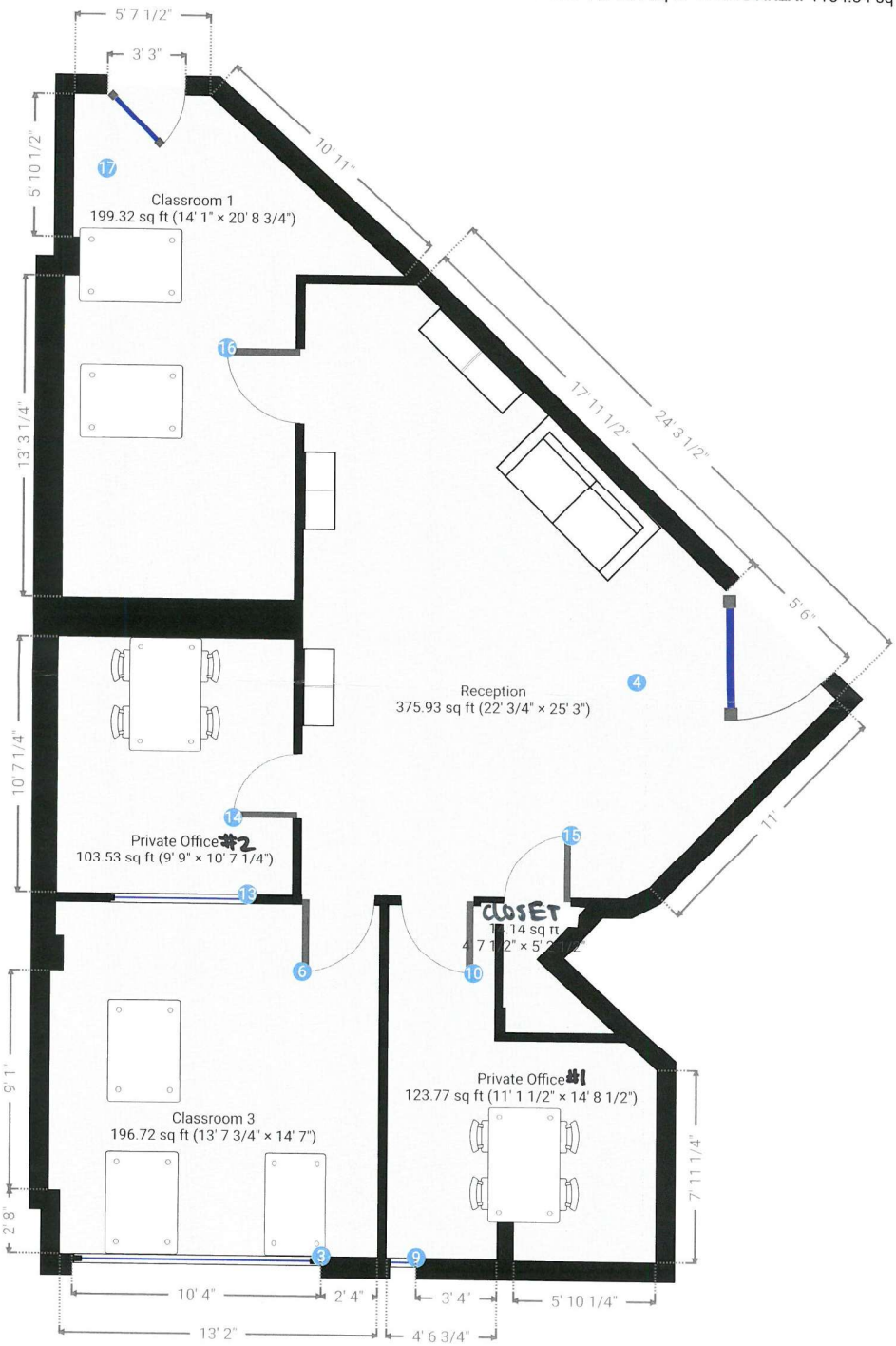
Project 1

TOTAL AREA: 1184.34 sq ft · LIVING AREA: 1184.34 sq ft · FLOORS: 1 · ROOMS: 6

magicplan

▼ Ground Floor

TOTAL AREA: 1184.34 sq ft · LIVING AREA: 1184.34 sq ft · ROOMS: 6



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12'
1:76

Attachment No. 4

Preliminary Exemption Assessment

PRELIMINARY EXEMPTION ASSESSMENT

1.	Name or description of project:	CUP 21-08 Conditional Use Permit with a Categorical Exemption under the California Environmental Quality Act ("CEQA") Section 15301(a) to allow a new writing center of up to six students.
2.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	411 E. Huntington Dr., Ste. 211 – The business is located on the north side of E. Huntington Dr. between Gateway Dr. and 5th Ave.
3.	Entity or person undertaking project:	A.
		B. Other (Private)
		(1) Name: Vicki Chang, Advanced Writing Center
		(2) Address: 6505 N. Muscatel Ave. San Gabriel, CA 91775

4. Staff Determination:

The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

a.	☐	The proposed action does not constitute a project under CEQA.
b.	☐	The project is a Ministerial Project.
c.	☐	The project is an Emergency Project.
d.	☐	The project constitutes a feasibility or planning study.
e.	☒	The project is categorically exempt.
		Applicable Exemption Class: 15301(a) – Class 1 (Use of an existing facility)
f.	☐	The project is statutorily exempt.
		Applicable Exemption:
g.	☐	The project is otherwise exempt on the following basis:
h.	☐	The project involves another public agency which constitutes the Lead Agency.
		Name of Lead Agency:

Date: January 12, 2022 Staff: Edwin Arreola, Assistant Planner

STAFF REPORT

Development Services Department

DATE: January 25, 2022

TO: Honorable Chair and Planning Commission

FROM: Lisa Flores, Planning & Community Development Administrator
Jason Kruckeberg, Assistant City Manager/Development Services Director
Jeramie Brogan, Office Coordinator

SUBJECT: RESOLUTION NO. 2087 – RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. GPA 21-02 WITH A NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UPDATING THE HOUSING ELEMENT FOR THE 2021-2029 HOUSING CYCLE

Recommended Action: Adopt

SUMMARY

The City is required by State law to update its General Plan Housing Element every eight (8) years for certification by the Department of Housing and Community Development. The Housing Element is one of the eight (8) required "elements" of the City's General Plan, and it sets forth goals, policies and programs that address future housing needs for all income levels over a planning period of 2021-2029 which coincides with a unit count established by the Regional Housing Needs Assessment (RHNA). The RHNA is mandated by State Housing Law as part of the periodic process of updating housing elements of the General Plan, and Arcadia was allocated 3,214 housing units. It is recommended that the Planning Commission adopt Resolution No. 2087 (Attachment No. 1), recommending that the City Council adopt a Negative Declaration and approve General Plan Amendment No. GPA 21-02, updating the General Plan's Housing Element.

BACKGROUND

In January of 2021, the City retained the services of Kimley Horn to help assist with updating the Housing Element. The City was also awarded a Local Early Action Planning Grant ("LEAP") in the amount of $150,000 to help with this Housing Element Update.

State law requires that all cities update their Housing Element once every eight (8) years to be in compliance with the guidelines of the Office of Housing and Community Development ("HCD"), and the planning periods are sometimes referred to as "cycles." The City's current Housing Element covers the planning period extending from 2014 to 2021, which is referred to as the "5th Housing Element cycle" in reference to the five required updates that have occurred since the comprehensive revision to State law in 1980. All cities in the Southern California Association of Governments ("SCAG") region are required to prepare a Housing Element Update for the 6th planning cycle, which spans over the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties.

The 6th Cycle Update requires a review of the current Housing Element, which was adopted in 2013, to evaluate the effectiveness of the current housing programs, existing goals and policies, and to identify the revisions that must be made to bring the Housing Element into compliance with current State law and HCD requirements. The Update will also need to be internally consistent with the City's General Plan, which was adopted in 2010, and with the Development Code, which underwent a comprehensive update in 2016. The Housing Elements in the Southern California Association of Governments (SCAG) were due by October 15, 2021. HCD provides a 120-grace period after the deadline for local adoption, and given the complexity of the 6th Cycle Update, many cities are utilizing this additional time.

HOUSING ELEMENT 2021-2029

The Housing Element consists of three components, each of which can be found in Attachment 2 in redlined form, showing responses to the comments received from HCD.

1. The Housing Element itself (Chapter 5 of the General Plan), which sets forth the City's housing goals and policies to address identified housing needs

2. The General Plan Implementation Plan (Chapter 10), which identifies specific programs to be pursued to achieve Housing Element goals and policies

3. The Housing Element Technical Background Report, which includes the following:

    - An analysis of the City's population, household and employment base, and characteristics of the housing stock.
    - A review of potential market, governmental, and environmental constraints on production, maintenance, and affordability of housing.
    - An analysis of fair housing issues and actions to foster inclusive communities to achieve racial equity, fair housing choice, and opportunity for all.
    - An evaluation of the land and financial resources available to address the City's identified housing needs.

- An analysis of strategies for housing sites identified by income category to meet the City's RHNA allocation.
- A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs.
- A review of past accomplishments under the previously adopted Housing Element.

The development of the 2021–2029 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 identity 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.

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 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 2021 – 2029, 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

Another component of the Housing Element is the Regional Housing Needs Assessment (RHNA). RHNA is the process by which each city is assigned a share of the region's need for additional housing units during the next Housing Element planning period (2021-2029). RHNA allocations are determined for the City by SCAG based on criteria established by State law. The City's allocation is as follows:

Income Category	Number of Units	Percentage
Very Low Income Units	1,102	34%
Low Income Units	570	18%
Moderate Income Units	605	19%
Above-Moderate Income Units	937	29%
Total	**3,214**	**100%**

For the 2014-2021 planning period (5th cycle), the City was allocated a total of 1,054 housing units. Between January 1, 2014, and December 31, 2019, the City issued permits for a total of 412 housing units towards meeting the City's RHNA allocation for the 2014-2021 planning period. The 2014-2021 RHNA allocation was as follows and nearly all of the 412 units provided fall into the "above-moderate" category:

Income Category	Number of Units	Percentage
Very Low Income Units	276	26%
Low Income Units	167	16%
Moderate Income Units	177	17%
Above-Moderate Income Units	434	41%
Total	**1,054**	**100%**

The City's RHNA allocation of 3,214 units for the 2021-2029 planning period is approximately three times higher than the previous allocation of 1,054 units for the 2014-2021 planning period. This is a result of the significant increase in HCD's projected housing need for the Southern California Region. The regional housing need for the 2021-2029 planning period is 1,341,827 housing units, compared to 412,137 housing units for the 2014-2021 planning period. Given the significant increase in regional need, cities received much higher allocations through SCAG's distribution process. In addition, Arcadia received a much higher percentage of Very Low Income Units, the result of SCAG's methodology to allocate these units to areas with good transportation options and transit corridors, among other criteria.

The Housing Element Update must demonstrate site development capacity to facilitate the construction of a variety of housing types for all income levels. It is important to note that the City is not responsible for the production of these units; rather, the City is obligated to provide adequate sites for the development of units through either

appropriate General Plan land use and zoning designations, or through future zoning changes to accommodate these units. Whether or not housing actually gets built, and what type of housing gets built, is largely up to the landowner and the housing market. However, as mentioned, the City is responsible to provide programs and policies to facilitate new housing development, especially for low and very-low income housing.

In order to react to the City's RHNA numbers, the first consideration is to account for projects that are either: 1) entitled; 2) issued building permits; or 3) in the application stage with Planning, that will count towards the RHNA after July 2021. These projects within the "pipeline" are considered the City's baseline unit count. Within this baseline, the City also receives credit for underutilized properties that allow residential uses, and existing and potential Accessory Dwelling Units (ADUs) throughout the City. Along these lines, it has been determined based on past performance that it is appropriate to anticipate the development of 296 accessory dwelling units during the 6th planning cycle.

Based on the projects within the pipeline and ADUs, the baseline analysis results in a total of 2,545 housing units that could potentially be constructed in the City. This satisfies the housing units for above moderate-income level, but for not for the moderate, low, and very low income categories. As a result, to make up this shortfall, there are seven (7) housing strategies that are being proposed to meet the City's RHNA allocation, as discussed below under the Analysis section of the report.

Baseline Analysis Summary Table

	Very Low Income	Low Income	Moderate Income	Above Moderate Income
RHNA (2021-2029)	1,102	570	605	937
Baseline Capacity				
Pipeline Projects	26		80	997
Existing Residentially Zoned Land	215		112	764
Accessory Dwelling Unit Projection	239		8	104
Total Capacity	480		200	1,865

ANALYSIS

As discussed above, in order to meet the City's RHNA requirement, additional housing programs and strategies are needed beyond the units in the pipeline expected to be built. The City's General Plan Implementation Plan (Chapter 10) lists and describes what policies and programs will need to be implemented over the next few years to meet the State's requirements. In addition, the Technical Background Report also provides detailed analysis and description of re-zoning strategies needed to meet the RHNA allocation of 3,214 units. It is the City's goal is to implement most of these changes within the first three (3) years after the Housing Element Update has been adopted, with the exception of the

Inclusionary Housing Policy. Each of the primary recommended strategies is described below, along with an analysis of the potential number of units that could potentially result following the implementation of the strategy. It is important to remember that all of these strategies are continuations or expansions of existing zoning designations that already exist in Arcadia. In some cases, it is recommended to expand existing zoning or apply a higher density to certain areas, but the overall strategy is to focus additional units and density into areas that can support it, and to protect single-family neighborhoods.

1. Strategy No. 1 - Downtown Mixed Use (DMU) Expansion

The City has identified General Commercial and Commercial Manufacturing zoned properties in and adjacent to Downtown Arcadia as an opportunity to introduce high density residential flex overlays to expand existing Downtown Mixed-Use zoning. Expanding the opportunity for high density residential in the downtown area is compatible with adjacent Central Business District and Downtown Mixed-Use zoned parcels which will allow up to the maximum density of 80 du per/acre.

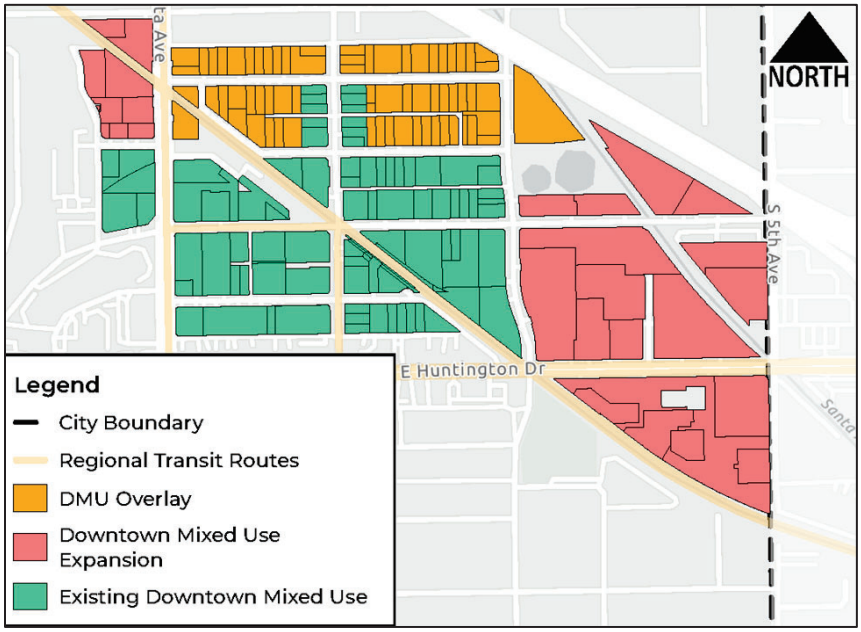
Downtown Mixed Use Expansion

The City has identified 30 sites that are currently commercially zoned to be rezoned to Downtown Mixed-Use at 80 du/acre with a 1.0 floor area ratio for non-residential uses. Of the 39.22 acres of land identified as part of this strategy, 37.36 acres met the criteria required by the State for sites projected to accommodate Low and Very Low income units. An assumed density of 64 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 2,405 units. However, a planning-level redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development on Mixed-Use sites. This assumes that only half of the potential parcels will redevelop in this manner. The realistic capacity of these sites is projected at 1,214 units, 305 of which are projected to be affordable to Low and Very Low income households.

Downtown Mixed-Use Overlay

The City has identified 75 sites that are currently commercially zoned to implement a Downtown Mixed-Use Overlay that will allow for residential uses in a mixed-use development format at a maximum density of 80 du/acre with a 1.0 floor area ratio for non-residential uses. Of the 18.19 acres of land identified as part of this strategy, 2.69 acres met the criteria required by the State for sites projected to accommodate Low and Very Low income units. An assumed density of 64 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 352 units. However, it is assumed that only 50 percent of the properties will redevelop in this manner to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of these sites is projected at 266 units, 69 of which are projected to be affordable to Low and Very Low income households.

The map and table below show the area of proposed changes, and a total of 1,480 new net units are possible from the DMU Expansion and DMU Overlay. The implementation of these zone changes will occur within 3 years of the adoption of the HEU.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	374
Moderate	148
Above Moderate	958
Total New Net Units	**1,480**

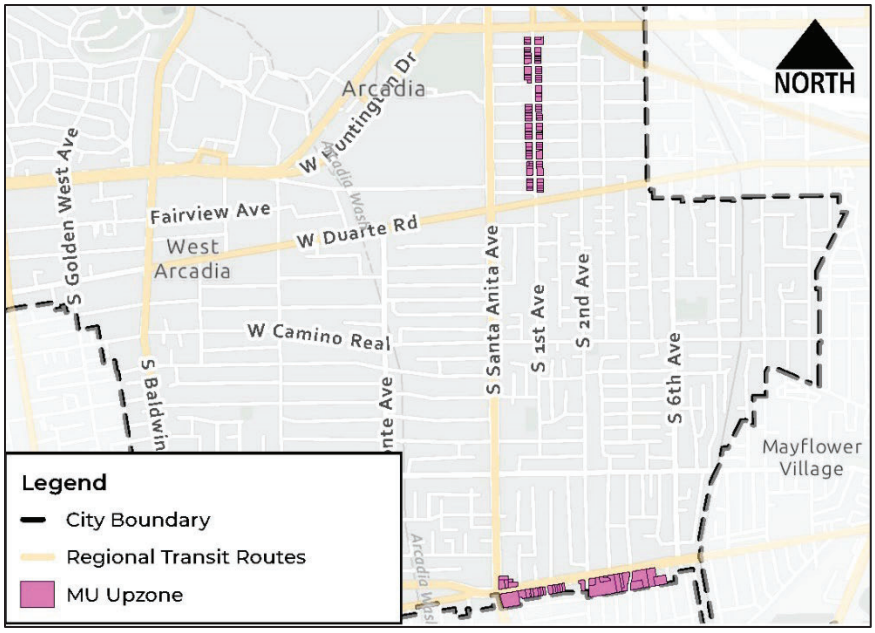
2. Strategy No. 2 – Mixed-Use Upzone

The City has identified the Mixed-Use zone as an opportunity to increase density to promote the development of more residential units which could be supported by adjacent uses. The proposal is to increase the maximum density from 30 du/acre to 50 du/acre.

There are 106 sites or 36.15 acres that are within the Mixed-Use zone. Of the 36.15 acres of land, approximately 17.26 acres met the criteria required by the State for sites projected to accommodate Low and Very Low income units. An assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 817 units. Again, a redevelopment percentage of 50 percent has been

applied to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of these sites is projected at 477 units, 124 of which are projected to be affordable to Low and Very Low income households.

The map and table below show the area of proposed changes, and a total of 477 new net units are possible following the Mixed-Use Upzone. The implementation of these zone changes will occur within 3 years of the adoption of the HEU.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	124
Moderate	51
Above Moderate	302
Total New Net Units	**477**

3. Strategy No. 3 – Las Tunas/Live Oak Residential Flex Overlay

The Las Tunas and Live Oak Corridor has an opportunity to both increase density and introduce residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. The City identified two areas along the corridor with opportunities based on adjacent use and densities to introduce Residential Flex Overlays within.

Las Tunas Residential Flex Overlay

There are 31 sites on Las Tunas Dr. that are currently commercially zoned to implement a Residential Flex Overlay that will allow for residential uses at a maximum density of 60 du/acre. Of the 15.92 acres of land identified as part of this strategy, 12.07 acres met the criteria to accommodate Low and Very Low income units. Parcels within the Las Tunas corridor have the capacity to accommodate 609 units of development at an assumed density of 48 du/acre, 155 of which are projected to accommodate housing affordable to Low and Very Low income households.

Live Oak Residential Flex Overlay

There are 26 sites on Live Oak Ave that are currently commercially zoned to implement a Residential Flex Overlay that will allow for residential uses at a maximum density of 50 du/acre. Of the 10.60 acres of land identified as part of this strategy, 3.65 acres met the criteria to accommodate Low and Very Low income units. Parcels within the Las Tunas corridor have the capacity to accommodate 185 units of development at an assumed density of 40 du/acre, 48 of which are projected to accommodate housing affordable to low and very low income households.

The map and table below show the area of proposed changes, and a total of 794 new net units are possible from both Overlays. The implementation of these zone changes will occur within 3 years of the adoption of the HEU.



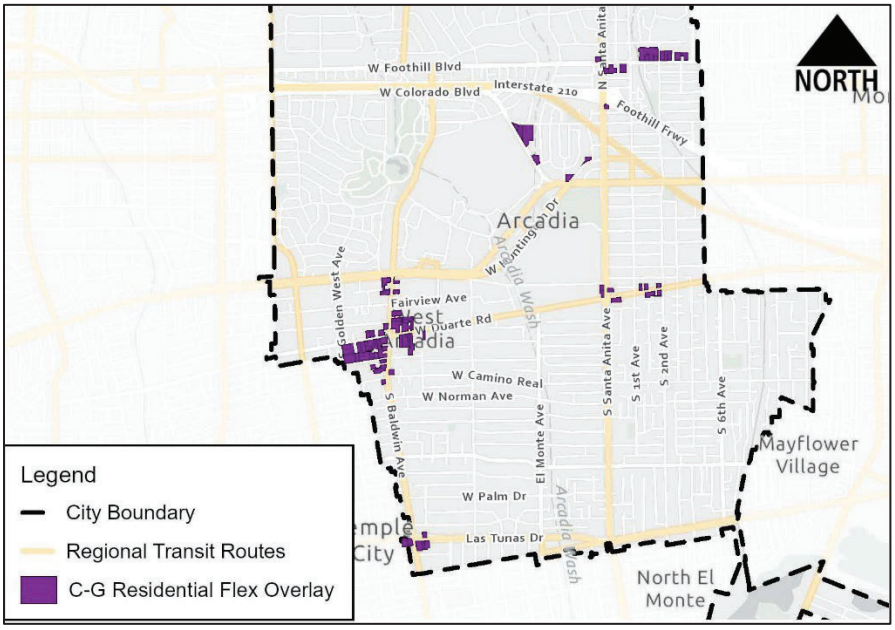
Income Category	Capacity to Accommodate RHNA
Low and Very Low	203
Moderate	82
Above Moderate	509
Total New Net Units	**794**

4. Strategy No. 4 – General Commercial (C-G) Flex Overlay

The General Commercial zoned properties are another area for redevelopment opportunity where underutilized, smaller scale commercial development can transition to support residential development in cases where it is more desirable than a struggling commercial use.

The City identified 76 sites (84.38 acres) as part of the C-G Residential Flex Overlay Focus Area that will allow for residential uses at maximum density of 30 du/acre. However, an assumed density of 24 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 1,983 units. It was further assumed that only 50 percent of the area would redevelop over time to project a more feasible assumption of future housing development in this Focus Area. The realistic capacity of these sites is projected at 992 units, 252 of which are projected to be affordable to Low and Very Low income households.

The map and table below show the area of proposed changes, and the implementation of these zone changes will occur within 3 years of the adoption of the HEU.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	252
Moderate	100
Above Moderate	640
Total New Net Units	**992**

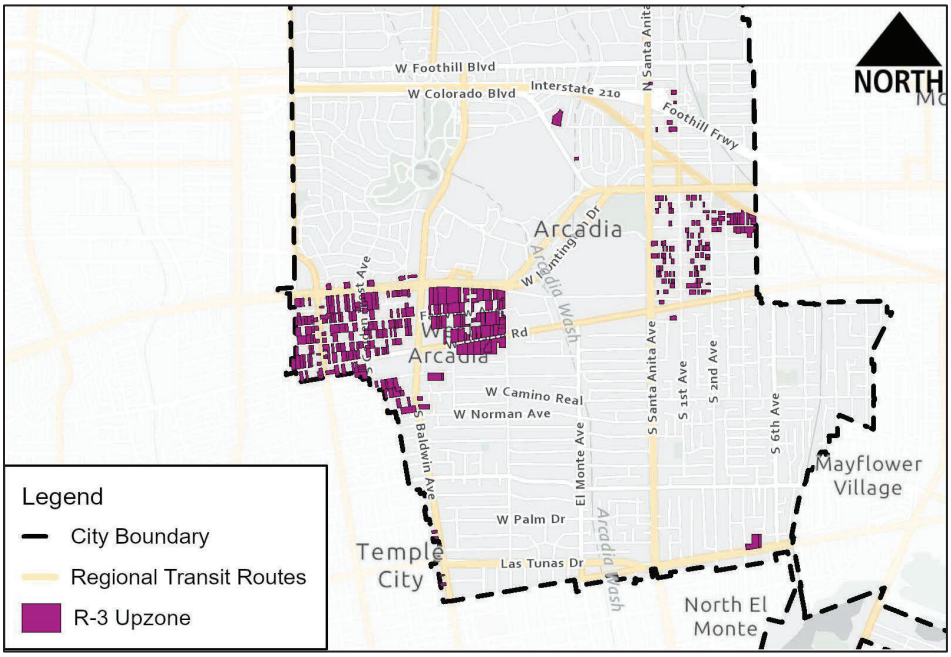
5. Strategy No. 5 – R-3 Upzone

The R-3 Zone has been identified by the City as an area with the opportunity to support increased density from 30 du/acre to 40 du/acre that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units.

There are 355 sites or 236.28 acres that are within the R-3 zone. Of the 236.28 acres of land, approximately 177.21 acres met the criteria to accommodate Low and Very Low income units. An assumed density of 32 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 2,715 units. Through the history of redevelopment of R-3 sites, additional incentives for affordable housing, and inclusionary policy programs, a reasonable redevelopment of 25 percent has been applied. This redevelopment percentage will project a more feasible assumption of future housing development on non-vacant sites with existing multi-family housing. The

realistic capacity of these sites is projected at 810 units, 213 of which are projected to be affordable to Low and Very Low-income households.

The map and table below shows the area of proposed changes, and the implementation of these zone changes will occur within 3 years of the adoption of the HEU.

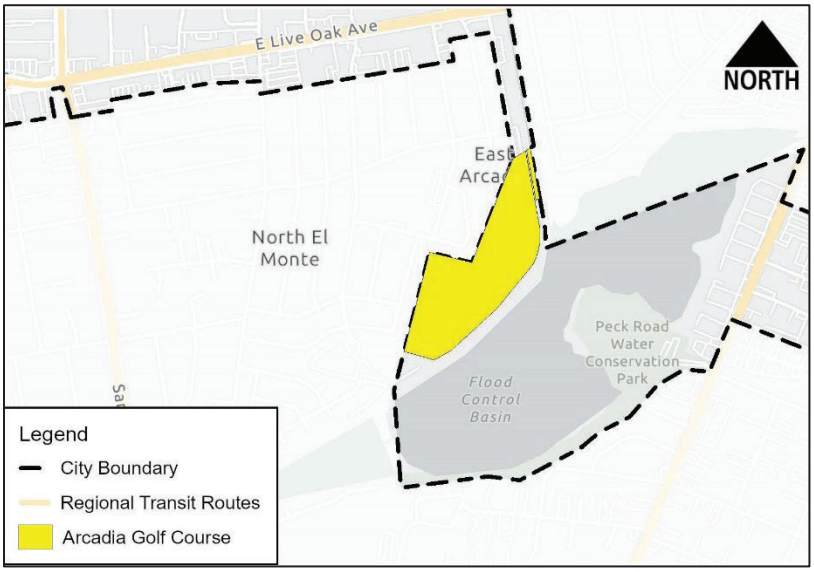


Income Category	Capacity to Accommodate RHNA
Low and Very Low	213
Moderate	84
Above Moderate	513
Total New Net Units	**810**

6. Strategy No. 6 – Arcadia Golf Course (Par 3)

Through a Specific Plan or similar zoning tool, the Arcadia Golf Course can accommodate approximately 192 units. The City owns the Arcadia Par 3 Golf Course and is currently negotiating with development teams to evaluate the future sale of the property and/or redevelopment of the site. It is anticipated that the City will enter into a Purchase and Sale Agreement and a Development Agreement with a selected Development Team on the entitlement of the site at some point during this housing cycle. Per the requirements

of the SLA, a portion of the project will be dedicated to affordable housing units (between 15% and 25% of all units developed). In addition, the resulting project will also likely retain a substantial open space component and provide market-rate units in a Specific Plan format. The projected number of units in this area reflect the current proposals under evaluation, not the number of units the final approved development will include. The table below displays the projected assumptions for net unit yield based on expressed developer interest.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	48
Moderate	72
Above Moderate	72
Total Units – Specific Plan	**192**

7. Strategy No. 7 - Inclusionary Housing Policy

The City has a substantial RHNA obligation to provide affordable housing during this next planning cycle to encourage and facilitate construction for housing that is below market-rate. As part of this Housing Element Update, the Planning Division will investigate inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low, low- and moderate-income households in Arcadia. This will include analysis of a variety of inclusionary housing policy options, standards, requirements and regulations to determine the best course of action. Based upon this

initial assessment, the City Council will determine the appropriateness and application of inclusionary policies, and adopt policies, programs or regulations that will produce housing opportunities affordable to very low, low and moderate-income households. According to the Implementation Plan, this will be approved within 9 months after the adoption of the Housing Element Update.

With adoption of the primary strategies listed above within the next three years, along with the natural development of units within the pipeline, the City of Arcadia will meet its RHNA obligations. These strategies have been detailed in the draft documents created to date, and have been presented to both the community and HCD over time. The public outreach efforts are detailed in the section below.

PUBLIC OUTREACH EFFORTS AND COMMENTS FROM HCD

During the ongoing pandemic, public outreach efforts for Planning projects is challenging. Nevertheless, a number of outreach efforts have been conducted for the Housing Element Project to engage the public, provide feedback loops, and provide timely information. Each of the public outreach components of the Housing Element Update are described below, and all the summaries can be found on the City's website, a link to which is provided in the first bullet below.

- **Dedicated website for the Housing Element Update (ArcadiaCA.gov/housing)** with all project materials, including summaries from community workshops and the draft public review documents

- **Frequently Asked Questions Page/Fact Sheet** including detailed answers to commonly asked questions

- **Community Survey**, in English and Chinese (June 21 – August 6, 2021):

  The City launched an online community in June, where participants were asked to consider potential policies and programs to include in the Housing Element. A total of 759 persons that participated in the survey.

- **Postcard mailer** to all property owners & residential tenants in the City, with information on the Update and a link to the Community Survey.

- **Community Workshop No. 1** (June 14, 2021):

  Outreach presentation and informational videos (English and Chinese) consisting of an overview of the RHNA process, the tentative schedule of the Housing Element Update and information on understating of the RHNA process, and how to get informed about future opportunities for community participation.

- **Community Workshop No. 2** (September 23, 2021):

  Participants learned about the Housing Element Update process and the City's progress, heard an overview of the community survey results, and learned about potential strategies to accommodate the new housing units required by the State through the Regional Housing Needs Assessment (RHNA). The meeting was presented in English and Chinese.

- **Release of Draft Housing Element** (September 30, 2021 & December 21, 2021):

  Notification of the availability of the Draft Housing Element (September 30, 2021), and the Revised Draft Housing Element (December 21, 2021), was emailed to interested parties, community stakeholders, and shared via the City's social media channels.

- **Social Media and Digital Media Engagement,** in English and Chinese:

  Staff engaged with the community throughout the Update process and posted updates on the City website and across four separate social media channels including Twitter and WeChat. Posts were made weekly and/or bi-weekly during major Update-related events.

- **City Newsletters and Print Publications:**

  Through the planning process, the City posted information related to the Housing Element update in the City's 2021 Spring and Summer newsletters, and five monthly "Hot Sheet" publications.

Comments from HCD on Draft 2021-2029 Housing Element

The public draft Housing Element was submitted to HCD on September 30, 2021, and it was released for public review from September 30, 2021 to November 1, 2021 to give community members and stakeholders an opportunity to provide input. .

On November 29, 2021, the City received comments from HCD in response to submittal of the Draft Housing Element – refer to Attachment No. 3. This letter outlines the changes and/or additions that HCD has raised to ensure certification of the element. Below is a summary of the primary changes that were made to the draft Housing Element based on the comment letter from HCD.

- Added additional detail on Special Needs populations in Arcadia and how the Housing Element Programs can serve Special Needs Populations.

- Further review of land-use controls, permitting procedures, local ordinances, and housing for persons with disabilities.

- Added additional examples of past performance to justify sites inventory.

- Increase affordability assumption based on increase in programs to incentivize the development of affordable housing.

- Revised timelines and added programs to support a variety of housing types.

- Refined maps and included additional comparative analysis between region and City.

A complete response to the HCD comments was provided in a matrix – refer to Attachment No. 3 of this report. The matrix outlines the entirety of the changes that were made to the Draft Housing Element in response to the comments received from HCD during their review. The redlined versions of the various sections of the Housing Element includes the revisions made to the documents in response to HCD comments – refer to Attachment No. 2. These draft documents were resubmitted back to HCD on December 21, 2021. Both the original and redlined version are on the City's website at www.arcadiaca.gov/housing. The proposed Strategies under the Analysis reflect all the recent changes.

FINDINGS

The following findings are recommended to be made in support of the amendments to the General Plan for the Housing Element and Implementation Plan.

1. The proposed action is consistent with the goals, policies, and actions of the General Plan.

The Housing Element would make the General Plan consistent with state law requirements per Government Code Section 65580 that requires the Housing Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation (RHNA). The Housing Element Update identifies goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies and program actions further the City's overall policy goal to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunities that preserve and enhance Arcadia's character.

2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed amendments are in the public interest and reflect the input of residents, decision makers, and other stakeholders in the community. No zone changes are proposed under the Housing Element Update that would reduce or compromise existing standards that protect the health, safety or general welfare of the City.

The Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Therefore, the proposed General Plan amendment for the Housing Element Update would not be detrimental to the public health and welfare.

ENVIRONMENTAL ANALYSIS

The proposed project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) and CEQA Guidelines. An Initial Study/Negative Declaration (IS/ND) has been prepared for the project for the City, as the lead agency. The IS/ND was prepared consistent with the requirements of the California Environmental Quality Act (CEQA) on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas – refer to Attachment No. 4.

The IS/ND was made available for public review from September 30, 2021 to November 1, 2021. A Notice of Intent to adopt the MND was published in the newspaper on September 29, 2021, posted on the City's webpage, and posted at the L.A. County Clerk's office on September 30, 2021. A copy of the IS/ND was made available on the City's webpage, at the Planning Division office, and at the library. During this time period, public agencies, organizations, and the public in general were afforded the opportunity to review the Draft IS/MND, and submit written comments regarding the documents and the proposed project.

The City received three comment letters from the following agencies – refer to Attachment No. 4.

1. Los Angeles County Department of Regional Planning, dated December 23, 2021. The comments and their responses do not change the conclusion of the IS/ND.

2. Los Angeles County Sanitation District, dated January 4, 2022. The comments and their responses do not change the conclusion of the IS/ND.

3. California Fish & Wildlife, dated January 18, 2022. In their letter, the California Fish & Wildlife recommended measures and comments to the City to ensure the Project will not create any significant impacts to specifically the golf course since it could

impact an endangered species, known as Bell's Vireo. Given that there is no real project proposed at the Arcadia Golf Course, and the City is not proposing to rezone that property as part of this Housing Element Update effort at this time, the City intends to acknowledge the information that has been provided within the Response to Comments, as part of the IS/ND. Any future housing projects on any of the candidate sites will undergo a complete environmental review under CEQA

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2087 recommending that the City Council adopt a Negative Declaration and approve General Plan Amendment No. GPA 21-02, updating the General Plan's Housing Element.

The City Council is scheduled to consider this item at its February 15, 2022 meeting. Should the Council adopt the Housing Element Update, it will be sent to HCD for certification. If HCD has further substantive comments and does not certify the Housing Element, it will return to the Planning Commission and City Council for further review.

Approved:



Lisa Flores
Planning & Community Development Administrator

Attachment No. 1: Resolution No. 2087
Attachment No. 2: Redlined versions of the Draft HEU, Implementation Plan, and Technical Background Report
Attachment No. 3: Comment letter from HCD and Matrix with all the proposed changes
Attachment No. 4: Comment letters from Agencies and Draft Initial Study/MND

Attachment No.1

Resolution No. 2087

RESOLUTION NO. 2087

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. GPA 21-02 WITH A NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") UPDATING THE HOUSING ELEMENT UPDATE FOR THE 2021-2029 HOUSING CYCLE.

WHEREAS, California Government Code Section 65358(a) authorizes the City Council to amend the General Plan if it is deemed to be in the public interest or required by State law;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Arcadia;

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs;

WHEREAS, California State Housing Element Law establishes the requirements for Housing Elements and California Government Code Section 65588 requires that local government review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California State Legislature identifies overall housing goals for the State with the goal of ensuring every resident has access to housing and suitable living environments;

WHEREAS, the updated Housing Element must be adopted by City Council and certified by California State Department of Housing and Community Development (HCD), and the Planning Commission is required to make a recommendation regarding the Housing Element prior to the City Council adoption;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration ("IS/ND") was prepared for the draft 2021-2029 Housing Element Update in compliance with CEQA and the local environmental review guidelines and a Notice of Intent to Adopt a Negative Declaration for the draft Housing Element Update was posted with the L.A. County Clerk's Office on December 21, 2021;

WHEREAS, on January 25, 2022, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence;

WHEREAS, the final adoption of the IS/ND and approval of the Housing Element Update shall be considered by the City Council as the final approval authority, after evaluation of the environmental document and consideration of any public comments received during the public review period.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated January 25, 2022 are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9108.03.060 of the Arcadia Development Code, all of the following findings can be made.

1. The proposed action is consistent with the goals, policies, and actions of the General Plan.

FACT: The Housing Element would make the General Plan consistent with state law requirements per Government Code Section 65580 that requires the Housing

Element to be updated every eight years upon the adoption of a region's Regional Housing Needs Allocation (RHNA). The Housing Element Update identifies goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies and program actions further the City's overall policy goal to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunities that preserve and enhances Arcadia's character.

2. The proposed action would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

FACT: The proposed amendments are in the public interest and reflect the input of residents, decision makers, and other stakeholders in the community. No zone changes are proposed under the Housing Element Update that would reduce or compromise existing standards that protect the health, safety or general welfare of the City.

The Initial Study/Negative Declaration for the Housing Element Update analyzed all the significant environmental impacts of all candidate housing sites associated with the proposed 6th Cycle Housing Element Update, and it was determined that all the potential impacts would be less than significant. Therefore, the proposed General Plan amendment for the Housing Element Update would not be detrimental to the public health and welfare.

3. This has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) and CEQA Guidelines. An Initial Study/Negative Declaration (IS/ND) has been prepared for the project for the City, as the lead agency. The IS/ND was prepared consistent with the requirements of the California Environmental Quality Act (CEQA) on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas.

SECTION 3. For the foregoing reasons the Planning Commission recommends that the City Council adopt a Negative Declaration and approve General Plan Amendment No. GPA 21-02, updating the General Plan's Housing Element.

SECTION 4. The Secretary shall certify to the adoption of this Resolution.

Passed, approved and adopted this 25th day of January, 2022.

_____

Zi Lin
Chair, Planning Commission

ATTEST:

_____

Lisa L. Flores
Secretary

APPROVED AS TO FORM:

Stephen P. Deitsch

_____

Stephen P. Deitsch
City Attorney

Attachment No.2

Redlined versions of the Draft HE, Implementation Plan, and Technical Background Report



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. 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.

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 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, the extension of the Gold Line light rail service to Downtown Arcadia in the past decade has led to a number of mixed-use and urban housing projects. In this cycle, the City plans to continue encouraging transit-oriented development and increasing higher-intensity uses. 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.

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~~
    - An analysis of the City's population, household and employment base, and characteristics of the housing stock
    - A review of potential market, governmental, and environmental constraints on production, maintenance, and affordability of housing
    - An analysis of fair housing issues and actions to foster inclusive communities to achieve racial equity, fair housing choice, and opportunity for all.
    - An evaluation of the land and financial resources available to address the City's identified housing needs
    - An analysis of strategies for housing sites identified by income category to meet the City's RHNA allocation
    - A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs
    - A review of past accomplishments under the previously adopted Housing Element

Achieving Our Vision

Development of the 2021–2029 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 identity 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 every eight years to reflect a community's changing housing needs. This Housing Element updates the previous 2013 – 2021 Housing Element to reflect evolving needs, priorities, resources, and conditions in the City. This Housing Element covers the planning period of October 15, 2021 through October 31, 2029. State planning law mandates jurisdictions within the Southern California Association of Governments (SCAG) region to adopt a Housing Element certified by HCD within 120 days of the statutory deadline (October 15, 2021. The 2021 – 2029). The Housing Element will include housing-related goals, policies, and programs to address the existing and projected future housing needs.

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 which:

- Ensures that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal

- Ensures 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

- Recognizes 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

- Ensures 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~~ eight 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 2021 – 2029, 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 46.21 percent of the housing units in Arcadia were built prior to 1970, making many of these close to or over 40 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.

From 2018 to 2021, Code Enforcement staff indicated that there were 4,419 cases property maintenance cases in Arcadia. Approximately 2,367 of these cases were related to housing maintenance. Per the City's Code Enforcement data, there are four properties in the City that would be considered substandard.

Table H-1: Age of Housing Stock

Year Built	% of All Housing Units
Built 2014 or later	1.2%
2010 to 2013	1.5%
2000 to 2009	6.1%
1990 to 1999	7.8%
1980 to 1989	10.1%
1970 to 1979	13.2%
1960 to 1969	15.1%
1950 to 1959	23.0%
1940 to 1949	13.9%
1939 or earlier	8.1%

Source: American Community Survey, 5-Year Estimates, 2019.

Regardless of the presence 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 2010, 2015, and 2021.

As shown in **Table H-2**, the majority of housing units in Arcadia (70 percent in 2021) are single-family homes, while multifamily housing comprises 30 percent of the housing stock. Since 2010, the City's housing stock added has grown in all categories of housing stock except in the mobile homes categories. Multifamily housing has seen the largest increase from 2010 to 2021 (7 percent). According to the State Department of Finance, the City's housing stock grew by three percent between 2010 and 2021.

Table H-2: Housing Unit Types

Housing Type	2010		2015		2021		2010-2021 % Change in Units
	# of Units	% of Total	# of Units	% of Total	# of Units	% of Total	
Single-Family Detached	12,641	61.11%	12,697	61%	12,799	60%	1%
Single-Family Attached	2,124	10.27%	2,124	10%	2,124	10%	0%
Total Single-Family	**14,765**	**71.38%**	**14,821**	**71%**	**14,923**	**70%**	**1%**
Multifamily 2-4 Units	1,097	5.30%	1,171	6%	1,359	6%	19%
Multifamily 5+ Units	4,824	23.32%	4,821	23%	5,007	24%	4%
Total Multifamily	**5,921**	**28.62%**	**5,992**	**29%**	**6,366**	**30%**	**7%**
Mobile Homes, Trailer & Other	0	0.00%	0	0%	0	0%	0%
Total All	**20,686**	**100%**	**20,813**	**100%**	**21,289**	**100%**	**3%**

Source: California Department of Finance, 2010, 2015, 2021.

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 2019, 5-Year American Community Survey, ~~about~~ 40.5 percent of Arcadia households were renters and 59.5 percent owned their homes.

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 2019, the ~~US Census~~ American Community Survey reported ~~a~~a 4.0 percent vacancy rate for rental units ~~in Arcadia of 4.0 percent~~ and a 1.5 percent vacancy rate for owner-occupied units in Arcadia as shown in **Table H-3**. The City had an overall vacancy rate of 8.7 percent in 2019. Lower vacancy rates increase 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 2021 was 6.3 percent.[1] ~~This rate is similar to the County's vacancy rate of 6.4 percent in 2021.~~ The 2021 vacancy rates for surrounding cities were projected as follows: Pasadena at 7.9 percent, Monrovia at 5.8 percent, and El Monte at 4.2 percent. While the City of Arcadia's vacancy rate is slightly higher than the communities of Monrovia and El Monte, Arcadia's vacancy rate is similar to the County's vacancy rate of 6.4 percent in 2021.

Table H-3: Occupied Housing Units in 2019

Occupancy	Estimate	Percent
Total housing units	21,386	100%
Occupied housing units	19,520	91.30%
Vacant housing units	1,866	8.70%
Homeowner vacancy rate	-	1.50%
Rental vacancy rate	-	4%

[1] https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/

Median Home Prices

In 2019, the median price of all homes sold in Arcadia was $1,097,600 (Table H-4). This was 88.2 percent higher than the median home value in the County of Los Angeles in the same year ($583,200). Pasadena comes the closest to Arcadia's median home value at $785,700. Overall, the median home price in Los Angeles County and surrounding areas are much lower than in Arcadia **(See Table H-4).**

Table H-4: Median Home Values

County/City/Area	2019 Median Home Value	% Difference from County
Arcadia	$1,097,600	88.20%
El Monte	$454,900	-22.00%
Monrovia	$663,400	13.75%
Pasadena	$785,700	34.72%
Los Angeles County	$583,200	0%

Source: *American Community Survey, 5-Year Estimate, 2019.*

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, 28 percent of renter and 28 percent of owner households experience housing cost burden (as reported by the federal Department of Housing and Urban Development).

Table H-5: Overpayment for Housing

Income by Cost Burden*	Owner				Renter				Total
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH	
Household Income is less-than or = 30%	725	20.28%	575	29.04%	1,120	31.46%	1,100	56.12%	**3,520**
Household Income >30% to less-than or = 50% HAMFI	605	16.92%	455	22.98%	1,095	30.76%	655	33.42%	**2,810**

Household Income >50% to less-than or = 80% HAMFI	605	16.92%	470	23.74%	775	21.77%	170	8.67%	**2,020**
Household Income >80% to less-than or = 100% HAMFI	220	6.15%	135	6.82%	175	4.92%	35	1.79%	**565**
Household Income >100% HAMFI	1,420	39.72%	345	17.42%	395	11.10%	0	0	**2,160**
Total	**3,575**	**-**	**1,980**	**-**	**3,560**	**-**	**1,960**	**-**	**11,075**

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

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

Note: HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

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 2013-2017, the most up-to-date information available) in addition to the 5-year American Community Census from 2019 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-6: Summary of Housing Needs

Households	Number or %
Total Households With Housing Cost Burden	**11,075**
Renter-Households with Housing Cost Burden	5,520
Owner-Households with Housing Cost Burden	5,555
Total Lower Income Households	**8,350**
% Extremely Low Income Households with Cost Burden	31.7%
% Very Low Income Households with Cost Burden	25.4%
% Low Income Households with Cost Burden	18.2%
Total Overcrowded Households	**735**
Overcrowded Renter-Households	72.8%
Overcrowded Owner-Households	27.2%

Table H-6: Summary of Housing Needs

Special Needs Groups	Persons per Households
Elderly Persons	7,202
Seniors Living Alone	1,694
Disabled Persons	10,062
Large Households	2,179
Female Headed Households	3,246
Farmworkers	0
Homeless	106
Affordable Units At-Risk of Conversion	**0**

In general, renter households had a higher level of overcrowding problems (72.8 percent) compared to owner households (27.2 percent). However, homeowners were more affected by cost burden. Among the 7,202 households that had one or more seniors in the City, 1,694 lived alone. Large households constituted about 2,179 of all households in 2019, making up about 11.2 percent of households in the City.

Projected Housing Needs per the RHNA

The Regional Housing Needs Assessment (RHNA) is part of the State's housing element law that determines the projected and existing housing needs for each jurisdiction in the State. State Housing Element law requires that a local jurisdiction accommodate their share of the region's projected housing needs for the planning period. The Southern California Association of Governments (SCAG) is the regional planning agency responsible for allocating housing units to each jurisdiction. State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

The RHNA is distributed by income category. For the 2021-2029 Housing Element update, the City of Arcadia is allocated a RHNA of 3,214 units as follows:

Table H-7: RHNA (2021-2029)

Income Group	% of County MFI	Total Housing Units Allocated	Percentage of Units
Very Low/Extremely Low	0-50%	1,102	34.3%
Low	51-80%	570	17.7%
Moderate	81-120%	605	18.8%
Above Moderate	120% +	937	29.15%
Total		3,214	100.0%

Note: MFI=Median Family Income
Source: Southern California Association of Governments, 2020.

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

The RHNA for the 2021-2029 Housing Element cycle in the SCAG region used January 1, 2022 as the baseline for projecting housing needs.

The 2020 Annual Progress Report reported that the City issued permits for a total of 402 units from 2017 to 2020. This included new housing units as well as housing units which replaced older units that were demolished. This included 38 non-deed restricted units affordable to moderate income households and 364 units affordable to above moderate income households.

The Housing Element Update provides opportunities for future residential development through the following land use strategies:

- Expansion of the Downtown Mixed-~~-~~Use designation and implementation of DMU Overlay that allows a residential density of 64 to 80 units per acre, ~~along with commercial development at an FAR of 1.0,~~ to capitalize on the planned Gold Line station in Downtown Arcadia.
- Increasing density in the Mixed-~~-~~Use Upzone ~~zoning~~ classification along Live Oak and First Avenue from 40 to 50 units per acre.
- Implementing a Residential Flex Overlay on commercial properties along ~~Live Oak Avenue~~Las Tunas Drive to allow for residential development of up to ~~50~~ 48 to 60 units per acre.
- Implementing a Residential Flex Overlay on ~~properties in the Commercial General~~ commercial properties along Live Oak Avenue to allow for residential development of up to 40 to 50 units per acre. ~~zoning classification to allow for residential development at a density of up to 30 units per acre.~~
- Implement a Residential Flex Overlay on properties on Commercial-~~Manufacturing~~ General properties in the downtown area to allow for residential development at a density of up to ~~80~~ 24 to 30 units per acre. This strategy is part of the expansion to the Downtown Mixed Use area.
- Increasing the maximum density in the ~~High Density Residential category~~R-3 Upzone ~~(R-3 zone)~~ from ~~40~~ 32 to 40 ~~units~~units per acre. This strategy enhances the feasibility of multifamily development~~.~~.
- Developing a specific plan for the Arcadia Golf Course Site, identified as an area to accommodate units across many income categories. A total of 192 units are proposed for low, moderate, and above moderate incomes.

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.

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 posted informational videos and conducted a community workshop and an online survey to obtain input from residents, stakeholders, and elected and appointed officials. Due to the Coronavirus (COVID-19) public health emergency and for the safety of the public and staff, outreach for the Housing Element Update was conducted virtually.

Community Workshops

In June 2021, the City developed a virtual informational video and presentation to provide the public with a better understanding of the RHNA process and provide information on future opportunities on community presentation. The informational video was posted on the Housing Element Update website and in the City's Spring and Summer newsletter.

On September 23, 2021, the City hosted a live virtual workshop to gather public input on the vision for Arcadia's housing growth and the City's draft strategies to identify adequate sites.

Community Survey

From June 14, 2021 to August 6, 2021 the City of Arcadia launched an online community survey to give community members and stakeholders an additional opportunity to engage and provide input on the Housing Element Update. The Survey asked the community to:

- Rate program and policy opportunities,
- Identify challenges/opportunities to and for housing in Arcadia,
- Free response to open-ended questions,
- Use geographic locators/indicators on a map,
- Participate in prioritization exercises, and
- Send comments or questions to the Housing Element team

The community survey asked participants to consider potential policies and programs to include in the housing element. The online community survey received 616 English responses and 143 Chinese responses. For detailed responses please see **Appendix B** to the Technical Background Report, the Community Engagement Summary.

Addressing Public Comments

The City released the draft Housing Element from September 30, 2021 to November 1, 2021 for public review to give community members and stakeholders an opportunity to provide input on the Housing Element. Public comments were ~~collected~~solicited on various platforms, however no comments were received during the public review period.

The comments and actions taken to address comments submitted through the survey, community workshop, and the public review draft are summarized in the table below.

Table H-8: Public Comments

Comment Themes	Housing Element Response
Online Survey Theme Shortage of senior housing and affordable housing for low income	▪ Programs 5.11 and 5.22 in **Chapter 10: Implementation Plan** identify objectives and incentives that could be implemented to increase the development of senior and affordable housing.
Online Survey Theme Concentrate high density development in areas proximate to transit	▪ Parcels in Arcadia's downtown were identified as a rezone strategy for high density development. Arcadia's downtown is adjacent to the Metro Gold Line. ▪ Parcels along Live Oak Avenue, another transit corridor was also identified for higher density development.
Online Survey Theme Leave established single-family neighborhoods and maintain Arcadia's neighborhood integrity	▪ The strategies identified concentrate a majority of development on properties suitable for high density such as existing mixed-use areas, underutilized commercial properties, and areas identified as high-density residential in the City's General Plan. It is anticipated that Accessory Dwelling Unit (ADU) growth will occur in the less dense areas such as single-family residential areas.

Goals, Policies, and Programs

The Housing Element identifies goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies and program actions further the City's overall policy goal to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunity that preserves and enhances Arcadia's character.

Arcadia is a built-out suburban community and the single-family and multifamily residential neighborhoods have given the City its identity as a "Community of Homes." In 2019, the City adopted its first Historic Preservation Ordinance to recognize, preserve, and protect historic resources in the City. While the City continues to protect and preserve the character and quality of its neighborhoods, the City encourages the rehabilitation, and development of diverse housing that meets the people's needs in all stages of their lives.

Under this Housing Element Update, the City will focus on strategies to encourage higher density development and lot consolidation to supply the necessary sites. The City will embrace smart growth principles by expanding areas for high-density development in Downtown Arcadia and along Live Oak Corridor. Additionally, the City will implement Residential Flex Overlays to allow for more residential opportunities in areas with supportive uses.

The Housing Goals and Policies identified builds upon and revises the goals, policies, and programs of the existing Housing Element to ensure that the City can meet the housing needs of all residents through 2029, when the plan is scheduled to be updated again.

Existing Housing Stock

The City of Arcadia is generally built-out with mature neighborhoods with home prices that experience gains over time. Many homes are being purchased 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 existing housing stock. In addition, preserving the quality and integrity of the residential neighborhoods is an important component.

Goal H-1: Preservation, conservation, and enhancement of existing housing stock and residential neighborhoods within Arcadia

Housing Policy H-1.1: 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.

Housing Policy H-1.2: Provide code enforcement services designed to maintain the quality of the housing stock and the neighborhoods.

Housing Policy H-1.3: Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.

Housing Policy H-1.4: Support preservation and maintenance of historically and architecturally significant buildings and neighborhoods.

Housing Policy H-1.5: Preserve unique environmental aspects of the community, including hillsides, canyons, and other environmental amenities, by allowing only minimal disruption.

Housing Policy H-1.6: Encourage assisted housing units of all types, and expand affordable housing opportunities for extremely low, very low, low, and moderate income households.

Housing Policy H-1.7: Support the role of local Homeowner's Associations to maintain and improve the quality of the housing stock in existing neighborhoods.

Housing Policy H-1.8: Maintain residential integrity of neighborhoods.

Adequate Sites for Housing

Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. To provide adequate housing and maximize the use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land. Given the City's built-out

character, few vacant properties remain, however underutilized lots in residential and commercial areas can be used to help accommodate housing sites. The detailed sites inventory includes the underutilized and mixed-use sites that can accommodate the RHNA for all income categories within the planning period.

Goal H-2:	**Provide suitable sites for housing development to accommodate a range of housing for residential use that meet the City's RHNA growth needs for all income levels.**
Housing Policy H-2.1:	Provide for a range of residential densities and products, including low density single family-uses, moderate-density townhomes, higher-density townhomes, higher-density apartments/condominiums, and units in mixed-use developments.
Housing Policy H-2.2:	Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.
Housing Policy H-2.3:	Encourage compatible residential development in areas on underutilized land.
Housing 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.
Housing Policy H-2.5:	Promote mixed-use developments in Downtown Arcadia, along First Avenue, and Live Oak/Las Tunas Avenue.
Housing Policy H-2.6:	Require that the density or intensity, as well as design of new developments, be compatible with adjacent neighborhoods.
Housing Policy H-2.7:	Encourage mixed-use development on commercial properties consistent with existing residential development standards to revitalize underutilized communities while maintaining Arcadia's neighborhood integrity.

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 adults, young families, families with growing household sizes, and seniors. Decent and affordable housing is needed for all segments of Arcadia's population. funding opportunities from varied sources increases the potential for developing 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: **A range of housing choices for all social and economic segments of the community, including housing for persons with special needs.**

Housing Policy H-3.1: Promote the use of State density bonus provisions to encourage affordable housing for lower, moderate income households and senior housing.

Housing Policy H-3.2: Facilitate homeownership opportunities for lower- and moderate income households.

Housing Policy H-3.3: Work with non-profit and for-profit developers to maximize resources available for the construction of housing affordable

Housing Policy H-3.4: Address special needs populations and extremely low income households through a range of housing opportunities, including emergency shelters, transitional housing, and supportive housing.

Housing Policy H-3.5: Promote energy conservation in the design of residential development to conserve natural resources and lower energy costs.

Housing Policy H-3.6: Monitor City's ordinances, codes, policies, and procedures to support fair and equitable housing opportunity.

Minimizing Constraints to Housing Development

Market factors and government-imposed regulations can impact the production and affordability of housing. The City must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and supply of housing. Although certain market conditions are beyond the control of a City, efforts can be directed to determine the reasonableness of land use controls, development standards, permit-processing, fees and exactions, and governmental requirements influencing housing production. Removal or reduction of housing constraints can have a positive influence of housing supply.

Goal H-4: **Mitigated governmental and non-governmental constraints to housing production and affordability.**

Housing Policy H-4.1: Review and modify as appropriate development standards, regulations, and processing procedures that may constrain housing development, particularly housing for lower- and moderate income households and for persons with special needs.

Housing Policy H-4.2: Offer regulatory incentives and concessions for affordable housing.

Housing Policy H-4.3: Provide for streamlined, timely, and coordinated processing of residential projects.

Housing Policy H-4.4: Support infill development at appropriate locations in the City.

Promoting Fair Housing

Arcadia supports fair and equal housing opportunities for all and affirmatively furthers fair housing through its policies and programs. Through mediating disputes, investigation of bona fide complaints of discrimination, or through the provision of education services, fair housing services work toward fair and equitable access to housing.

Goal H-5: **Equitable and fair housing opportunity in the City's housing market.**

Housing Policy H-5.1: Partner with Housing Rights Center to provide fair housing services to Arcadia residents and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Housing Policy H-5.2: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.

Housing Policy H-5.3: Encourage and support the construction, maintenance, and preservation of residential developments to meet the needs of the developmentally disabled.

Housing Policy H-5.4: Take meaningful actions to overcome patterns of segregation, foster inclusive communities, and support fair housing.

Introduction 1
Achieving Our Vision 2
Planning Framework for Housing 4
Involving the Community in Planning 13
Goals, Policies, and Programs 14

Table H-1: Age of Housing Stock 6
Table H-2: Housing Unit Types 7
Table H-3: Occupied Housing Units in 2019 7
Table H-4: Median Home Values 8
Table H-5: Overpayment for Housing 8
Table H-6: Summary of Housing Needs 10
Table H-7: RHNA (2021-2029) 11

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

The City has established a housing grant program intended to support housing rehabilitation for low-income homeowners. This program offers low-income homeowners grants of up to $20,000 to make necessary improvements such as enhancing electrical, plumbing, roofing, and accessibility to low-income groups that may not have the means to fund these improvements themselves.

Forty-eight homeowners received the grant from 2017-2020. The City recognizes housing is essential for healthy living, and that home rehabilitation assistance can help increase access to healthy homes and support the ability for residents to age in place in appropriate living situations. Grants will continue to be incorporated during the 6th Cycle. Additionally, in 2013, the City added condominiums to the list of properties eligible for this funding, greatly expanding the scope and reach of the program. Condominiums are afforded grants up to $15,000.

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.
- Utilize social media and City newsletters to ~~D~~disseminate information to homeowners regarding rehabilitation standards and the Home Improvement Program on a quarterly basis.~~.~~

- Improve up to 14 housing units annually.

Responsible Agency:	Development Services Department, Economic Development
Funding Source:	Community Development Block Grants (CDBG)
Time Frame:	Engage in outreach on a quarterly basis that will begin after the Housing Element Adoption; 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 conducting outreach~~ing~~ 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:	Begin outreach within 8 months of Housing Element adoption; Conduct outreach on an ongoing quarterly basis
Related Policies:	H-1.1; H-1.2
Sustainability Focus?	No

5-3. Residential Design Guidelines

State Housing law includes various exemptions for projects with an affordable housing component that limit a City's ability to apply discretionary design review requirements for certain residential projects. State Housing law requires objective design standards be available for housing projects where the City's discretion over design review is otherwise preempted per State law. Funded by a recent State housing grant, the City is currently working on objective development standards for multi-family development. These standards will replace design guidelines and the design review process for qualifying multi-family projects and all affordable housing projects. These projects will be approved ministerially without a discretionary design review process. It is anticipated that the objective development standards will be taken to the City Council and in place in the first half of 2022.

~~T~~As stated above, the City of Arcadia will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include a minimum affordable housing component. The City will review current development standards to ensure reasonable accommodation of a variety of housing types and densities. The City will amend existing development standards, as appropriate, to address subjective standards as applicable to projects with a minimum affordable housing component.

Objective:

- Disseminate information to property owners regarding the Residential Design Guidelines.
- Continue to apply design guidelines through plan-check and review process.
- Review and update objective design standards for compliance with State Law

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Adopt standards within 12 months of the 6th Cycle Housing Element
Related Policies:	H-4.1, H4.2, H-4.3, H-4.4
Sustainability Focus?	Yes

5-4. Preservation of At-Risk Units

TheThe City will continue to monitor the publicly assisted and deed-restricted units as well as work with developers to maintain existing affordable housing stock in the City.

Objectives:

- Pursuant to Government Code 65863.10-.13, the City will notify owners of affordable properties of the State Preservation Notice Law that requires rental housing with expiring subsidies to be offered for sale first to qualified preservation purchasers at market value.
- 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
Funding Source:	Community Development Block Grants (CDBG)
Time Frame:	Ongoing; Aannually monitor status of at-risk units; immediately notify property owners with expiring subsidies
Related Policies:	H-5.1, H-5.2
Sustainability Focus?	Yes

5-5. Preservation of Middle-Income Housing through New Housing AuthoritiesProviders

The City Council adopted resolutions to join two newly formed Housing AuthoritiesProviders, the California Community Housing Agency (CalCHA) and the California Statewide Communities Development Authority Community Improvement Authority (CSCDA-CIA) in June 2021. Both Authorities Providers focus on creating middle-income multifamily housing through the issuance of tax-exempt bonds to acquire existing apartment buildings. Following acquisition, the Authority Providers receives a property tax exemption over the life of the bonds. The acquired units are then converted to rent restricted

housing for middle-income households earning no greater than 120% of the Area Median Income (AMI) with rent capped at no greater than 35% AMI. Prior to acquiring any properties in Arcadia, CalCHA and CSCDA-CIA would be required to submit their proposed acquisition to the City and receive City approval of the transaction.

Objectives:

- Support the issuance of tax-exempt bonds to create or preserve middle-income rental housing

Responsible Agency:	Development Services Department, Economic Development Division
Funding Source:	Housing Authority Bonds with City approval to forgo property taxes
Time Frame:	MOU with Middle-Income Housing Providers Entered, Annual Review
Related Policies:	H-1.3, H-1.6, H-1D
Sustainability Focus?	Yes

5-6. Residential Sites Inventory

The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. The City of Arcadia will respond to market conditions and will revise or add additional sites where appropriate or add additional incentives, if identified strategies are not successful in generating development interest. The City will include the report in its annual General Plan Status Report including Housing Element Report to OPR and HCD by April 1st each year.

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.

Responsible Agency:	Development Services Department, Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing monitoring; Update annually
Related Policies:	H-2.1, H-2.2, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	Yes

5-78. Expansion of the Downtown Mixed--Use Area to Permit Residential Uses

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Downtown Mixed-Use zone, ~~and provide a Residential Flex Downtown Overlay over Commercial Manufacturing properties,~~ in the Downtown Area. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Downtown Mixed-Use Expansion Focus Area. The sites identified~~Sites~~ within the surrounding area of the existing zoning designation, totals~~ing~~ approximately 39 acres~~52 acres, have been included within the sites inventory~~.

These sites are assumed to yield ~~2,550~~1,214 units, ~~540~~ 305 of which are assumed to develop affordably, at a minimum~~n average~~ density of 64 du/ac. While three of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing ~~the Overlay, or similar rezone~~rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Rezone commercial properties identified in the Sites Inventory ~~or apply an overlay to properties~~ within Downtown Arcadia to accommodate high residential density development
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies:	H-2.2, H-2.3, H-2.5, H-2.6
Sustainability Focus?	No

5-8. Establish an Overlay in the Downtown Mixed-Use Area to Permit Residential Uses

To create increased opportunities for the development of new housing within Arcadia, the City will ~~expand the~~implement an overlay on C-M parcels adjacent to the existing ~~existing~~ Downtown Mixed-Use zone, in the Downtown Area. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Downtown Mixed-Use ~~Expansion~~ Overlay Focus Area. The sites identified within the surrounding area of the existing zoning designation, totals approximately 18 acres~~39~~. These sites are assumed to yield ~~1,214~~266 units, ~~305~~ 69 of which are assumed to develop affordably, at a minimum density of 64 du/ac. While ~~three~~ 59 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- ~~Rezone commercial properties or apply~~Implement an overlay to properties identified in the Sites Inventory within Downtown Arcadia to accommodate high residential density development
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies: H-2.2, H-2.3, H-2.5, H-2.6
Sustainability Focus? No

5-98~~X~~: Increase Residential Density of the Mixed-Use Zone

To create increased opportunities for the development of new housing within Arcadia, the City will increase the density of the existing Mixed-Use Zone. The City of Arcadia will increase the maximum density of the Mixed-Use Zone to 50 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Mixed-Use Upzone Focus Area. The sites identified as part of this Focus Area totals approximately 36 acres. These sites are assumed to yield 477 units, 124 of which are assumed to develop affordably at a minimum density of 40 du/acre. While 85 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. This zone allows for 100 percent residential projects by right.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Increase density of the existing Mixed-Use zone identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency: Development Services Department
Funding Source: General Fund

Time Frame: Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies: H-2.2, H-2.3, H-2.5, H-2.6
Sustainability Focus? No

5-10~~9~~9. Expand and Update the Residential Flex ~~Mixed Use~~ Overlay in the Las Tunas ~~and Live Oak~~ Corridor

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Mixed Use Residential Flex Overlay to sites ~~in the Live Oak~~along the Las Tunas corridor west of Santa Anita Ave and increase the maximum density to 60 du/acre~~permitted density to 30 or 50 du/ac depending on specific site location~~. ~~On corridor parcels east of Santa Anita Avenue, the City will increase permitted density to a max of 50 du/ac. On corridor parcels west of Santa Anita Avenue, the City will increase permitted density to a max of 30 du/ac.~~ The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Las Tunas Residential Flex Overlay Focus Area. The sites identified as part of this Focus Area totals approximately 16 acres. These sites are assumed to yield 609 units, 155 of which are assumed to develop affordably at a minimum density of 48 du/acre. While 15 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. ~~Sites within the corridor, totaling 27 acres, have been included within the sites inventory. These sites are assumed to yield 1,184 units, 148 of which are assumed to develop affordably.~~

Implementation of this program will also provide for development standards, entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Increase density of the Las Tunas Residential Flex Overlay on properties identified in the Sites Inventory~~Expand the R-F Overlay to other commercially zoned properties along the Live Oak corridor~~ to accommodate higher density residential, mixed-use development
- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies: H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus? No

5-11. Expand and Update the Residential Flex Overlay in the Live Oak Corridor

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Mixed Use Residential Flex Overlay to sites along the Las Tunas corridor west of Santa Anita Ave and increase the maximum density to 50 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Live Oak Residential Flex Overlay Focus Area. The sites identified as part of this Focus Area totals approximately 11 acres. These sites are assumed to yield 185 units, 48 of which are assumed to develop affordably at a minimum density of 40 du/acre. While 20 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. With the implementation of this overlay, 100 percent residential projects would be allowed by right.

Implementation of this program will also provide for development standards, entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Implement a Live Oak Residential Flex Overlay to commercially zoned properties identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	No

5-1207. Establish an Overlay to Permit Residential Uses in the Commercial General Zone

To create increased opportunities for the development of new housing within Arcadia, the City will establish an overlay to permit residential uses withing the Commercial General (C-G) Zone at a maximum density of 30 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower

income households on sites identified as part of the C-G Residential Flex Overlay Focus Area. Sites identified as part of this Focus Area totals approximately 84 acres. These sites are assumed to yield 992 units, 252 of which are assumed to develop affordably at a minimum density of 24 du/acre. While 20 of the identified sites have potential unit yields less than 16 units, through the Inclusionary Housing Program and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. ~~with C-G zoning designation, totaling 84 acres, have been included within the sites inventory. These sites are assumed to yield 992 units, 198 of which are assumed to develop affordably for low and very low income households, at an average density of 24 du/ac.~~

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Low and Very Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Establish an overlay to allow residential development on Commercial-General zoned properties
- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: With 36 months of adoption of the 6th Cycle Housing Element
Related Policies: H-2.1, H-2.2, H-2.3, H-2.4, H-2.6
Sustainability Focus? No

5-131~~X~~. Increase Density of the R-3 Zone

To create increased opportunities for the development of new housing within Arcadia, the City will increase the density of the existing high density residential, R-3 Zone. The City of Arcadia will increase the maximum density of the R-3 Zone to 40 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the R-3 Upzone Focus Area. The sites identified as part of this Focus Area totals approximately 236 acres. These sites are assumed to yield 810 units, 213 of which are assumed to develop affordably at a minimum density of 32 du/acre. While 190 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing this rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Increase density of the existing R-3 zone identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies:	H-2.2, H-2.3, H-2.5, H-2.6
Sustainability Focus?	No

5-142X. Develop a Specific Plan for the Arcadia Golf Course

The City owns the Arcadia Par 3 Golf Course and is currently negotiating with development teams to evaluate the future sale of the property and/or the redevelopment of the site. The City will continue to work with developers to enter a Purchase and Sale Agreement and Development Agreement with a selected Development Team on the entitlement of the site. Per the requirements of the Surplus Land Act, a portion of the project (at least 25 percent of all units developed) will be dedicated to affordable housing units. The City will work with a selected developer to create a Specific Plan that provides a plan for preserving Open Space, and market-rate and affordable units that the development will include. Based on expressed developer interest, the City projects that 192 units will be developed on the Arcadia Golf Course Site, 48 of which will be affordable to low and very low income households.

Objectives:

- Enter a Purchase and Sale Agreement and Development Agreement
- Develop a specific plan that will allow for a minimum of 48 units affordable to low and very low income households

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies:	H-2.2, H-2.3, H-2.5, H-2.6
Sustainability Focus?	No

5-153~~10~~. Encourage Development of Housing Sites Listed in Inventory

The City will continue to encourage and facilitate residential and/or mixed-use development on sites listed in Appendix A~~B~~ inventory by providing technical assistance to interested developers for site identification and entitlement processing. The City will continue to support developers funding applications from other agencies and programs.

The City shall post the Sites Inventory, as shown in **Appendix A** on the City's webpage and will equally encourage and market the sites for both for-sale development and rental development. The City shall identify the appropriate incentives, potentially including promotion to developers of the benefits of density bonuses and related incentives, identification of potential funding opportunities, offering expedited entitlement processing, and offering fee waivers and/or deferrals, to encourage the development of affordable housing within residential and mixed-use developments. The City will continuously implement this program as housing projects are submitted to the City.

Objectives:

- Host a webpage for the Sites Inventory as shown in **Appendix A~~B~~**
- Identify incentives to encourage developers to develop affordable housing
- Review and update the Sites Inventory as necessary and provide information to interested developers.
- Annually review development trends to evaluate the effectiveness of incentive programs and revise as necessary

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus? No

5-164~~11~~. Housing Density Bonus

The City will continue to evaluate and update Section 9103.15 – Density Bonuses for Affordable and Senior Housing of its Municipal Code to be consistent with State law. A Density bonus is an effective incentive to aid in the development of affordable housing units within Arcadia through providing concessions to proposed developments that meet specific affordability criteria. These concessions may take the form of additional residential units permitted beyond the density allowed in the base zoning, and relaxed parking standards. The City's current density bonus remains compliant by deferring to State Law by reference.

Objectives:

- Continue to evaluate and update the density bonus section of the City's Municipal Code to ensure consistency with State Law.
- Promote State density bonuses which are an effective incentive to aid in the development of affordable housing units through providing concessions to proposed developments that meet specific affordability criteria

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Update Municipal Code within 12 months of adoption of the Housing Element
Related Policies: H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus? No

5-17512. ADU and JADU Incentive and Monitoring Program

The City of Arcadia believes Accessory Dwelling Units (ADUs) are a demonstrated method to provide affordable housing in the City. Due to recent legislation, the ability to entitle and construct ADUs has increased significantly. Additionally, the passing of SB 9 allows property owners to split a single-family lot into two lots, and either add a second home to their lot or split the lot into two and place duplexes on each. This creates the opportunity for four housing units on a property that is currently limited to a single-family home. The City anticipates that the passing of SB 9 will encourage the creation of ADUs and second units on single-family lots. The City recognizes the significance of this legislation as evidenced by a marked increase in ADU permit applications. Due to this legislation, the City believes aggressive support for ADU construction will result in increased opportunities for affordable housing.

The City will create a monitoring and incentive program to track ADU and JADU creation and affordability levels throughout the planning period. This will allow the City to monitor the development of accessory units at all income levels. Additionally, the City will review their ADU and JADU development progress within 2 years of the adoption of the 6th cycle Housing Element to evaluate if production estimates are being achieved. If ADUs are not being permitted as assumed in the Housing Element, the City will take the action within 6 months of completion of the ADU review to ensure that adequate capacity at each income level in maintained to meet the City's RHNA needs. These actions may include additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need.

Objectives:

- Monitor the development of ADUs to identify strategies to incentivize ADU production
- Working with existing ADU owners to maintain existing affordable ADU rentals
- Establishing fee waivers for ADUs that will be made affordable to low and very low income households
- Developing and public awareness campaign by developing public outreach materials on the City's website and other print and digital media
- Evaluate and assess the appropriateness of additional incentives to encourage ADU development

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Analyze methods within 12 months of Housing Element adoption; Establish programs (such as fee waivers) within 24 months of Housing Element adoption; outreach to ADU property owners regarding affordable ADU rentals on a semi-annual basis; annual monitoring and review of ADU incentives.
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus?	No

5-13816. Candidate Sites Used in Prior Housing Element Planning Cycle

Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior 5th Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households.

Appendix B of the 2021-2029 Housing Element identifies vacant and non-vacant sites that the City used in previous Housing Elements to meet the current RHNA need. To comply with State law, the City will amend the Zoning Code to permit residential uses by-right for housing development in which at least 20-percent of the units are affordable to lower-income households for sites that:

- Are non-vacant and identified in the prior planning period; and
- Vacant sites included in two or more consecutive planning periods

Objectives:

- Amend the Zoning Code to permit residential uses by-right for housing development where at least 20-percent of units are affordable and were identified in the prior planning period

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Within 36 months of adoption of the 6th Cycle Housing Element
Related Policies: H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus? No

5-~~14~~1~~9~~~~7~~. Inclusionary Housing Policy

The City has a substantial RHNA obligation of affordable housing that will be a challenge to accommodate due to prevailing project development costs include high land values. Therefore, the City must evaluate a variety of policy prescriptions that will encourage and facilitate the construction of below market-rate housing. The City will investigate inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low, low- and moderate-income households in Arcadia. The City will assess and analyze a variety of inclusionary housing policy options, standards, requirements and regulations to determine the best course of action. Based upon this initial assessment, the City will determine the appropriateness and application of inclusionary policies, and adopt policies, programs or regulations that will produce housing opportunities affordable to very low, low and moderate-income households.

The City has determined that a base inclusionary requirement of 20 percent for new residential development to be affordable to very low-, low-, and moderate-income households is appropriate as an interim measure prior to the adoption of a final inclusionary ordinance or policy. The final inclusionary policy shall address development of rental and for-sale housing affordable to very low, low- and moderate-income households, as well as the applicability of this requirement and its alternatives.

Objectives:

- Adopt interim inclusionary policy
- Explore and evaluate inclusionary options
- Adopt an inclusionary Ordinance if feasible

Responsible Agency: Community Development
Funding Source: General Fund

Time Frame:	Adopt interim inclusionary policy within ~~6~~ 9 months of Housing Element adoption. Evaluate Inclusionary options and if feasible, adopt an Ordinance within 36 months of Housing Element
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus?	No

5-201~~8~~15. Lot Consolidation Incentives

Given the built-out nature in Arcadia, the City will continue to promote the consolidation of small lots with adjacent lots to provide opportunities for housing. 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). This active program will be advertised to small lot properties identified in the Housing Element and related incentives will be considered to promote the development of housing.

Objectives:

- ~~Continue~~ Utilize the City's website and relationship with developers to advertise the Lot Line Adjustment process and incentives associated
- Continue to offer the following incentives to facilitate consolidation of small properties into larger parcels:
    - Fee waivers
    - Priority in permit processing.
- Work with developers to identify additional incentives~~Incentives could include~~ that could include:
    - ~~Fee waiver~~Flexible Development Standards (setback requirements, reduced parking or increased height)
    - Committing resources for development of affordable housing on small sites
    - Priority in permit processing
- Update Fee Schedule to reflect Lot Consolidation Incentives

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Update fee schedule within 12 months of adoption of the Housing Element; Determine and implement additional incentives within 12 months of adoption of the Housing Element
Related Policies:	H-4.1, H-4.2, H-4.3, H-4.4
Sustainability Focus?	No

5-211~~9~~16. Preservation of Rental Opportunities

To protect lower and moderate-income rental housing, the City shall make a conscious effort to reduce the demolition of lower and moderate-income rental housing on sites that provide more than 15 units unless the units maintain the same income categories after demolition. If Moderate or Low and Very

Low-income housing units are demolished, the City will work with developers to find replacement opportunities within the City.

Objectives:

- Work with developers to ensure Moderate or Low and Very Low-income housing is replaced if demolished

Responsible Agency: Community Development
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: H-3.1, H-3.6
Sustainability Focus? Yes

5-22. Replacement Unit Program

The City of Arcadia will adopt a policy and require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that is identified within the inventory meeting the following conditions:

- Currently has residential uses or had residential uses within the past five years that has been vacated or demolished, and
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to low and very low income households, or
- Subject to any form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low income households.

Objectives:

- Mitigate the loss of affordable housing units and require new housing developments to replace all affordable units lost due to new development

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Program will be implemented immediately and applied as applications on identified sites are received and processed. Local policy shall be adopted within 12 months of Housing Element adoption
Related Policies: H-3.1, H-3.6
Sustainability Focus? Yes

5-232017. Public Information about Affordable Housing

The City will maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, density bonuses, and other incentives. A copy of

this brochure shall be located at the Planning Counter, on the City's website and shall also be provided to potential developers.

The City will update the brochure on an as--needed -tobasis to provide updated information regarding incentives including updated fees and a reference to the most up to date Site Analysis and Inventory.

Objectives:

- Distribute materials with information for the development of affordable housing to developers
- Explore methods to further disseminate affordable housing incentive information to developers

Responsible Agency:	Community Development
Funding Source:	General Fund
Time Frame:	Ongoing; Review brochure annually; Update brochure on an as-needed basis
Related Policies:	H-3.1, H-3.2, H-3.3, H-3.6
Sustainability Focus?	No

5-2411~~8~~. Employee Housing, Emergency Shelters, Transitional, and Supportive Housing

To comply with State law, the City of Arcadia will amend certain sections of its Municipal Code to address the following requirements:

- Employee Housing Act – The City is compliant with the Employee Housing Act but does not have Employee Housing defined in its Municipal Code. The City will update the Code to ensure alignment with the State's definition of employee housing.
- Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statues 2018), the City of Arcadia will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use development is permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – The City will update its Municipal Code to comply with the requirements of Government Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions. Per Government Code 65583, emergency shelters will only be subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by the statute. Per Government Code 65583, the Municipal Code will be updated to allow transitional and supportive housing in all zones allowing residential uses and will only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- The City will evaluate the definition of supportive and transitional housing as well as emergency shelters and update the definition where necessary to comply with Government Code 65583.

Objectives:

- Align with State law that would provide emergency shelters, transitional and supportive housing by amending the City's Municipal Codes to align with State objectives

- Update the City's Municipal Code with the definition of employee housing consistent with State Law

Responsible Agency: Community Development
Funding Source: General Fund
Time Frame: Adopt Code Amendments within 12 months of Housing Element adoption
Related Policies: H-3.1, H-3.2, H-3.3, H-3.4
Sustainability Focus?: No

5-25219. Participation in the San Gabriel Valley Housing Trust

In 2020, the City became a member of the San Gabriel Valley Housing Trust in an effort to support this regional group with the goal of providing and building affordable housing throughout the Valley. The City has participated in all steps of the formation of the Trust, its governing board, and its goal statements. The Trust has sought funds (which would be matched) to retain, build, or support affordable housing throughout the region, including Arcadia.

Objectives:

- Work with the San Gabriel Valley Housing Trust to identify funding opportunities for affordable housing development or support

Responsible Agency: Economic Development
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: H-3.1, H-3.3, H-3.4, H-3.6
Sustainability Focus? No

5-2630. SB 35 Streamlining

The City of Arcadia will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35.

These provisions apply only when the City of Arcadia does not meet the State mandated requirements for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). Currently, the City of Arcadia is subject to SB 35 and is required to process and streamline residential development projects that provide at least 10% low-income affordable units (i.). All projects covered by SB 35 are still subject to the objective development standards of the City of Arcadia's Municipal Code and Building Code. However, qualifying projects cannot be subject to Design Review or public hearings; and in many cases, the City cannot require parking. Per SB 35 requirements, the City cannot impose parking requirements on a SB 35 qualified streamlining project if it is located:

- Within a half-mile of public transit;
- Within an architecturally and historically significant historic district;
- In an area where on-street parking permits are required but not offered to the occupants of the development; or
- Where there is a car-share vehicle located within one block of the proposed project.

One parking space per unit may be required of all other SB 35 projects. The City's status with regard to SB 35 can change over time with a record of good progress towards RHNA and timely reporting to the State.

Objectives:

- Update the City's Municipal Code or website with written procedures consistent with what is required by SB 35

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Within 12 months of adoption of the 6th Cycle Housing Element
Related Policies:	H-4.1, H-4.3
Sustainability Focus?	No

5-2714. 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. In 2020, 101 households received Section 8 vouchers within the City. Additionally, the County currently has 57 households on the waitlist with an Arcadia mailing address.

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

5-2852. Affordable Housing for Families and Persons with Special Needs

The City will continue to encourage the provision of housing for persons with disabilities (including persons with developmental disabilities), seniors, extremely low-income households, agricultural employees and farmworkers, and racetrack employees. These special needs groups have unique housing needs and the City will offer a combination of financial and regulatory tools to facilitate the development of housing suitable for these demographic groups:

- Encourage senior citizen independence through promotion of housing and services related to in-home care, meal programs, counseling, and maintain a senior center that affords seniors opportunities to live healthy, active, and productive lives in the City
- 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.
- Adopt land use policies that support the development of housing at Extremely Low-Income levels
- Provide an expedited review process for developers applying for Federal and State Tax Credits, which require a designation of a percentage of the units for extremely low income households.
- Encourage developers to include accessibility for individuals with disabilities in their project designs
- Explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities.
- Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures.
- Amend the Municipal Code to be in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define employee housing in a manner consistent with applicable Health and Safety Code sections
- Revise the Municipal Code to state that employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Additionally, the Municipal Code will be updated to state that employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.
- Amend the Municipal Code to explicitly define Farmworker Housing and establish it as permitted use in residential or nonresidential zones, consistency with State law

Objectives:

- Explore potential for incentive programs for the development of senior housing and services
- Identify incentives to encourage developers to pursue housing projects for persons with developmental disabilities
- Provide developers with information on identified incentive programs online and at City Hall
- 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.
- Annually monitor the success of incentive programs and revise them as necessary
- Update Municipal Code to be comply with Comply with Health and Safety Code 17021.5, 17021.6 and 17021.8 and address the needs of Agricultural Employees and Farmworkers

Responsible Agency: Development Services Department
Funding Source: Grants, Other funding sources, CDBG
Time Frame: ~~Ongoing~~ Update Municipal Code within 12 months of Housing Element adoption; identify and implement incentives for senior housing and services within 12 months of Housing Element adoption; annually contact developers to explore affordable housing opportunities in the City; annually explore funding opportunities with potential developers; annually review and revise incentive programs for Special Needs populations.

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

5-2693. Homeless Program Assistance

The City has applied for and received grants to provide resources to those experiencing homelessness. Grants have funded case workers through Union Station, a Homeless Resources Hub to provide services to homeless individuals, and information to the public through newsletters and multiple workshops. The City will continue to investigate opportunities to provide funding to local organizations for providing shelter and services to the individuals experiencing homelessness.

Objectives:

- Investigate opportunities to provide funding to local organizations to support individuals experiencing homelessness

Responsible Agency: Community Development
Funding Source: Grants, General Fund
Time Frame: Disseminate information on a quarterly basis through City newsletters, host two workshops annually.
Related Policies: H-3.3, H-3.4, H-3.6
Sustainability Focus? No

5-3074. Housing Sustainability

The City of Arcadia will continue to offer a variety of programs to promote sustainable development. These programs include promoting green building codes, the Construction Recycling Ordinance, the Water Efficiency in Landscaping Ordinance, and the Sustainable Arcadia education program.

The City will also encourage that any affordable housing developments that receive City assistance, to the extent feasible, to include installation of energy efficient appliances and devices that will contribute to reduced housing costs for future occupants of the units. The City will continue to implement program as housing projects are awarded funds from the City in the 6th Cycle.

Objective:

- Continue to enforce City building codes and ordinances to enhance energy efficiency is 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-3.5
Sustainability Focus? Yes

5-28315. Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

The Housing Element contains analysis of contributing factors to fair housing issues within Arcadia and determined the following factors were applicable:

- **Lack of Affordable Housing** – Arcadia residents generally earn a high annual income, approximately 38 percent higher than the Los Angeles County median household income. Additionally, Table 2-32 in the Community Profile states that the median home value in Arcadia is $1,097,600 which is high for surrounding jurisdictions and greater than the County overall. The cost burden of housing in Arcadia is higher when compared to the County and the state. Table 2-18 shows that 36 percent of the City's households earn a lower income (at or below 80 percent of the area median family income). Additionally, 37 percent of the City's households pay over 30 percent of their income for housing and are considered cost burdened. The City currently does not have a diverse stock of affordable housing and will implement programs to increase production of housing for all income levels.
- **Barriers to Housing for Persons with Disabilities** – Affordability, design, and location limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. The City of Arcadia has a higher population with disabilities than the surrounding region. Additionally, a majority of the residences were built between 1940 and 1989 suggesting that the housing stock was not required to be accessible to persons with disabilities. The City could provide additional enforcement and outreach on fair housing for both landlords and residents with regards to people with disabilities. Additionally, the City has plans to update its reasonable accommodation procedures to address some issues associated with physical disabilities.
- **Fair Housing Enforcement and Outreach** - Previous fair housing inquiries in Arcadia have gone unresolved. Additionally, the City only conducts outreach through the Housing Rights Center. The City could provide additional general information and outreach on fair housing within Arcadia. The City is considered a high opportunity and resource area, additional enforcement and outreach on fair housing may improve opportunities for households in the region to move to Arcadia.

~~The City will collaborate with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action and resolution.~~
The City is committed to taking meaningful actions to mitigate or remove fair housing issues within Arcadia. The City will take the following actions for each of the contributing factors identified:

- Lack of Affordable Housing
    - Incentivizing affordable housing developments for all income levels and working to inform developers of incentives to develop affordable housing (Program 5-23, Program 5-35)
    - Preserve existing affordable units (Program 5-4, Program 5-5, Program 5-21)
- Regulatory Barriers for Persons with Disabilities
    - The City will amend the Reasonable Accommodation Procedure per Program 5-34

- The City will work to distribute information regarding construction of housing for persons with disabilities (Program 5-28)

- ~~28~~Fair Housing Enforcement and Outreach (Program 5-32)
  - Continue to partner with the Housing Rights Center to provide Fair Housing services
  - Post information regarding Fair Housing on the City website, in City newsletters and social media

Additionally, the City will partner with capable organizations to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action.

Objectives:

- Collaborate with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.
- 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:	Implement programs on an ongoing basis, beginning within 12-24 months of adoption
Related Policies:	H-5.1, H-5.2, H-5.3
Sustainability Focus?	No

5-3229~~6~~. Fair Housing Assistance

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.

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

5-330~~27~~. Supportive Housing/Low Barrier Navigation Centers

State law has been updated to require approval 'by right' of certain supportive housing and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing.

Low barrier navigation centers provide temporary living facilities for persons experiencing homelessness due to income, public benefits, health services, shelter, and housing. To comply with State law, The City of Arcadia will adopt policies, procedures, and regulations for processing this type of use to establish a non-discretionary local permit approval process that must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Objectives:

- Adopt code amendments to establish supportive housing and low barrier navigation centers 'by right' if the project meets requirements established by State Law.

Responsible Agency: Development Services Department
Funding Source: CDBG
Time Frame: Adopt Code Amendments within 24 months of Housing Element adoption
Related Policies: H-5.1; H-5.2; H-5.3
Sustainability Focus? No

5-34. Update Reasonable Accommodation Procedures

The City will amend the Municipal Code to remove modification requirements and allow for reasonable accommodations without any discretionary actions or modification applications.

Objectives:

- Remove land use constraints to the development of housing for individuals with disabilities and provide reasonable accommodation to ensure equal access to housing

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Adopt Code Amendments within 12 months of Housing Element adoption
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	No

5-35. Mitigating ~~High Development Fees and Development Standards for~~Constraints for the Development of Affordable Housing Projects

Specific to affordable housing, the City has identified constraints such as parking standards in Section 3 as a constraint to the development of affordable housing. ~~identified the development fees and parking standards in Section 03 as a constraint to the development of affordable housing.~~ To mitigate these constraints, the City will work with affordable housing developers to develop a pre-approved list of incentives to promote the development of affordable housing. Such incentives may include a waiver or reduction of certain development fees, or modifications of parking standards or other development standards that could constrain the development of affordable housing.

Objectives:

- Monitor standards and development in the City to ensure that conditions conducive to the development of affordable housing are maintained. Should a constraint emerge during the 6th Cycle, the City will actively work to create amendments or incentives to lower the barrier to develop affordable housing.
- Identify and remove constraints to the development of affordable housing. The City will work to identify solutions to reduce the barrier with regards to parking standards and any other constraints identified in the future.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Evaluate program features within 24 months; adopt procedures within 36 months of Housing Element adoption; annually monitor and evaluate development standards and fees within the City~~.~~
Related Policies:	H-5.1; H-5.2
Sustainability Focus?	No

5-35~~128~~. Water and Sewer Service Providers

Pursuant to SB 1087, Chapter 727, Statues of 2005, the City of Arcadia is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element.

Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City will submit the adopted 6th Cycle Housing Element to local water and sewer providers for their review and input.

Objectives:

- Submit the 6th Cycle Housing Element to local water and sewer providers for their review and input
- Ensure that there is adequate water and sewer services planned to support housing growth

Responsible Agency:	Development Services Department
Funding Source:	CDBG
Time Frame:	Transmit document immediately upon adoption of future amendment
Related Policies:	H-5.1; H-5.2
Sustainability Focus?	No

Table 10-1 summarizes the City of Arcadia's quantified objectives with regards to the construction, rehabilitation, and preservation of housing. These objectives are established based on the City's resources available over the planning period.

5-36. Mobilehomes and Manufactured Homes

The City will review the existing provisions and development standards of Mobilehomes and manufactured homes for consistency with State Law in accordance with Government Section 65852.3.

Objectives:

- Review Municipal Code for consistency with State Law and adopt any necessary amendments.

Responsible Agency:	Development Services Department
Funding Source:	CDBG
Time Frame:	Adopt Code Amendments within 24 months of Housing Element adoption
Related Policies:	H-5.1; H-5.2; H-5.3
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

CITY OF ARCADIA

CITY OF ARCADIA

6th Cycle

Housing Element Update

(2021-2029)









DRAFT December 2021



CITY OF ARCADIA

6th Cycle

Housing Element Update

(2021-2029)

DRAFT December 2021

DRAFT

Contents

Section 1: Introduction **1-1**
A. Role of the Housing Element **1-1**
B. State Policy and Authorization **1-1**
1. Background **1-1**
2. State Requirements **1-1**
3. Regional Housing Needs Assessment **1-3**
4. Relationship to Other Communities **1-3**
5. Public Participation **1-4**
6. Data Sources **1-5**
7. Technical Background Report Organization **1-5**
Section 2: Community Profile **2-1**
1. Population Characteristics **2-1**
A. Population Growth **2-1**
B. Age Characteristics **2-3**
C. Race/Ethnicity Characteristics **2-4**
2. Economic Characteristics **2-7**
A. Employment and Wage Scale **2-7**
3. Household Characteristics **2-10**
A. Household Type **2-10**
B. Household Size **2-11**
C. Household Income **2-12**
3. Housing Problems **2-15**
A. Overcrowding **2-16**
B. Overpayment (Cost Burden) In Relationship to Income **2-18**
4. Special Needs Groups **2-20**
A. Seniors **2-20**
B. Persons with Physical and Developmental Disabilities **2-21**
C. Large Households **2-23**
D. Single-Parent Households **2-24**
E. Farmworkers and Racetrack Workers **2-25**
F. Students **2-25**
G. Extremely Low income Households and Poverty Status **2-26**
H. Homeless **2-30**
5. Housing Stock Characteristics **2-31**

DRAFT

A. Housing Growth 2-31
B. Housing Type 2-32
C. Housing Availability and Tenure 2-32
D. Vacancy Rates 2-34
E. Housing Age and Condition 2-35
F. Housing Costs and Affordability 2-36
Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH) 3-2
1. Nongovernmental Constraints 3-2
A. Land Costs and Construction Costs 3-2
B. Availability of Financing 3-3
C. Economic Constraints 3-6
2. Governmental Constraints 3-6
A. Land Use Controls 3-6
State Density Bonus Law 3-8
B. Residential Development Standards 3-9
Landscaping Requirements 3-13
Site Coverage and FAR 3-13
Minimum Unit Sizes 3-13
Maximum Building Heights 3-13
Parking Standards 3-14
Definition of a Family 3-15
C. Homeowners Association Areas 3-16
D. Growth Management Measures 3-21
E. Specific Plans 3-21
Seabiscuit Pacific Specific Plan – Le Meridien Hotel and Mixed Use Project (SP-SP) 3-21
F. Variety of Housing Types Permitted 3-21
Single-Family Dwelling 3-26
Multi-Family Dwelling 3-26
Two-Family Dwelling 3-26
Accessory Dwelling Unit 3-26
Junior Accessory Dwelling Unit 3-26
Residential Care Facility- Small and Large 3-26
Supportive Housing – Housing Type, Small, and Large 3-26
Transitional Housing – Housing Type, Small, and Large 3-27
Boarding House 3-28
Emergency Shelter 3-28

DRAFT

Hotel and Motel 3-28
Live/Work Unit 3-28
Single-Room Occupancy 3-28
Employee Housing 3-29
Mobile Homes 3-29
Manufactured Homes 3-29
Short Term Rentals and Unoccupied Housing 3-29
G. Housing for Persons with Disabilities 3-29
Reasonable Accommodation 3-29
H. Development Fees 3-30
I. On-/Off-Site Improvements 3-38
Building Codes and Enforcement 3-38
Local Processing and Permit Procedures 3-39
Permit Processing 3-40
Site Plan and Design Review 3-41
J. Senate Bill 35 3-42
K. Infrastructure Constraints 3-43
Dry Utilities 3-43
Water Supply and Wastewater Capacity 3-43
Fire and Emergency Services 3-44
Police Services 3-45
L. Environmental Constraints 3-45
Geologic and Seismic Hazards 3-46
Flooding 3-46
Fire Hazards 3-46
Mitigating Environmental Conditions 3-47
3. Affirmatively Furthering Fair Housing (AFFH) 3-47
A. Needs Assessment 3-48
Countywide AFH Outreach FY 2017 3-48
2021 – 2029 Housing Element Update Outreach 3-48
Compliance with State and Local Fair Housing Laws 3-48
Enforcement and Outreach 3-50
B. Fair Housing Issues 3-54
C. Lending Patterns 3-54
D. Hate Crimes 3-56
E. Analysis of Federal, State, and Local Data and Knowledge 3-56

DRAFT

Summary of Local Knowledge Analysis 3-56
Integration and Segregation Patterns and Trends 3-56
Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) 3-66
Concentrated Areas of Affluence 3-71
Disparities in Access to Opportunity 3-73
G. Discussion of Disproportionate Housing Needs 3-91
Existing Needs 3-91
Future Growth Need 3-99
Displacement Risk 3-99
Cost of Preservation and Replacement Analysis 3-102
Summary of Disproportionate Housing Needs Factors 3-102
H. Assessment of Local Contributing Factors to Fair Housing in Arcadia 3-102
AB 686 3-103
AB 686 Sites Analysis AFFH Findings 3-116
I. Summary of Programs to Support Fair Housing 3-116
4. Housing Resources 3-117
A. Regional Housing Needs Allocation 3-117
Residential Sites Inventory 3-118
Selection of Suitable Sites 3-118
Accessory Dwelling Unit Production 3-118
Regional Housing Needs Allocation 3-119
Summary of Sites Inventory and RHNA Obligations 3-120
5. Financial Resources 3-120
A. Section 8 Housing Choice Voucher 3-120
B. Grants and Programs 3-121
Community Development Block Grants (CDBG) 3-121
San Gabriel Valley Regional Housing Trust 3-121
CalCHA and CSCDA-CIA 3-121
C. Opportunities for Energy Conservation 3-121
Title 24 3-121
Energy Use and Providers 3-121
Section 4: Review of Past Performance 4-2
1. Review of Past Performance 4-2
Appendix A: Adequate Sites A-1
A. Adequate Sites Analysis Overview A-1
1. Selection of Sites A-4

DRAFT

2. Projects in the Pipeline **A-**4
3. Redevelopment of Nonvacant Sites for Residential Use **A-**6
4. Accessory Dwelling Units **A-**9
5. Selection of Sites to Accommodate Remaining Need **A-**12
Downtown Mixed-Use Expansion & Overlay **A-**12
Mixed-Use Upzone **A-**16
Las Tunas and Live Oak Corridor **A-**19
C-G Residential Flex Overlay **A-**22
R-3 Upzone **A-**24
Arcadia Golf Course **A-**28
6. Development of Small Site Parcels **A-**30
7. Water, Sewer and Dry Utility Availability **A-**33
Water and Sewer **A-**33
Utilities **A-**34
B. Calculations of Unit Capacity **A-**34
8. Capacity Calculations **A-**34
Net Unit Calculations **A-**34
8. Zoning and General Plan Designations **A-**36
9. Adequate Sites Table **A-**36
Appendix B: Community Engagement Summary **B-1**
1. Housing Element Update Website **B-**3
2. Community Workshop #1 – Informational Video and Presentation **B-**4
3. Online Community Survey **B-**5
4. Community Workshop #2 ..... **B-**7
5. Social Media and City Publications **B-**8
6. Public Comments **B-**9
Appendix C: Glossary of Terms **C-1**

DRAFT

CITY OF
ARCADIA

Technical Background Report
Section 1
Introduction









Section 1: Introduction

A. Role of the Housing Element

The Housing Element is a state mandated chapter of the Arcadia's General Plan; it identifies and analyzes the City's housing needs and includes a detailed outline and work program of the City's goals, policies, and quantified objectives. The Housing Element also addresses the maintenance and expansion of the housing supply to accommodate households currently living and expected to live in Arcadia during the 2021-2029 planning period. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the Regional Housing Needs Assessment (RHNA) goals as determined by the Southern California Association of Governments (SCAG). The programs and policies established within the Housing Element guide future decision-making to achieve the City's housing goals for the 2021-2029 planning period.

B. State Policy and Authorization

1. Background

As a mandated chapter of the Arcadia General Plan, the Housing Element must meet all requirements of existing state laws. Goals, programs and policies, and quantified objectives within the Housing Element consistent with state law are to be implemented within a timeline to ensure the City accomplishes the identified actions.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. State Law requires that local governments review and revise the Housing Element of their comprehensive General Plans once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

a) 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 farmworkers, is a priority of the highest order.

b) 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 in all economic levels.

c) The provisions of housing affordable to low and moderate income households requires the cooperation of all levels of the government.

d) 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.

Table 1-1 summarizes the State Housing Element requirements and identifies where these requirements are addressed in the Housing Element Update.

Table 1-1: Housing Element Requirements

Housing Element Requirements	Gov. Code Requirements	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.2
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.3.G
An inventory of land suitable for residential development including vacant sites and sites with redevelopment potential.	Section 65583.a	Appendix A
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.2
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.1
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.4.H
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.4
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.5.C
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.5.B
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.3.G
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Housing Element: Goals, Policies and Programs
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.a	Implementation Plan

Housing Element Requirements	Gov. Code Requirements	Reference in Housing Element
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.b	Appendix A
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section 65583.c(1)	Appendix A
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix B
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.4.A
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.3
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Section 4
Source: State of California, Department of Housing and Community Development.		

Arcadia's Housing Element was last adopted in December 2013 for the 5th cycle of the 2014-2021 planning period. The Housing Element for the 2021-2029 planning period, is part of the 6th update cycle for jurisdictions within the SCAG region and allows for synchronization with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific programs and activities.

3. Regional Housing Needs Assessment

Section 65583 of the California Government Code sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by the California Department of Housing and Community Development (HCD). Arcadia is a member agency of the Southern California Association of Governments (SCAG). SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region.

HCD established the planning period for the current RHNA from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period, the City is allocated a total of 3,214 units, including 1,102 units affordable to very low income households, 570 units affordable to low income, 605 units affordable to moderate-income, and 937 units affordable to above moderate (market-rate) income households.

4. Relationship to Other Communities

The goals, policies, actions, and programs described in the Housing Element relate to, and are consistent with, the other Elements of the Arcadia General Plan, which was last updated in November 2010. The Housing Element supports and reinforces development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines these land uses' build-out potential. By designating residential development, the Land Use Element identifies limits for densities and types of housing units constructed in the City. It also identifies lands designated for a range of other land uses, including employment-generating uses, open space, and public uses. The presence and potential for jobs can affect the current and future local demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also relates to the Housing Element. The Circulation Element establishes a transportation plan to accommodate the movement of people and goods within and through the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements, and the Housing Element's policies and programs are consistent with the other Elements. As portions of the General Plan may be amended in the future, the Housing Element will be reviewed to ensure internal consistency is maintained.

5. Public Participation

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Arcadia has conducted public outreach efforts beginning in 2021. These recent outreach efforts included a virtual presentation, an online survey, Community Workshop, digital media, advertisement on through social media and newsletters, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website.

Outreach for the 6th Cycle Housing Element to the community includes the following actions:

- Housing Element Update webpage with all housing materials available in English and Chinese located at: https://www.arcadiaca.gov/housing
- Informational Videos and recorded presentations posted to the City's website in June, 2021
- Postcard mailed to every residential postal customer in the City informing the community of the Housing Element in general, how to get involved, and how to access the community survey
- Online Community Survey, in English and Chinese, provided from June 14, 2021 to August 6, 2021
- A Virtual Community Workshop hosted on September 23, 2021 which ~~will be~~was recorded and posted to the City's website
- Advertisements and outreach through social media and City newsletters
- Public Review of the Draft Housing Element

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix B contains a summary of all public comments regarding the Housing Element received by the City during the update process.

6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010
- American Community Survey, 5-Year Estimates, 2019
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2019
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

7. Technical Background Report Organization

This Technical Background Report presents the technical analysis and City's background which informed the City of Arcadia's policy program for the 2021-2029 6th Cycle Planning Period. This Report is comprised of the following sections:

Section 1: Introduction contains a summary of the content, organization and statutory consideration of the Housing Element;

Section 2: Community Profile contains a detailed analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification, funding, and financial considerations;

Section 4: Review of Past Performance includes a review of the City's progress in implementing the programs under the previously adopted Housing Element.

Appendices provide supplementary background resources including:

- **Appendix A** – Adequate Sites Analysis
- **Appendix B** – Community Engagement Summary
- **Appendix C** – Glossary of Housing Terms

CITY OF
ARCADIA

Technical Background Report
Section 2
Community Profile









Section 2: Community Profile

The Community Profile provides an overview of the City's housing and population conditions and lays the foundation for policies and programs within the Housing Element. The City of Arcadia strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market must be comprehensively evaluated. This section of the Technical Background Report discusses the major components of housing needs in Arcadia, including population, household information, economic characteristics, and housing stock characteristics. Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element Cycle.

1. Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population growth, age composition, and race/ethnicity influence the type and extent of housing needed and the ability of the local population to afford housing costs. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

A. Population Growth

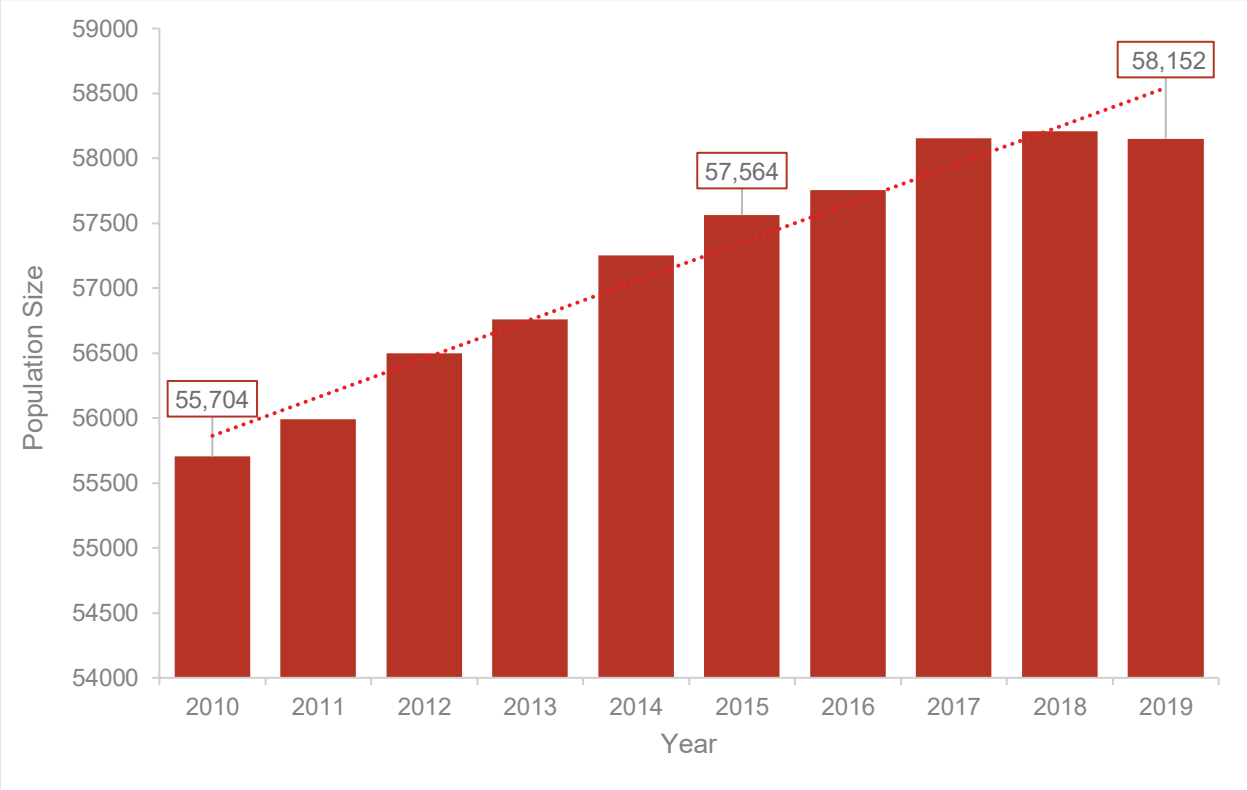
Table 2-1 exhibits the population growth in the City of Arcadia and surrounding jurisdictions using the Southern California Association of Governments (SCAG) Regional growth forecast report and US Census data. The 2010 Census reported a total population of 55,704 in the City of Arcadia which is significantly lower than nearby jurisdictions such as Pasadena and El Monte. The Southern California Association of Governments (SCAG) compiled, using data and direction from multiple state entities, a Regional Growth Forecast which produces socio-economic estimates and projections at multiple geographic levels for multiple years. The SCAG Regional Growth Forecast (2016-2045) projected a 2.87 percent population growth for the City of Arcadia from 2010 to 2016. SCAG projects that the City of Arcadia is expected to see a 14.98 percent increase from 2010 to 2045.

Table 2-1: Population Growth					
Jurisdictions	Population			Percent Change	
	2010 Actual	2016 Projected	2045 Projected	2010-2016	2010-2045
Monrovia	36,616	38,000	42,100	3.78%	10.79%
Pasadena	136,449	142,100	155,500	4.14%	9.43%
Arcadia	**56,364**	**57,300**	**62,200**	**2.87%**	**8.55%**
El Monte	113,888	114,300	137,500	0.36%	20.30%
Los Angeles County*	-	1,044,500	1,258,000	%	20.44%

Represents an estimate from the SCAG 2016-2040 Regional Growth Forecast.
Sources: American Community Survey, 5-year estimate (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.
**Los Angeles County data is for the Unincorporated data reported by SCAG*

According to the U.S. Census 5-Year Estimates, Arcadia's total population in 2016 was 57,755 which is 0.8 percent higher than the population projected in SCAG's Regional Growth Forecast. **Figure 2-1** below shows Arcadia's population growth from 2010 to 2019. While the SCAG model may only be able to roughly predict population changes over time, it considers regional trends and acts as a valuable tool for planning for future housing needs.

Figure 2-1: Population Change in Arcadia (2010 – 2019)



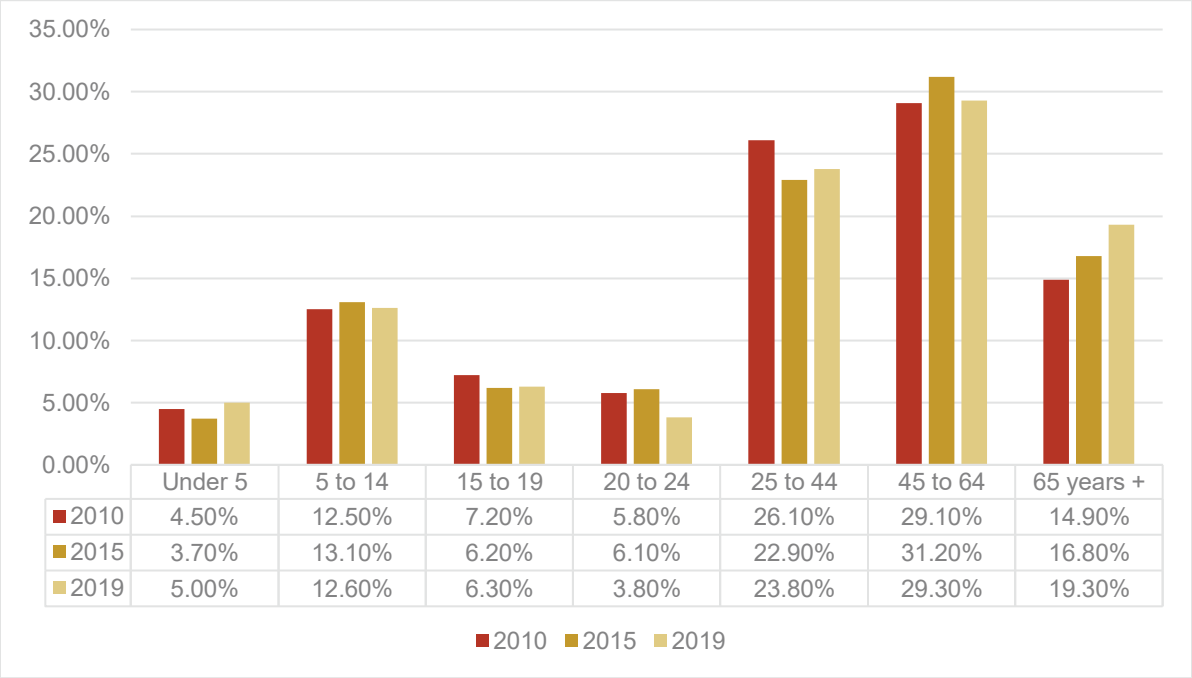
Source: American Community Survey, 5-year estimate (2010-2019)

B. Age Characteristics

The age composition of a community is an important factor in evaluating housing needs because housing demand within the market is often determined by the preferences of certain age groups. Conventionally, young adults and seniors tend to favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. The middle-aged demographic, persons between 35-years and 65-years, makes up the major portion of home buyers as well as the market for moderate to high-cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As the population moves through different stages of life, housing is required to accommodate new or adjusted needs. In order to produce a well-balanced and healthy community, where needs are met, it is essential that a community be provided with appropriate housing to accommodate needs of all ages.

Figure 2-2compares changes in the age composition of Arcadia's population from 2010 to 2019, while **Table 2-2** compares the age distribution of Arcadia to surrounding jurisdictions. According to the American Community Survey (ACS), age distribution in Arcadia has remained relatively stable over the past decade. As shown in **Figure 2-2**, there has been a slight increase in the population aged 65 years and older (about 14 percent to 19 percent) and a slight decline in the population aged 25 to 44, showing aging in the overall population Overall, Arcadia's age distribution has remained stable in the past decade.

Figure 2-2: Age Distribution in Arcadia (2010-2019)



	Under 5	5 to 14	15 to 19	20 to 24	25 to 44	45 to 64	65 years +
2010	4.50%	12.50%	7.20%	5.80%	26.10%	29.10%	14.90%
2015	3.70%	13.10%	6.20%	6.10%	22.90%	31.20%	16.80%
2019	5.00%	12.60%	6.30%	3.80%	23.80%	29.30%	19.30%

Source: American community Survey, 5-Year Estimates, 2010, 2015, and 2019.

Table 2-2 below shows the age characteristics of the City of Arcadia compared to surrounding jurisdictions and Los Angeles County. According to the 2019 ACS, Arcadia had a smaller young adult population (age 20 to 24) as well as a smaller percentage of residents under the age of 14 compared to nearby jurisdictions. Arcadia also has the highest percentage of their population above 45 years of age compared to nearby jurisdictions. Overall, the City's population is older than that of most neighboring cities and the County of Los Angeles.

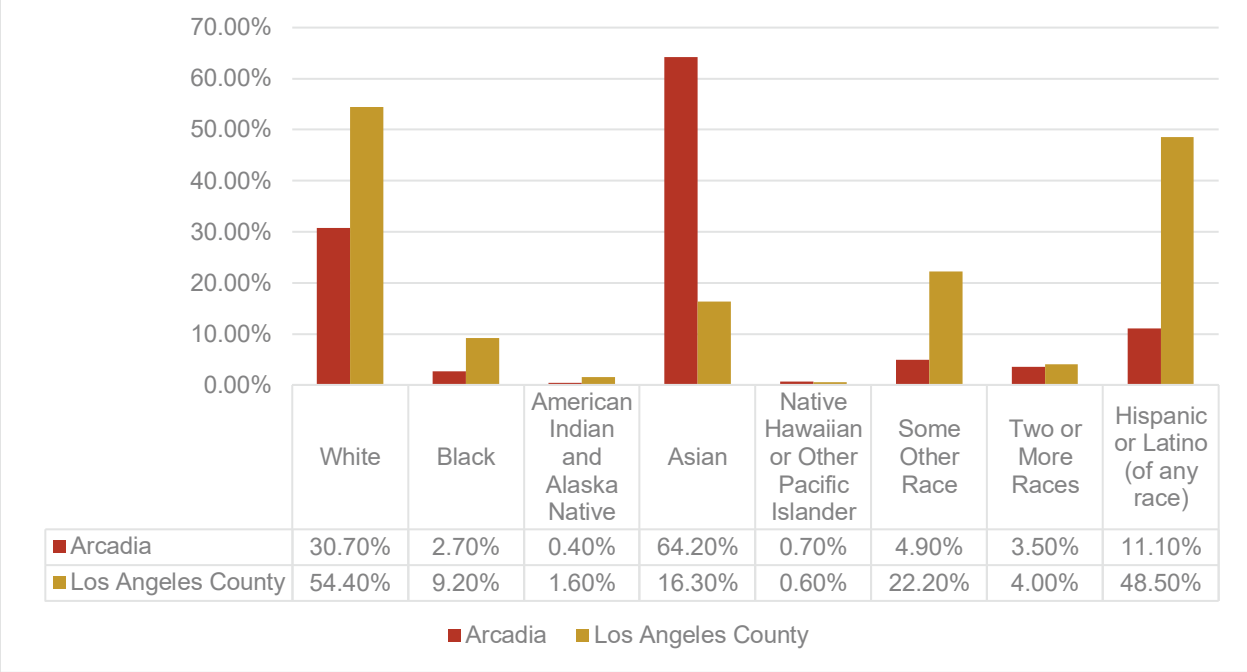
Table 2-2: Age Characteristics / Age Distribution							
Jurisdiction	**Under 5**	**5 to 14**	**15 to 19**	**20 to 24**	**25 to 44**	**45 to 64**	**65 years+**
Monrovia	4.3%	12.7%	5.6%	6.1%	28.9%	28.5%	13.9%
Pasadena	6.6%	9.0%	4.6%	5.7%	33.2%	24.9%	15.9%
Arcadia	**5.0%**	**12.6%**	**6.3%**	**3.8%**	**23.8%**	**29.3%**	**19.3%**
El Monte	5.8%	13.3%	6.5%	7.9%	28.5%	24.6%	13.4%
Los Angeles County	6.1%	12.1%	6.4%	7.1%	29.8%	25.2%	13.2%
Source: American Community Survey, 5-Year Estimates, 2019							

C. Race/Ethnicity Characteristics

Racial and ethnic composition within a City is important to understand and analyze the different needs and implications for housing in a community. It is common for different racial and ethnic groups to have different household characteristics, income levels, and cultural backgrounds which may affect their housing needs, housing choice, and housing types. Cultural influences may reflect preference for a specific type of housing. Ethnicity can also correlate with other characteristics such as location choices, mobility, and income. This is analyzed further in the Affirmatively Furthering Fair Housing discussion within the Housing Constraints section of the Housing Element.

Figure 2-3 displays the 2019 American Community Survey racial and ethnic compositions data for both the City of Arcadia and the County of Los Angeles. According to the data, over half of the population in Arcadia identifies as Asian (64.2 percent) with the next largest population identifying White (30.7 percent), and 4.9 percent as Some Other Race. Conversely, the majority of Los Angeles County identified as White (54.4 percent) with 16.3 identifying as Asian and 22.2 percent identified as Some Other Race. Those who identified as two or more races accounted for 3.5 percent of the population in Arcadia and about four percent in the County. Los Angeles County had a larger percentage of the population who identified as Black, 9.2 percent compared to 2.7 percent in Arcadia. Additionally, both the percentage of American Indian and Native Alaskan population and the Native Hawaiian or Other Pacific Islander population were under two percent in the County and in Arcadia.

Figure 2-3: Racial/Ethnic Composition, 2019



	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino (of any race)
Arcadia	30.70%	2.70%	0.40%	64.20%	0.70%	4.90%	3.50%	11.10%
Los Angeles County	54.40%	9.20%	1.60%	16.30%	0.60%	22.20%	4.00%	48.50%

Source: American Community Survey 5-Year Estimates, 2019.

Table 2-3 below displays Racial and Ethnic Composition data for Arcadia, the County and surrounding jurisdictions. Trends similar to those expressed in **Figure 2-3** above show the population identified as Asian is the largest population while the second largest population identified as White in Arcadia. Overall, El Monte had the largest percentage of persons, of any race, who reported Hispanic or Latino (65.7 percent) and the second lowest percentage of persons who reported White (39.9 percent). Persons who reported Native Hawaiian or Other Pacific Islander counted as less than two percent in all jurisdictions as shown in **Table 2-3**. Overall, the racial and ethnic compositions of each city and the County of Los Angeles vary in many aspects, however groups such as American Indian and Alaska Native as well as Native Hawaiian and Other Pacific Islander make up small portions of all populations in Arcadia and its neighboring jurisdictions.

Table 2-3: Racial/Ethnic Composition, 2019								
Jurisdiction	**White**	**Black**	**American Indian and Alaska Native**	**Asian**	**Native Hawaiian or Other Pacific Islander**	**Some Other Race**	**Two or More Races**	**Hispanic or Latino (of any race)**
Monrovia	67.80%	6.80%	2.50%	17.10%	1.30%	11.00%	5.80%	41.10%
Pasadena	54.60%	10.50%	1.20%	19.60%	0.50%	19.00%	4.90%	34.90%
Arcadia	**30.70%**	**2.70%**	**0.40%**	**64.20%**	**0.70%**	**4.90%**	**3.50%**	**11.10%**
El Monte	39.90%	0.90%	3.20%	29.10%	1.00%	29.40%	3.30%	65.70%
Los Angeles County	54.40%	9.20%	1.60%	16.30%	0.60%	22.20%	4.00%	48.50%
Source: American Community Survey, 5-Year Estimates, 2019								

The Census and the 2019 ACS report significant changes in Arcadia's racial and ethnic demographics from 2010 to 2019, displayed below in **Table 2-4.** The Asian population makes up the largest racial/ethnic group within Arcadia. The percentage of population reported Asian increased about 7.13 percent from 2010 to 2015 and another 6 percent from 2015 to 2019. The largest growth experienced in a population is shown in the Native Hawaiian or Other Pacific Islander population, which grew from 94 persons in 2010 to 418 persons in 2019 (over 344 percent change), however it should be noted that smaller group's growth rates increase more quickly as individuals move into the group. The population reported as Some Other Race experienced an increase (20.98 percent increase) through 2015, then a 29.53 percent decrease through 2019. Persons of any race who reported Hispanic or Latino increased by 6.62 percent in the five years from 2010 to 2015 and decreased by 10 percent through 2019. There were two groups that experienced all around decreases in their populations from 2010 through 2019—American Indian and Alaska Native as well as White. The American Indian and Alaska Native population experienced a population decline of 28.2 percent from 2010 to 2019. The data shows that the population which identified as White decreased 4.84 percent from 2010 to 2015, and also decreased by 4.59 percent growth from 2015 to 2019 (from 18,726 to 17,866 individuals). Overall, many of the racial and ethnic groups are growing in Arcadia with a few exceptions. The Asian population has been the largest racial group within the City from 2010 and remains the dominant group as of 2019.

Table 2-4: Racial/Ethnic Composition, 2019					
Race/Ethnicity	**2010**	**2015**	**2019**	**Percent Change 2010 to 2015**	**Percent Change 2015 to 2019**
White	19,679	18,726	17,866	-4.84%	-4.59%
Black	654	1,069	1,573	63.46%	47.15%
American Indian and Alaska Native	344	255	247	-25.87%	-3.14%
Asian	32,853	35,194	37,307	7.13%	6.00%

Native Hawaiian or Other Pacific Islander	94	271	418	188.30%	54.24%
Some Other Race	3,322	4,019	2,832	20.98%	-29.53%
Two or More Races	1,132	1,870	2,012	65.19%	7.59%
Hispanic or Latino	6,725	7,170	6,453	6.62%	-10.00%
Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2019.					

2. Economic Characteristics

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. The data provides valuable insight into Arcadia's ability to access the housing market as well as identifies financial restraints consistent with housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community. Local employment growth is linked to local housing demand, with the reverse being true when employment rates decrease.

A. Employment and Wage Scale

For a City to achieve a healthy balance between jobs and housing, it is important to consider employment, wage and occupational characteristics and growth changes. The SCAG Growth Forecast Report estimates a large range of employment growth for the City of Arcadia and nearby cities. The data is shown in **Table 2-5.** From 2016 to 2045 the County of Los Angeles is expected to gain 51,000 jobs, an 18.95 percent increase. From 2016 to 2045, Arcadia's employment is expected to grow by 10.74 percent, creating 3,500 jobs. Nearby cities such as Pasadena and El Monte are expected to outpace Arcadia's employment growth from 2016 to 2045 (20.65 percent and 21.24 percent respectively). Increased employment in Arcadia and the surrounding jurisdictions could indicates an opportunity to look at mixed-use development, particularly near transit centers that connect to jurisdictions with growing employment centers.

Table 2-5: Employment Growth (2016-2045)

Jurisdiction	2016 Projected	2045 Projected	% Change 2016-2045	Numeric Change 2016-2045
Monrovia	22,700	24,800	9.25%	2,100
Pasadena	116,200	140,200	20.65%	24,000
Arcadia	**32,600**	**36,100**	**10.74%**	**3,500**
El Monte	30,600	37,100	21.24%	6,500
Los Angeles County	269,100	320,100	18.95%	51,000
Source: *SCAG 2016-2040 Regional Growth* Forecast *by Jurisdiction Report.*				

Analyzing the employment by sector in a city is important in understanding growth changes, income and wages, access to different types of housing, as well as what housing needs maybe be present. **Table 2-6** displays the data for employment by sector for the City of Arcadia in both 2010 and 2019. The table shows that the largest percentage of employed persons in Arcadia work in education services, healthcare, and social assistance industries (22.57 percent in 2010 and 23.31 percent in 2019). Professional, scientific, management, and administrative services make up the second largest group of employment in Arcadia, however from 2010 through 2019, there has been a slight decline of persons participating in these fields.

Persons working in finance and insurance as well as real estate and rental housing are the third largest employment groups in Arcadia in 2010 and remain as such through 2019. Both manufacturing and retail trade industries employ a fairly large percentage of Arcadia, however, the data shows a decrease of 26.28 percent in retail trade from 2010 through 2019. The City of Arcadia has a relatively high income with a median income about 38 percent higher than the County's median income (see **Table 2-15**). Arcadia's high median income could be due to the higher percentage of persons employed in education, professional, health care, and management industries.

Table 2-6: Employment by Sector (2010 & 2019)

Industry Sector	2010		2019		Percent Change 2010-2019
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	40	0.15%	101	0.38%	152.50%
Construction	919	3.44%	864	3.28%	-5.98%
Manufacturing	2091	7.82%	2,363	8.98%	13.01%
Wholesale trade	1987	7.43%	1,984	7.54%	-0.15%
Retail trade	2698	10.09%	1,989	7.56%	-26.28%
Transportation and warehousing, and utilities	915	3.42%	1,479	5.62%	61.64%
Information	789	2.95%	806	3.06%	2.15%
Finance and insurance, and real estate and rental leasing	3286	12.29%	2,775	10.55%	-15.55%
Professional, scientific, management, and administrative services	3770	14.10%	3,612	13.73%	-4.19%
Education services, health care, and social assistance	6035	22.57%	6,131	23.31%	1.59%
Arts, entertainment, recreation, accommodation, and food services	2291	8.57%	2,081	7.91%	-9.17%
Other services (except public administration)	1057	3.95%	1,015	3.86%	-3.97%
Public Administration	865	3.23%	1,107	4.21%	27.98%
Total	26,743	100.00%	34,867	100.00%	30.38%

Source: American Community Survey, 5-Year Estimates, 2010 and 2019.

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current housing affordability and needs, as well as projected needs. Economists identify a 3.5 to 4.5 percent unemployment as natural, in that it reflects the real voluntary economic forces

within a City.[1] According to the ACS data, (**Table 2-7**) in 2019, Arcadia experienced a 2.7 percent unemployment rate, slightly lower than the County's 3.9 percent unemployment rate. Both Pasadena and El Monte had higher unemployment rates in 2019 compared to Arcadia (2.8 and 3.8 percent respectively). Arcadia had one of the lowest unemployment rates in the area in 2019.

Table 2-7: Unemployment Rate, 2019

Jurisdiction	Unemployment rate
Monrovia	4.0%
Pasadena	2.8%
Arcadia	**2.7%**
El Monte	3.8%
Los Angeles County	3.9%

Source: American Community Survey, 5-Year Estimates, 2019.
**Population 16 years and over*

Table 2-8 displays the average annual wage for occupations compiled by the California Employment Development Department (EDD) for the Los Angeles County Metropolitan Statistical Area in 2021. The median income for the City is $93,574 (See **Table 2-14**)**.** Management, Legal, and Healthcare Practitioners and Technical occupations were among the highest paying professions in the region. Additionally, occupations such as Architecture and Engineering as well as Computer and Mathematical occupations offer above median income pay. Life, Physical, and Social Science occupations offer just below median income salaries and are among the more common occupations in Arcadia.

Table 2-8: Mean Salary by Occupation in Los Angeles County, 2021

Occupation	Salary
Management	$140,550
Legal	$137,750
Healthcare Practitioners and Technical	$105,055
Architecture and Engineering	$104,271
Computer and Mathematical	$104,033
Life, Physical and Social Sciences	$94,890
Business and Financial Operations	$87,545
Education, Training and Library	$75,433
Arts, Design, Entertainment, Sports and Media	$90,874
Construction and Extraction	$64,680
Protective Services	$67,082
Community and Social Service	$64,145
Installation, Maintenance and Repair	$60,025
Sales	$51,016
Office and Administration Support	$48,540

[1] Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020

Production	$43,266
Transportation and Material Moving	$45,165
Healthcare Support	$36,196
Building, Grounds Cleaning, and Maintenance	$40,449
Personal Care and Service	$41,313
Farming, Fishing and Forestry	$37,535
Food Preparation and Serving Related	$34,405
Source: California Employment Development Division, Occupational Wage data, 2020.	

3. Household Characteristics

A household is considered all persons who occupy one housing unit, as defined by the Census; this may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Nursing facilities, residential care facilities, dormitories, and other group living situations are not considered a housing unit.

Information on household characteristics is important in analyzing and understanding growth and determining the housing needs of a community. Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low income households. For example, if a City has a prominent aging population, who are homeowners but live on fixed incomes, it may consider implementing a home beautification assistance program.

A. Household Type

Table 2-9 displays American Community Survey data from 2019 reporting household characteristics for Arcadia and nearby jurisdictions. The ACS reported that the majority of households in Arcadia were married-couple family households (58 percent). All other surrounding jurisdictions have somewhat lower proportions of married family households when compared to Arcadia. Non-family households, which includes persons living in the same house who are not related, such as roommates, made up about 20 percent of all households in Arcadia in 2019. Female-headed households made up approximately 16.63 percent of total households in Arcadia. El Monte has a slightly higher proportion of female-headed households than Arcadia, however, the other surrounding jurisdictions, including Los Angeles County, have lower proportions of female-headed households in their overall household types. Overall, Arcadia's breakdown of household characteristics is similar to surrounding jurisdictions and the County of Los Angeles.

Table 2-9: Household Characteristics (2019)

Jurisdiction	Married-couple Family Households	% of Total Households	Female-headed Household, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Monrovia	5,840	45.17%	1,964	15.19%	4,165	32.22%	**12,928**
Pasadena	22,980	41.61%	5,722	10.36%	23,983	43.43%	**55,224**

Arcadia	**11,357**	**58.18%**	**3,246**	**16.63%**	**3,931**	**20.14%**	**19,520**
El Monte	14,672	49.05%	5,803	19.40%	5,950	19.89%	**29,913**
Los Angeles County	1,495,658	45.09%	488,776	14.74%	1,105,856	33.34%	**3,316,795**
Source: American Community Survey, 5-Year Estimates, 2019.							

Table 2-10 displays the changes in household types in Arcadia from 2010 to 2019. In 2010, the ACS estimated about 59 percent of all households to be married-couple family households, and this number remained nearly identical over the decade. Non-family households saw a decrease from 23.87 percent in 2010 to 20.14 percent in 2019, and female headed households increased from 12.58 percent in 2010 to 16.63 percent in 2019. Overall, total households in Arcadia increased moderately from an estimated 18,983 to an estimated 19,520 over the course of nine years.

Table 2-10: Changes in Household Types

Household Types	2010	Percent	2015	Percent	2019	Percent
Married-couple Family Households	11,225	59.13%	11,494	58.77%	11,357	58.18%
Female headed Household, No Spouse Present	2,388	12.58%	2,561	13.09%	3,246	16.63%
Nonfamily Household	4,531	23.87%	4,482	22.92%	3,931	20.14%
Total Households	**18,983**	**100.00%**	**19,559**	**100.00%**	**19,520**	**100.0%**
Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.						

B. Household Size

Household size is an indicator of both population growth and the character of households. Average household size can be both a result and indicator of housing affordability and other household economic conditions, and it is important in understanding housing needs. Overcrowding is a result of having inadequate space for a household and considered a burden on a household; therefore, cities must analyze their average person per household size to appropriately respond to the type of housing needs in their community.

Table 2-11 displays the average household size for Arcadia as well as surrounding jurisdictions and the County of Los Angeles. According to the ACS 2019 estimates, Arcadia's average household size in 2019 was 2.95. Nearby jurisdictions had a range of 2.49 persons per household in Pasadena, to 3.82 persons per household in El Monte. The County of Los Angeles averaged an estimated 2.99 persons per household. Overall, the City of Arcadia was not demonstrated as an outlier, having an average household size consistent with neighboring cities and the County.

Table 2-11: Average Household Size	
Jurisdiction	**Average Persons per Household**
Monrovia	2.83
Pasadena	2.49
Arcadia	**2.95**
El Monte	3.82
Los Angeles County	2.99
Source: American Community Survey, 5-Year Estimates, 2019.	

Table 2-12 depicts the SCAG 2016 to 2045 Final Growth Forecast expected growth in Arcadia and surrounding jurisdictions. From 2016 to 2045, Arcadia is projected to experience a 16.84 percent in household growth. Among surrounding jurisdictions, El Monte is expected to experience the most population growth followed by Arcadia. The growth rates of Pasadena and Monrovia are lower at 5.94 percent and 10.87 percent respectively. Overall, Los Angeles County can expect a 24.10 percent increase in total households, from 3,319,000 in 2016 to 4,119,000 by 2045.

Table 2-12: Household Growth Forecast, 2016-2045			
Jurisdiction	**2016**	**2045**	**Percent Change from 2016 - 2045**
El Monte	27,500	36,300	24.82%
Pasadena	56,300	65,100	5.94%
Arcadia	**19,600**	**22,400**	**16.84%**
Monrovia	14,000	16,700	10.87%
Los Angeles County	3,319,000	4,119,000	24.10%
Source: SCAG 2016-2040 Final Growth Forecast by Jurisdiction Report.			

C. Household Income

Household income is directly connected to affordability; as household income increases, it is more likely that the household can afford market rate housing units, larger units, and/or can pursue ownership opportunities. As household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidence of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Income (AMI) of Los Angeles County;

- Extremely Low income: households earning up to 30 percent of the AMI
- Very Low income: households earning between 31 and 50 percent of the AMI
- Low income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2013-2017 ACS data is used below. The extremely low, very low, and low income groups are combined and referred to as lower income

in the sites analysis as these categories qualify as needing affordable housing, however each category is analyzed individually here.[2] In 2017, approximately ~~71.3~~63.58 percent of Arcadia households earned moderate to above moderate incomes (**Table 2-13**), while the remaining ~~28.7~~36.42 percent had incomes in the extremely low, very low and low income categories. There were more homeowners in the City than renters, and homeowners typically fell within higher income brackets than lower income earners. Renter income distribution was fairly even throughout the lowest three categories, however there were a large number of renters in the Moderate and Above Moderate categories. Overall, most people living in Arcadia earned within the Moderate and Above Moderate bracket and were homeowners.

Table 2-13: Households by Income Category in Arcadia, 2017

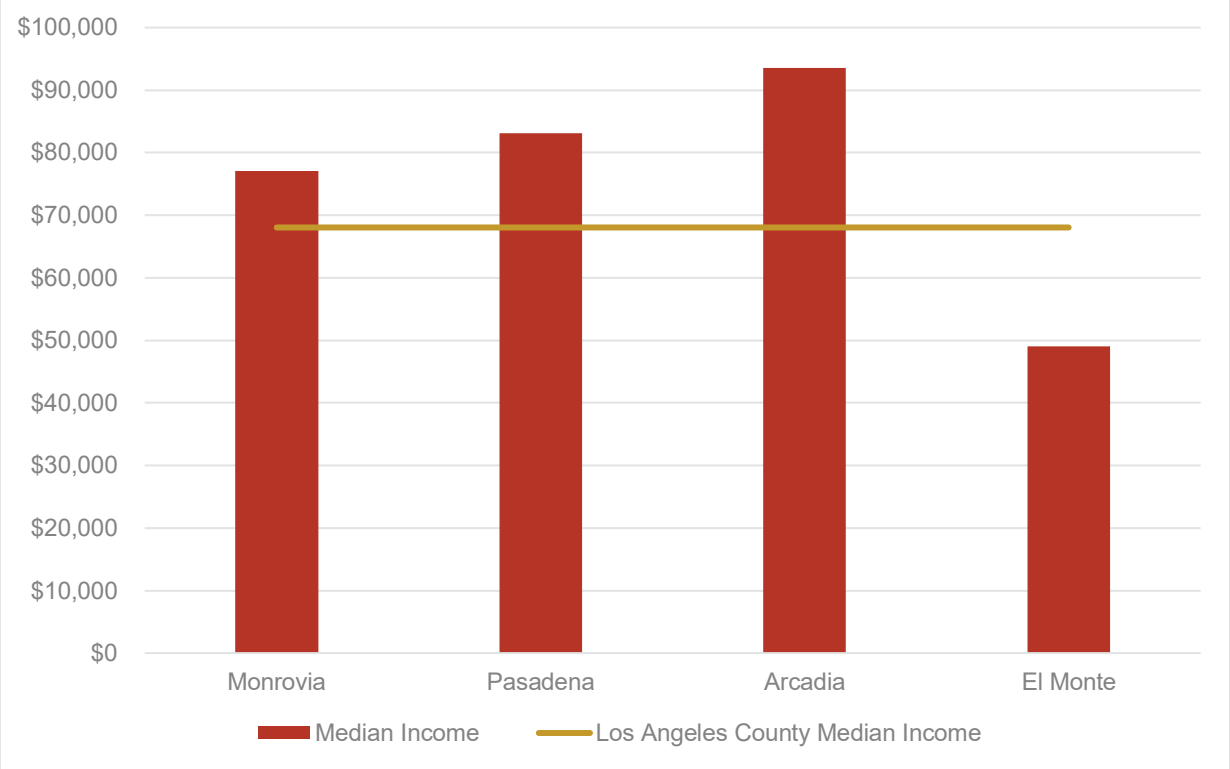
Income Category (% of County AMI)	Households		Percent		Total Households
	Owner	Renter	Owner	Renter	
Extremely Low (30% AMI or less)	1,020	1,495	5.25%	7.69%	2,515
Very Low (31 to 50% AMI)	970	1,145	4.99%	5.89%	2,115
Low (51 to 80% AMI)	1,275	1,180	6.56%	6.07%	2,455
Moderate or Above (over 80% AMI)	8,450	3,910	43.47%	20.11%	12,360
Total	**11,715**	**7,730**	**60.26%**	**39.76%**	**19,440**

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Household income is a good measure of a community's affordability levels. The median household income in Arcadia is approximately 37 percent higher than the median income in Los Angeles County (see **Figure 2-4** and **Table 2-14**). While Arcadia's income is significantly higher than the County's, it is comparable to the neighboring City of Pasadena's median income of $83,068. Arcadia's median income is significantly higher than El Monte and Monrovia. Overall, Arcadia has a higher income than the surrounding jurisdictions analyzed and Los Angeles County.

[2] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

Figure 2-4: Median Household Income by City (2013-2017)



Source: American Community Survey, 5-Year Estimates, 2019.

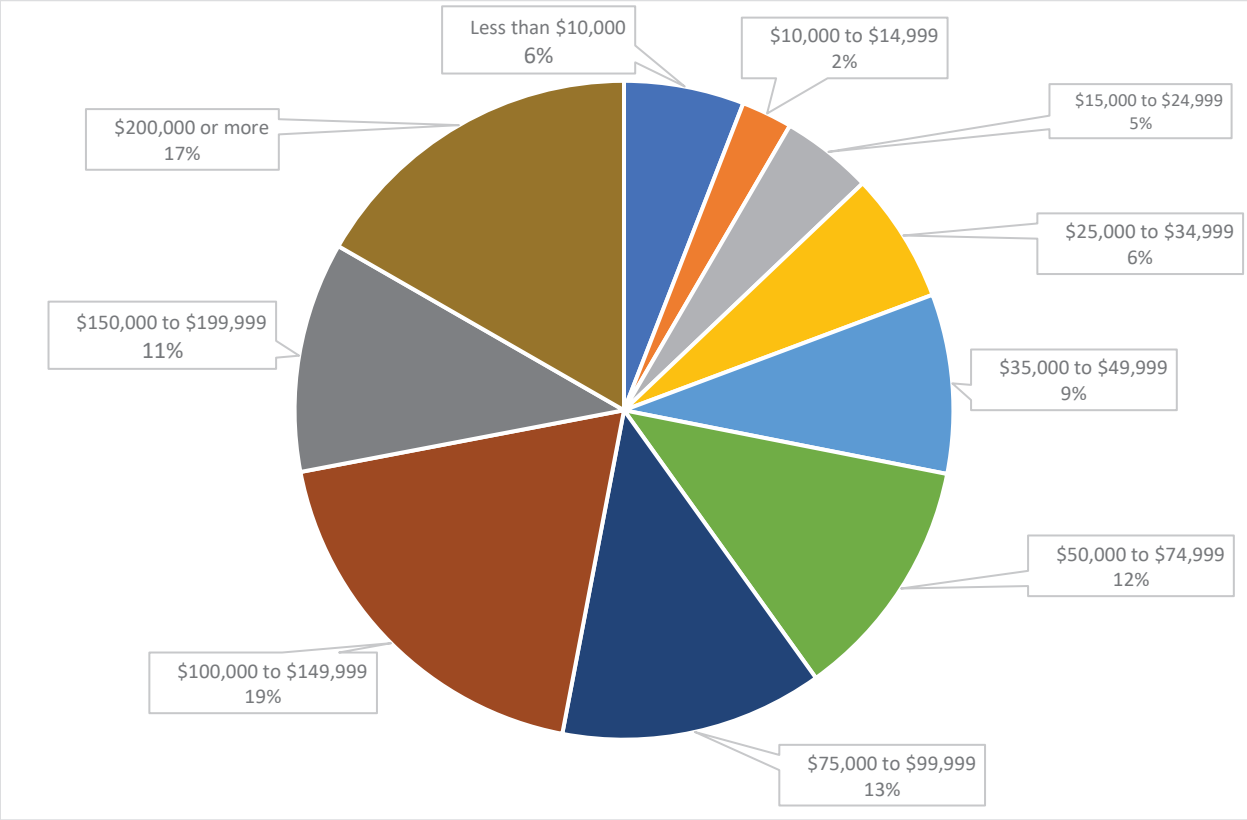
Table 2-14: Median Household Income

Jurisdiction	Median Income	Percent Above/Below Regional Median
Monrovia	$77,111	13.33%
Pasadena	$83,068	22.08%
Arcadia	**$93,574**	**37.52%**
El Monte	$49,003	-27.98%
Los Angeles County	$68,044	0.00%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 2-5 shows that more than half the households in Arcadia (60 percent) had an income of $75,000 or higher. Of the households which made more than $75,000 per year, the majority had a household income above $100,000 per year in 2019, with 16.7 percent households making $200,000 or more and 11.3 percent of households making $150,000 to 199,999. About thirteen percent of households made less than $24,000, and about 15 percent made $25,000 to $49,999. Overall, the majority of Arcadia's households have moderate to high incomes.

Figure 2-5: Arcadia Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2019.

3. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the Department of Housing and Urban Development provides detailed information on housing needs by income level for different types of households in Los Angeles County including the City of Arcadia. The most recent available CHAS data for Los Angeles was published in August 2019 and was based on 2013-2017 ACS data. Housing problems considered by CHAS include:

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

The types of problems in Arcadia vary according to household income, type, and tenure (**Table 2-15**). These include:

- In general, owner-households had a lower rate of reported housing problems with just 18.86 percent reporting a housing problem and 38.44 percent reporting no housing problem.
- Approximately 20 percent of renters reported a housing problem and 17.86 percent reported no problems.

- Additionally, about 13 percent of renters reported a severe housing problem and just over 11 percent of owners reported a severe housing problem.
- Overall, renters were disproportionately affected by any housing problems in the City of Arcadia.

Table 2-15: Housing Assistance Needs of Lower Income Households

Housing Problem Overview*	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Housing Problems	3,770	18.86%	3,955	19.78%	7,725	38.64%
Household has none of 4 Housing Problems	7,684	38.44%	3,570	17.86%	11,255	56.30%
Cost Burden not available, no other problems	260	1.30%	205	1.03%	465	2.33%
Total	11,715	58.60%	7,730	38.67%	19,990	100.00%
Severe Housing Problem Overview**	**Owner**	**% of total HH**	**Renter**	**% of total HH**	**Total**	**% of total HH**
Household has at least 1 of 4 Severe Housing Problems	2,190	11.27%	2,475	12.73%	4,665	24.00%
Household has none of 4 Severe Housing Problems	9,265	47.66%	5,045	25.95%	14,310	73.61%
Cost Burden not available, no other problems	260	1.34%	205	1.05%	465	2.39%
Total	11,715	64.40%	7,730	35.60%	19,440	100.00%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.
Note: "% of total HH"= Percent of total Households in the City of Arcadia
** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*
*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*

A. Overcrowding

A combination of low incomes and high housing costs forces households to live in overcrowded conditions. "Overcrowding" is generally defined as a housing unit occupied by more than one person per room in a

house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city. The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions.

Table 2-16: Overcrowding by Tenure in Arcadia

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	Percent of Total Overcrowded Housing Units	Count	Percent of Total Overcrowded Housing Units	Count	Percent of Total Overcrowded Housing Units
Owner Occupied	131	17.82%	69	9.39%	200	27.21%
Renter Occupied	419	57.01%	116	15.78%	535	72.79%
Total	550	74.83%	185	25.17%	735	100%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-16, above, displays data for overcrowding in Arcadia by tenure (homeowner or renter) in 2019. The ACS reported a total of 735 overcrowded and severely overcrowded units in Arcadia in 2019. Out of all~~Of allthe~~ overcrowded units, 185, or 25.17 percent were severely overcrowded. Additionally, renters were more often disproportionately affected by overcrowding than homeowners as nearly 73 percent of all overcrowded and severely overcrowded units were occupied by renters. Although these numbers appear high, overcrowded units make up 3.8 percent of total households in Arcadia (735 households out of 19,520).

Table 2-17, below, compares overcrowding in Arcadia to nearby Jurisdictions and the County of Los Angeles. According to the data, Pasadena experienced the highest rate of overcrowding for renters and the lowest for homeowners. Additionally, Arcadia was the only City with lower overcrowding for renters and higher overcrowding for homeowners than the County's averages for owner occupied units and for renter occupied units. All other cities compared had a higher overcrowding rate for renters and a lower overcrowding rate for owner occupied units than the County. However, it should be noted that Arcadia has the one of the lowest amounts of overcrowded units overall, only second to Monrovia.

Table 2-17: Overcrowded Housing Units by Tenure				
Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Monrovia	134	19.56%	551	80.44%
Pasadena	472	15.61%	2,552	84.39%
Arcadia	**200**	**27.21%**	**535**	**72.79%**
El Monte	1,215	21.08%	4,550	78.92%
Los Angeles County	86,661	22.48%	298,761	77.52%
Source: American Community Survey, 5-Year Estimates, 2019.				

B. Overpayment (Cost Burden) In Relationship to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. Understanding and measuring overpayment for housing in a community is an indicator of the dynamics of demand and supply.

Per the Housing and Urban Development CHAS report, shown in **Table 2-18**, 11,075 households in Arcadia experienced some type of overpayment.[3] **Table 2-18** describes the relationship between overpayment and a household's income. It is shown that families that have a lower household income (those below 50 of the HAMFI), are more likely to experience overpayment for housing, most likely because it takes a larger portion of their income. Approximately 56 percent of renter households that make less than 30 percent of the median income experience a cost burden of greater than 50 percent when paying for housing. The data in **Table 2-18** shows that cost burden is more intense for renters in the lower income categories, however when household income increases, home owners are more highly affected. The general pattern is that the amount of households that experience high cost burdens (over 50 percent) decreases as incomes increase.

[3] 11,765 may double count households who reported a cost burden, for example a household may have a 50 percent cost burden and reported both a 30 percent and a 50 percent cost burden.

Lower cost burdens, those less than 30 percent of a household's income, generally dip down and then increase when the household income reaches 100 percent of the average.

Table 2-18: Summary of Housing Overpayment

Income by Cost Burden*	Owner				Renter				Total
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH	
Household Income is less-than or = 30%	725	20.28%	575	29.04%	1,120	31.46%	1,100	56.12%	3,520
Household Income >30% to less-than or = 50% HAMFI	605	16.92%	455	22.98%	1,095	30.76%	655	33.42%	2,810
Household Income >50% to less-than or = 80% HAMFI	605	16.92%	470	23.74%	775	21.77%	170	8.67%	2,020
Household Income >80% to less-than or = 100% HAMFI	220	6.15%	135	6.82%	175	4.92%	35	1.79%	565
Household Income >100% HAMFI	1,420	39.72%	345	17.42%	395	11.10%	0	0	2,160
Total	3,575	-	1,980	-	3,560	-	1,960	-	**11,075**

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

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

Note: HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

4. Special Needs Groups

Certain households may have more difficulty in finding adequate and affordable housing due to special circumstances, therefore, it is important to understand the demographics of persons with special needs to recognize how it influences the housing needs within a community. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farmworkers. In addition, many often have lower incomes because of their conditions. **Table 2-19** displays the data for persons with special needs in Arcadia and Los Angeles County in the case of farmworkers.

Table 2-19: Special Needs Groups

Special Needs Groups	# of People or Households
Households with Seniors (65 years and over)*	7,202
Seniors Living Alone	1,694
Persons with Disabilities	10,062
Person with developmental disabilities	7,896
Large Households (5 or more persons per household)	2,179
Single-Parent Households	4,232
Single-Parent, Female Headed Households with Children (under 18 years)	3,246
People Living in Poverty	5,486
Farmworkers**	3,266
Migrant	22
Permanent	1,749
Seasonal	-
Homeless	106
Students	4,200

Source: American Community Survey, 5-Year Estimates, 2019
Los Angeles Point in Time Count, 2020.
**This number represents the number of individual households that house seniors, not the number of individual seniors within these households.*
***Farmworkers in LA County*

A. Seniors

The senior population, generally defined as those 65 years of age and over, have several concerns that impact housing, including limited and fixed incomes, high health care costs, transit dependency, and living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. A limited income for many seniors often makes it difficult to find affordable housing. **Table 2-20** compares Arcadia's senior population to Los Angeles County and nearby cities. The data reports than in Arcadia 19.08 percent of the population is age 65 or over, or a total of 11,095 persons. Among the senior population, 1,694 live alone, and 7,202 households have persons 65 years and over living in them (see **Table 2-19**). In 2019, the ACS reported 13.25 percent of Los Angeles County's population to be age 65 or over, consistent with surrounding jurisdiction senior population. The highest senior population being Arcadia (19.08 percent), and the County having the lowest (13.25 percent).

Table 2-20: Persons Age 65 and Over		
Jurisdiction	**Population Count**	**Percent**
Monrovia	5,101	13.86%
Pasadena	22,536	15.95%
Arcadia	**11,095**	**19.08%**
El Monte	15,558	13.47%
Los Angeles County	1,335,978	13.25%
Source: American Community Survey, 5-Year Estimates, 2019.		

In addition to overpayment problems experienced by seniors, due to relatively fixed incomes, many seniors experience various disabilities and self-care limitations. Approximately 5,626 seniors in Arcadia identified one or more disabilities in 2019, according to the ACS. Among these disabilities, the most common were ambulatory disabilities and independent living difficulty.

B. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. The American Community Survey (ACS) identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?

- Ambulatory Difficulty: Does this person have serious difficulty walking or climbing stairs?
- Self-Care Difficulty: Does this person have difficulty dressing or bathing?
- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

According to the 2019 ACS, about 17 percent of Arcadia's populations reported one or more disabilities as shown in **Table 2-21**. Of that 17 percent, persons with ambulatory difficulty comprised the highest percent (26.43 percent), persons with an independent Living Difficulty were the second largest group (21.53 percent), and the population with a Self-care Difficulty comprised about 15.51 percent of people with disabilities. Overall, persons over the age of 65 were more likely to have a reported disability. For the population under the age of 18, the most common reported disability was cognitive disabilities. Similarly, for those between the ages of 18 and 65, the most common reported disabilities were cognitive difficulty, ambulatory difficulty, and independent living difficulty.

Table 2-21: Disability Status

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	19	273	1,152	1,444	14.35%	2.49%
Population with a Vision Difficulty	34	280	388	702	6.98%	1.21%
Population with a Cognitive Difficulty	213	689	628	1,530	15.21%	2.64%
Population with an Ambulatory Difficulty	84	628	1,947	2,659	26.43%	4.59%
Population with a Self-care Difficulty	140	376	1045	1,561	15.51%	2.69%
Population with an independent Living Difficulty	--	633	1,533	2,166	21.53%	3.74%
Total	490	2879	6693	10062	100.00%	17.37%

Source: American Community Survey, 5-Year Estimates, 2019.
**This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 2-18.*

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

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

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

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

According to the San Gabriel/Pomona Regional Center– Disparity Data Report for 2017-2018, a total of 14,809 individuals from the San Gabriel Valley diagnosed with developmental disabilities received services. Of those who received services, 17.5 percent were White, 12.2 percent were Asian, 5.3 percent were Black/African American, and 8.4 percent reported Other. Approximately 56.4 percent of individuals reported their ethnicity as Hispanic or Latino.[4]

Many people with developmental disabilities can live and work independently within a conventional housing environment. Individuals with more severe developmental disabilities 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 persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

C. Large Households

Large Households are defined as households consisting of five or more persons. Such households comprise a special needs groups because many communities have a limited supply of adequately sized and affordable housing units. To save for other necessities such as food, clothing and medical care, it is

[4] https://www.sgprc.org/home/showpublisheddocument?id=3571

common for lower income large households to reside in smaller units with an inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that a large family will experience overcrowding in comparison to smaller families. Additionally, throughout the region, larger single-family homes, whether to rent or own, are generally not affordable to most lower income households.

According to the ACS 2019 estimates, Arcadia had 2,179 large households. Of those large households, the largest group were five person households (7.3 percent of all large households). **Table 2-22** also shows that, while there is a fairly even split of owner and renter large households, however homeowners were slightly more likely to have a household of five or more.

Table 2-22: Large Households (by Tenure)

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	839	7.2%	590	7.5%	1,429	7.3%
6-person household	332	2.9%	76	0.7%	408	2.1%
7-or-more person Households	212	1.8%	130	1.1%	342	1.8%
Total	**1383**	**11.9%**	**796**	**6.9%**	**2,179**	**11.2%**

Source: American Community Survey, 5-Year Estimates, 2019.

D. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single mothers often face social marginalization pressures that often limit their occupational choices and income earning potential, housing options and access to supportive services.

According to the 2019 ACS, the majority of single parent households in Arcadia are female headed (~~4.5~~76.7 percent) as shown in **Table 2-23** below. Los Angeles County estimated about ~~5.1~~68.3 percent of single parent homes headed by females. Overall, there were ~~881~~ 649 female-headed, single parent households living below the poverty level in Arcadia, about 20 ~~4.5~~ percent of female-headed,~~all~~ single parent households. The County of Los Angeles has a higher percent of female-headed single parent households living below the poverty line at ~~6.3~~22.6 percent (~~211,462~~110,463 households).

Table 2-23: Single Parent Households

Jurisdiction	Single Parent-Male, No Spouse Present	Single Parent-Female, No Spouse Present	Single Parent Female-Lead Households Living in Poverty

	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent- Female HH
Arcadia	~~2,356~~986	~~31.09~~23.3%	~~5,222~~3,246	~~68.91~~76.7%	~~649~~1,037	~~5.30~~20%
Los Angeles County	~~640,636~~226,505	~~40.14~~61.67%	~~488,776~~955,444	~~59.86~~68.3%	~~211,462~~110,463	~~6.30~~22.6%
Source: American Community Survey, 5-Year Estimates, 2019.						

E. Farmworkers and Racetrack Workers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a state and county level. Within the County of Los Angeles, there were a total of 3,266 hired farm workers in 2017. A total of 1,749 are considered permanent, working 150 days or more and a total of 1,517 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of Los Angeles reported 395 total migrant farmworkers, 365 of which worked on farms with full time hired labor and 30 worked on farms with only contract labor.

While there are farmworkers in the County of Los Angeles, ~~T~~the City of Arcadia does not have any agricultural land nor does the City house a population of farmworkers. The Santa Anita Racetrack in the City of Arcadia ~~the presence of the Santa Anita Racetrack~~ brings seasonal racetrack workers in to live and work on the site. The racetrack provides housing for those who work with horses, backstretch workers, and more. This is a special population that is unique to Arcadia and perhaps several additional cities in the State. The City has identified this group as a special needs population that faces challenges with regards to housing and living conditions ~~However it is important to note the median annual earnings for occupations associated with farm work. The median income for the agriculture, forestry, fishing, hunting, and mining industries in Arcadia is $36,516. The City's median income is $93,574, thus the median income for farmworkers falls below 50 percent of the County's median income and is considered a very low income population.~~

~~While the City of Arcadia does not have farmworkers due to the lack of agricultural land, the presence of the Santa Anita Racetrack brings seasonal racetrack workers in to live and work on the site. The racetrack provides housing for those who work with horses, backstretch workers, and more. This is a special population that is unique to Arcadia and perhaps several additional cities in the State. The City has identified this group as a special needs population that faces challenges with regards to housing and living conditions~~.

F. Students

The college student population can be another factor in housing demand in the City. According to the 2019 5- year estimate there were a total of 3,216 enrolled undergraduate college students that reside in Arcadia

and 984 enrolled graduate professional students. Combining the undergraduate and graduate enrolled population equates to 7.2 percent of the population of the City.

Arcadia is located near the Point Loma Nazarene University Arcadia Campus, Kingston College and California Institute of Technology. The 2019 ACS reported that an estimated 4,200 persons in Arcadia were enrolled in college or graduate school, about 7.2 percent of the population. While many of the City's college students most likely reside with their parents, some students reside in Arcadia in their own independent housing. The City of Arcadia recognizes that affordability of housing may provide a burden on students in the City.

G. Extremely Low income Households and Poverty Status

The 2013-2017 CHAS data indicates there were approximately 2,115 very low income households living in the City of Arcadia. Very low income households are those households that earn 50 percent or less of the median family income (MFI) for Los Angeles County. Extremely low income households are those households, which earn less than 30 percent of the MFI. There are approximately 2,515 extremely low income households in Arcadia (renters and owners). **Table 2-24** below, includes data characterizing affordability and cost burden for various income groups. The four housing problems as identified by the 2013-2017 CHAS report are:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1 person per room, and
- Cost burden greater than 30%.

The four severe housing problems, as identified by the 2013-2017 CHAS report are:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1.5 persons per room, and
- Cost burden greater than 50%.

Table 2-24: Housing Problems for All Households (by Income Category)

Income Category	Owner					
	Household has at least 1 of 4 Housing Problems	% of Owner HH	Household has none of 4 Housing Problems	% of Owner HH	Cost Burden not available, no other Housing Problem	% of Owner HH
Household Income is less-than or = 30%	720	3.70%	40	0.21%	260	1.34%
Household Income >30% to less-than or = 50% HAMFI	605	3.11%	365	1.88%	0	0.00%
Household Income >50% to less-than or = 80% HAMFI	615	3.16%	660	3.39%	0	0.00%
Household Income >80% to less-than or = 100% HAMFI	215	1.11%	495	2.55%	0	0.00%
Household Income >100% HAMFI	1,610	8.28%	6,130	31.52%	0	0.00%
Total	3,770	19.39%	7,685	39.52%	260	1.34%
Income Category	**Renter**					
	Household has at least 1 of 4 Housing Problems	% of Renter HH	Household has none of 4 Housing Problems	% of Renter HH	Cost Burden not available, no other Housing Problem	% of Renter HH
Household Income is less-than or = 30%	1,145	5.89%	145	0.75%	205	1.05%
Household Income >30% to less-than or = 50% HAMFI	1,095	5.63%	50	0.26%	0	0.00%
Household Income >50% to less-than or = 80% HAMFI	845	4.35%	335	1.72%	0	0.00%
Household Income >80% to less-than or = 100% HAMFI	285	1.47%	505	2.60%	0	0.00%
Household Income >100% HAMFI	580	2.98%	2,530	13.01%	0	0.00%
Total	3,955	20.34%	3,570	18.36%	205	1.05%
Total Households (Owner and Renter)	**7,725**	**39.73%**	**11,255**	**57.88%**	**465**	**2.39%**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

According to HCD extremely low income households are defined as households that earn 0 to 30 percent of the local annual median income (AMI). In Arcadia, the threshold is based on the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan's AMI. For a family or household of four people, the maximum amount of annual income in the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan Area is $35,450 to be considered extremely low income.[5]

Table 2-25 below shows local, regional and statewide data regarding extremely low income households and their tenure. Arcadia has the lowest proportion of extremely low income households compared to the other jurisdictions. Los Angeles County has a higher proportion of extremely low income households in comparison to the State and City. It is more likely that an extremely low income household would own rather than rent housing in Arcadia than in the other jurisdictions. Although there is a higher rate of home ownership, there is a need for stable, affordable housing in the City.

Table 2-25: Extremely Low Income Households[1] by Tenure

	# of Extremely Low Income Owners	% of Total Extremely Low Income HH	# of Extremely Low Income Renters	% of Total Extremely Low Income HH	Total Extremely Low Income HH	% of Extremely Low Income HH in the Jurisdiction
Arcadia	1,020	41%	1,495	59%	2,515	13%
Los Angeles County	136,760	21%	504,295	79%	641,055	19%
California	536,865	27%	1,424,685	73%	1,961,550	15%

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.
1- ELI is defined as households that earn less up to 30 percent of AMI.

Table 2-26 shows cost burden for extremely low income households. The data shows 100 percent of ELI households experience some type of cost burden. Extremely low income families make up the largest group of people to experience a cost burden of greater than 50 percent. Extremely low income households also account for approximately 37 percent of households that experience cost burdens of greater than 30 percent.

Table 2-26: Extremely Low Income Household Overpayment

	Cost Burden of >30 percent	Percent of Extremely Low Income Households > 30 percent cost burden	Cost burden of > 50 percent	Percent of Extremely Low Income > 50 percent cost burden	Total Extremely Low Income HH Experiencing Cost Burden	Percent of Extremely Low Income Experiencing Cost Burden

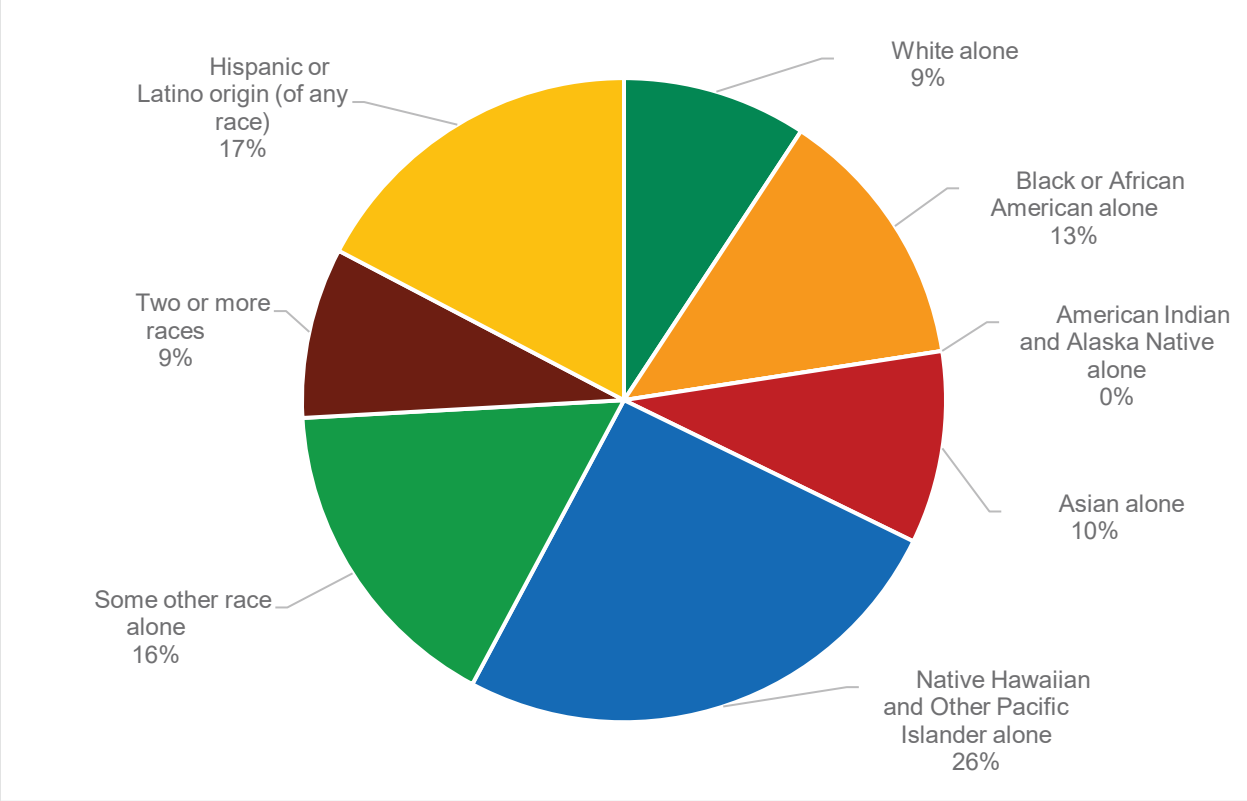
[5] HUD. 2021 Adjusted Home Income Limits. Available at https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_CA_2021.pdf. Accessed on December 7, 2021.

Extremely Low Income Owners	725	**39%**	575	**34%**	2,515	100%
Extremely Low Income Renters	1,120	**61%**	1100	**66%**		
Total	1,845	**100%**	1,675	**100%**	-	-

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.

According the 2019 ACS, 5,677 persons were reported to be living in poverty in Arcadia, which is about 9.8 percent of the population for whom poverty status could be determined (57,775 people in the City). **Figure 2-6** displays the percent of persons living in poverty by race or ethnicity and Hispanic or Latino origin, based on own race/ethnicity. The lowest percentage of persons identified as living in poverty was the American Indian and Alaska Native population at zero percent of all persons who reported American Indian and Alaska Native. Native Hawaiian and Other Pacific Islander was the highest percent of persons living in poverty at 26 percent of the population. Additionally, those who reported Hispanic or Latino origin and some other race were disproportionately affected by poverty at 17 and 16 percent. The White, Asian, and those who reported Two or More Races had some of the lowest levels of poverty at 9 percent, 10 percent and 9 percent respectively.

Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin



Source: American Community Survey, 5-Year Estimates, 2019.

H. Homeless

Homelessness has become an increasingly important issue. Factors contributing to the rise in incidents of homelessness include unemployment and underemployment, a lack of affordable housing (especially for extremely low income households), reductions in funding allocations directed to the poor, and the de-institutionalization of persons who are defined mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated. The following list includes the updated descriptions for what constitutes "homelessness" and explains how the definition from HUD changed:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness that applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

The HUD definition does not include the following: persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others); persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge); or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

Table 2-27 below displays data from the Los Angeles County Point in Time Count. The Count gathers data on the homeless population in the County as well as in all jurisdictions within the County. According to the data from 2017 to 2018 Arcadia experienced a slight drop in the homeless population, then a significant increase through 2020. Overall, Arcadia's homeless population was higher than nearby jurisdictions such as Monrovia and Pasadena (77 and 27 persons respectively). However, Arcadia did have a lower amount than El Monte. Overall, Arcadia has a moderate number of homeless individuals when compared to neighboring jurisdictions.

Table 2-27: Homelessness in Arcadia and Surrounding Cities

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change

Monrovia	42	69	27	80	77	-3
Pasadena	~~29~~575	~~27~~677	~~-2~~102	542~~29~~	~~27~~527	~~-2~~15
Arcadia	**17**	**15**	**-2**	**77**	**106**	**29**
El Monte	240	517	277	428	433	5
Los Angeles County	45,979	45,039	-940	49,521	54,291	4,770

Source: Los Angeles Point in Time Count, 2017, 2018, 2019, 2020.
Source for Homelessness in Pasadena: Pasadena Partnership. Pasadena Homelessness Count 2020. Available at https://pasadenapartnership.org/wp-content/uploads/2020/06/Pasadena-Homeless-Count_2020-FINAL.pdf. Accessed on December 20, 2021.

The data in **Table 2-28** displays data for the homeless population in Arcadia and surrounding cities as compared to the County of Los Angeles. Of the total homeless population in the County (54,291) the 106 in Arcadia make up about 0.2 percent. Similarly, Monrovia, El Monte, and Pasadena made up less than one percent of the County's homeless population. Therefore, it can be determined that homelessness is not high in the area.

Table 2-28: Homelessness in Arcadia and Surrounding Cities

Jurisdiction	2020	% of County
Monrovia	77	0.14%
Pasadena*	27	0.02%
Arcadia	**106**	**0.20%**
El Monte	433	0.80%
Los Angeles County	54,291	100%

Source: Los Angeles County Point in Time Count, accessed on March 2021
**Data is for East and South Pasadena Combined*

5. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Arcadia to identify how well the current housing stock meets the needs of its current and future residents.

A. Housing Growth

As a built-out community, Arcadia experienced modest housing stock growth from 2010 to 2019. **Table 2-29** below displays American Community Survey data from 2010 to 2019 showing housing unit growth over the nine-year period.

In 2010, the City had an estimated 19,488 housing units, which steadily increased over nine years to an estimated 21,386, an overall percent growth of 1.04 percent. Nearby jurisdictions experienced moderately the same increases in housing unit growth. For example, from 2010 to 2015 Arcadia experienced the highest growth in housing units (8.61 percent) when compared to neighboring jurisdictions (which saw anywhere from -3.45 percent growth to 2.86 percent growth in units). From 2015 to 2019, only Monrovia (-1.33 percent) and El Monte (-5.47 percent) saw less housing unit growth than Arcadia (1.04 percent).

Table 2-29: Housing Unit Growth (Growth Trends)

Jurisdiction	2010	2015	2019	Percent Change 2010 to 2015	Percent Change 2015 to 2019
Monrovia	14,444	13,946	13,761	-3.45%	-1.33%
Pasadena	57,188	58,823	61,572	2.86%	4.67%
Arcadia	**19,488**	**21,165**	**21,386**	**8.61%**	**1.04%**
El Monte	28,810	33,029	31,223	14.64%	-5.47%
Los Angeles County	3,425,736	3,476,718	3,542,800	1.49%	1.90%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2019.

B. Housing Type

Arcadia's housing stock primarily consists of single-family housing units, which comprise nearly 60.27 percent of all housing units. The majority of the single-family housing available in Arcadia is detached housing, compared to 8.75 percent attached (which includes townhomes and condos). The housing stock may gradually become more diverse as housing needs in the City change throughout the years. Currently about 31 percent of all housing is multi-family, and under one percent are mobile homes. Overall, the City of Arcadia's housing stock makeup is similar to the County of Los Angeles, where about 54.91 percent of all housing is single-family, about 43.5 percent is multi-family and about 1.61 percent are mobile homes.

Table 2-30: Total Housing Units by Type

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Arcadia	**12,890**	**60.27%**	**1,871**	**8.75%**	**6,615**	**31.0%**	**10**	**0.05%**
Los Angeles County	1,722,121	48.61%	223,134	6.30	1,537,818	43.5%	57,197	1.61%

Source: American Community Survey, 5-Year Estimates, 2019.

C. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter-occupied. The tenure characteristics in a community can

indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2019, the majority of single-family housing was owner-occupied, shown below in **Table 2-31.** When broken down by housing type, the data shows that majority of renters live in multi-family housing. The lack of renters in single family homes, both attached and detached, may be a correlation to housing affordability or size of households. It is common for renters to live in multi-family units, as renters often include nonfamily households such as roommates.

Table 2-31: Occupied Housing Units by Type and Tenure (in Percent)

Tenure	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes		Total Housing Units
Owner Occupied	9,453 units	81.4%	1,145 units	9.9%	1,001 units	8.6%	10 units	0.1%	11,609 units
Renter Occupied	2,356 units	29.8%	595 units	7.5%	4,960 units	62.8%	0 units	0.0%	7,911 units

Source: American Community Survey, 5-Year Estimates, 2019.

As shown in **Table 2-32**, owners had a slightly larger average household size than renters in Arcadia, 3.01 to 2.85 respectively. Neighboring jurisdictions showed unsimilar trends with Monrovia, Pasadena, El Monte and Los Angeles County estimating larger average renter households than owner households. All municipalities listed except for Pasadena had a larger average owner household size than renter household size.

Table 2-32: Average Household Size by Tenure

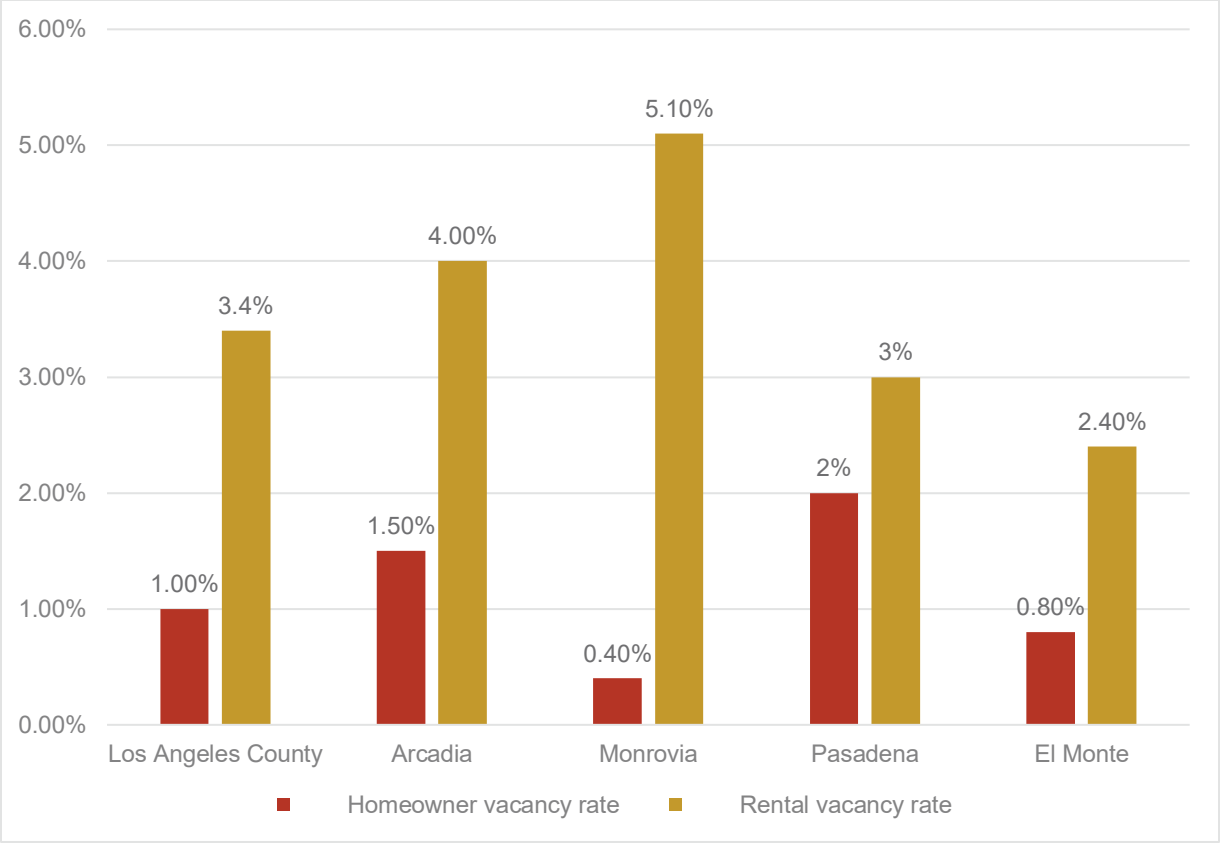
Jurisdiction	Owner Occupied Households (% of Total Households)	Average Owner Household Size	Renter Occupied Households (% of Total Households)	Average Renter Household Size
Monrovia	46.8%	2.56	53.2%	2.44
Pasadena	42.0%	2.77	58.0%	2.89
Arcadia	**59.5%**	**3.01**	**40.5%**	**2.85**
El Monte	40.0%	3.89	60.0%	3.77
Los Angeles County	45.8%	3.17	54.2%	2.83

Source: American Community Survey, 5-Year Estimates, 2019

D. Vacancy Rates

Vacancy rates are an important housing indicator because they indicate the degree of housing choice available in a community. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up, making it more difficult for lower and moderate income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for ownership housing, and rates of five to six percent are usually considered healthy for rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. **Figure 2-7** shows the overall homeowner vacancy rate and renter vacancy rate in Arcadia, the County and nearby jurisdictions. According to the ACS data, in 2019, Monrovia had the highest rental vacancy rate at five percent. The City of Arcadia had a four percent rental vacancy rate, lower than Monrovia, and higher than Pasadena, El Monte and Los Angeles County. While the rental vacancy rate averages are considered healthy, the homeowner vacancy rates were all low, with Pasadena's being the highest at two percent.

Figure 2-7: Homeowner and Renter Vacancy Rates, 2019



Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-33 below displays the breakdown of type of vacant units in Arcadia. For rent units have the highest count of vacancy at 335 units, meaning that many of the vacant homes in Arcadia are on the market, and listed for residents looking to rent. There were 100 rented but unoccupied units in 2019 and 100 sold but

unoccupied units. In addition, there were zero units vacant for migrant workers and 182 units available for sale. Additionally, there were only 277 units vacant for seasonal, recreational, or occasional use.

Table 2-33: Vacant Housing Units by Type, 2019

Type of Housing	Estimate
For rent	335
Rented, not occupied	100
For sale only	182
Sold, not occupied	100
For seasonal, recreational or occasional use	277
For migrant workers	0
Other vacant	872
Total	**1,866**

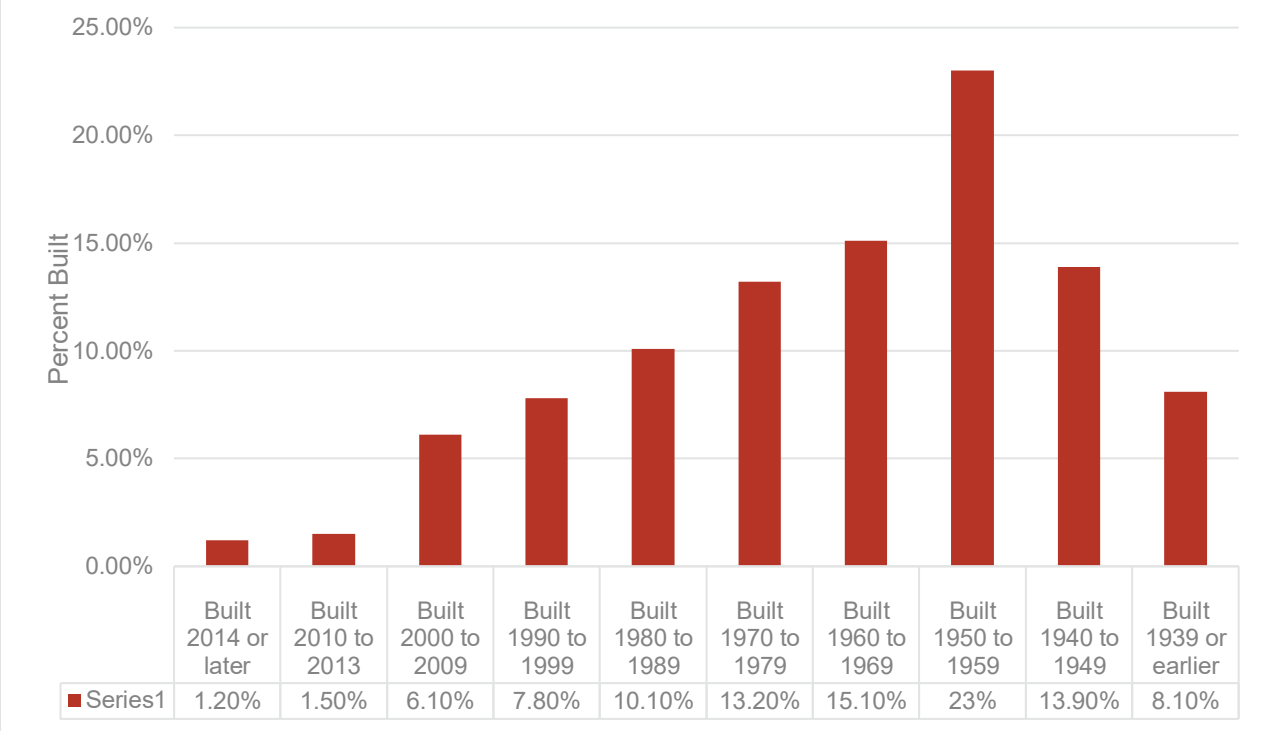
Source: American Community Survey, 5-Year Estimates, 2019.

E. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

Figure 2-8 displays housing stock age data in the City of Arcadia. According to the 2019 ACS, Arcadia had a large growth in housing development from 1950 to 1959. The majority of Arcadia's housing was built between the years 1939 and 1969, about 60.01 percent. Overall, Arcadia's housing stock is primarily older, meaning that the cost of updates and maintenance could be high for residents. However, the figure does show a slowing in housing production from 2000 on.

Figure 2-8: Housing Stock Age in Arcadia, 2019



Source: American Community Survey, 5-Year Estimates, 2019.

F. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Arcadia's residents. **Table 2-34** displays data for the median home value in Arcadia, the County of Los Angeles, and surrounding jurisdictions. In 2019, the ACS estimated that the median value of a home in Los Angeles County was $538,200. In Arcadia, the same year, the median value of a home was $1,097,600. Overall, each of Arcadia's neighboring jurisdictions had a median home value higher than the County's with the exception of El Monte.

Table 2-34: Median Home Value by Community, 2019

Jurisdiction	Median Home Value
Monrovia	$663,400
Pasadena	$785,700
Arcadia	**$1,097,600**
El Monte	$454,900
Los Angeles County	$583,200

Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-35 shows that rent for a two bedroom unit in Arcadia experienced a two percent increase from $2,161 to $2,202 from 2018 to 2021. Three bedroom rentals saw the highest percent change from 2018 to

2021 (9 percent), increasing from $3,137 to $3,440 while 4 bedroom rentals experienced a one percent decrease in cost ($4,090 to $4,060).

Table 2-35: Average Monthly Rental Rates

Unit Type	January 2018 Average Monthly Rent	January 2019 Average Monthly Rent	January 2020 Average Monthly Rent	January 2021 Average Monthly Rent	Percent Change from 2018 to 2021
1 Bedroom	$2,622	$1,521	$1,742	$1,666	-57%
2 bedrooms	$2,161	$2,237	$2,280	$2,202	2%
3 Bedrooms	$3,137	$3,072	$3,187	$3,440	9%
4+ Bedrooms	$4,090	$4,100	$3,913	$4,060	-1%

Source: Zumper, Arcadia Rentals Zumper Rent Index, accessed March 2021.
**Percent Change from 2019 to 2019, 2020 rental data not available.*

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in Los Angeles County are shown in **Table 2-36**.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-36**) and market rental rates (**Table 2-37**) to determine what types of housing opportunities a household can afford.

Extremely Low income Households

Extremely low income households earn less than 30 percent of the County AMI – up to $24,850 for a one-person household and up to $38,300 for a five-person household in 2021. Extremely low income households cannot afford market-rate rental or ownership housing in Arcadia without assuming a substantial cost burden.

Very Low income Households

Very low income households earn between 31 percent and 50 percent of the County AMI – up to $41,400 for a one-person household and up to $63,850 for a five-person household in 2021. A very low income household can generally afford homes priced between $158,600 and $225,700, adjusting for household size. A very low income household at the maximum income limit can afford to pay approximately $878 to $1,268 in monthly rent, depending on household size. Given the cost of housing in Arcadia, persons or households of very low income could not afford to rent or purchase a home in the City.

Low income Households

Low income households earn between 51 percent and 80 percent of the County's AMI - up to $66,250 for a one-person household and up to $ 102,200 for a five-person household in 2021. The affordable home price for a low income household at the maximum income limit ranges from $274,300 to $404,300. Ownership housing would not be affordable to low income households. A one-person low income household could afford to pay up to $1,499 in rent per month and a five-person low income household could afford to pay as much as $2,227. Low income households in Arcadia would not be able to find adequately sized affordable apartment units.

Moderate income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMI – up to $ 103,700 for a five-person household in 2021. The maximum affordable home price for a moderate income household is $278,800 for a one-person household and $411,400.00 for a five-person family. Moderate income households in Arcadia would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between $1,523 and $2,265 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Table 2-36: Affordable Monthly Housing Cost for Renters				
Annual Income		**Rent**	**Utilities[1]**	**Total Affordable Monthly Housing Cost**
Extremely Low income (30% of AMI)				
1-Person	$24,850	$464	$157	$621
2-Person	$28,400	$518	$192	$710
3-Person	$31,950	$564	$235	$799
4-Person	$35,450	$601	$285	$886
5-Person	$38,300	$630	$328	$958
Very Low income (50% of AMI)				
1-Person	$41,400	$878	$157	$1,035
2-Person	$47,300	$991	$192	$1,183
3-Person	$53,200	$1,095	$235	$1,330
4-Person	$59,100	$1,193	$285	$1,478
5-Person	$63,850	$1,268	$328	$1,596
Low income (80% AMI)				
1-Person	$66,250	$1,499	$157	$1,656
2-Person	$75,700	$1,701	$192	$1,893
3-Person	$85,150	$1,894	$235	$2,129
4-Person	$94,600	$2,080	$285	$2,365
5-Person	$102,200	$2,227	$328	$2,555
Moderate Income (120% AMI)				
1-Person	$67,200	$1,523	$157	$1,680
2-Person	$76,800	$1,728	$192	$1,920
3-Person	$86,400	$1,925	$235	$2,160
4-Person	$96,000	$2,115	$285	$2,400
5-Person	$103,700	$2,265	$328	$2,593

Source: Housing Authority County of Los Angeles, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2021 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

[1]Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.

Table 2-37: Affordable Housing Costs						
Annual Income		Mortgage	Utilities[1]	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low income (30% of AMI)						
1-Person	$24,850	$371	$157	$93	$621	$81,400
2-Person	$28,400	$412	$192	$107	$710	$90,400
3-Person	$31,950	$444	$235	$120	$799	$97,500
4-Person	$35,450	$468	$285	$133	$886	$102,700
5-Person	$38,300	$486	$328	$144	$958	$106,600
Very Low Income (50% of AMI)						
1-Person	$41,400	$723	$157	$155	$1,035	$158,600
2-Person	$47,300	$813	$192	$177	$1,183	$178,200
3-Person	$53,200	$896	$235	$200	$1,330	$196,600
4-Person	$59,100	$971	$285	$222	$1,478	$231,000
5-Person	$63,850	$1,029	$328	$239	$1,596	$225,700
Low income (80% AMI)						
1-Person	$66,250	$1,251	$157	$248	$1,656	$274,300
2-Person	$75,700	$1,417	$192	$284	$1,893	$310,800
3-Person	$85,150	$1,574	$235	$319	$2,129	$345,200
4-Person	$94,600	$1,725	$285	$355	$2,365	$378,200
5-Person	$102,200	$1,844	$328	$383	$2,555	$404,300
Moderate Income (120% AMI)						
1-Person	$67,200	$1,271	$157	$252	$1,680	$278,800
2-Person	$76,800	$1,440	$192	$288	$1,920	$315,900
3-Person	$86,400	$1,601	$235	$324	$2,160	$351,000
4-Person	$96,000	$1,755	$285	$360	$2,400	$384,900
5-Person	$103,700	$1,876	$328	$389	$2,593	$411,400

Source: Housing Authority County of Los Angeles, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

[1] Utilities includes heating, cooking, water heating, water, sewer, trash collection, microwave, and refrigerator. All utilities are assuming electric as averaged on the County of Los Angeles Utility Allowance Schedule Utilities are based on Single Family Unit Size.

CITY OF ARCADIA

Technical Background Report
Section 3
Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)









Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)

A variety of constraints may affect the provision and opportunity for adequate and affordable housing in the City of Arcadia. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate income households.

HCD requires that these constraints be evaluated as part of the Housing Element in order to understand barriers to housing and plan for the implementation of fair housing measures. This analysis is an important step in evaluating potential housing stock that can be allocated to all housing needs within the City. Factors that may constrain affordable housing in Arcadia will be analyzed in this chapter.

1. Nongovernmental Constraints

Nongovernmental constraints may largely affect the cost of housing in the City of Arcadia and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Arcadia.

A. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes.

In February 2021, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $125.18 for multi-family housing, $138.79 for single-family homes, and $156.95 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about

$130.58 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region. [1]

Land costs pose a significant constraint to the development of affordable and middle income housing and represent a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. soil stability, seismic hazards, flood risks) can also be factored into the cost of land. A May 2021 web search for lots for sale in the City of Arcadia returned 6 lots for sale ranging drastically in size and cost based on location.[2] Lots for sale outside of the City's primary center for housing and commercial business are not considered in this analysis as well as lots zoned for commercial use, as they will not be representative of size or cost of land which has been developed for residential use historically. The cost of vacant lots currently for sale near existing development in Arcadia, ranges from $1.15 million for 9,855 square feet south of Interstate 210, $2.29 million for 0.423 acres southwest of Interstate 210, to $3.48 million for 1.02 acres near the southwestern edge of the city. Overall, the estimated average cost of land in the City is about $101.67 per square foot. The cost of land in the City of Arcadia is considered expensive, selectively accessible, and can be considered a barrier or constraint to the potential development of housing.

B. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area/Metropolitan Division (MSA/MD).

Error! Reference source not found. below displays the disposition of loan applications for the Los Angeles-Long Beach-Glendale MSA/MD per the 2019 Home Mortgage Discloser Act report. According to the data, applicants in the 120% MSA/MD median income or more had the highest rates of loans approved. Of that income category, applicants who reported as white ethnicity had the highest percentage of approval and number of applications. Applicants in the less than 50% of the MSA/MD median income categories showed higher percentages of denied loans than loans originated. According to the data, applicants who reported as White ethnicity were, on average, more likely to be approved for a loan than another race or ethnicity.[3]

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in Arcadia.

---

[1] International Code Council. (2021). Building Valuation Data. Available at https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/.
[2] Zillow. Arcadia CA Real Estate & Homes for Sale. Availabel at https://www.zillow.com/homes/Arcadia,-CA_rb/. Accessed on August 27, 2021.
[3] FFIEC- MSA/MD Aggregate Reports. (2019). Disposition of applications by income, race, and ethnicity of applicant. https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/31084/5

Table 3-1: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD (2019)				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other**	**Total (Count)**
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	24.16%	57.30%	19.66%	178
Asian	36.54%	42.13%	23.50%	1,932
Black or African American	41.98%	28.82%	31.98%	2,120
Native Hawaiian or other Pacific Islander	20.33%	67.03%	14.29%	182
White	44.14%	30.93%	27.22%	11,384
Hispanic or Latino	39.00%	36.23%	27.28%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	36.97%	43.28%	22.27%	238
Asian	44.31%	34.08%	27.98%	2,873
Black or African American	42.75%	32.23%	29.11%	2,367
Native Hawaiian or other Pacific Islander	22.83%	62.20%	17.32%	254
White	48.99%	28.31%	27.75%	14,902
Hispanic or Latino	44.63%	32.50%	27.81%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.44%	33.33%	27.03%	111
Asian	51.15%	27.37%	27.37%	1611
Black or African American	47.33%	27.31%	28.91%	1124
Native Hawaiian or other Pacific Islander	35.48%	47.31%	20.43%	93
White	53.61%	23.41%	27.73%	6,887
Hispanic or Latino	50.10%	26.66%	27.42%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.05%	32.10%	29.26%	352
Asian	60.54%	19.94%	25.90%	5,869
Black or African American	49.93%	23.72%	30.51%	3,579
Native Hawaiian or other Pacific Islander	40.89%	39.86%	21.65%	291
White	60.13%	17.88%	27.40%	25,143
Hispanic or Latino	56.43%	20.69%	27.80%	16,541

120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.91%	23.88%	30.08%	871
Asian	62.94%	14.28%	27.54%	35,764
Black or African American	55.04%	19.47%	29.58%	11,611
Native Hawaiian or other Pacific Islander	54.18%	23.29%	27.19%	1052
White	64.87%	13.46%	25.98%	135,203
Hispanic or Latino	60.42%	16.47%	27.46%	42,722
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

C. Economic Constraints

Market forces on the economy and the subsequent trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, California was experiencing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. However, with the current COVID-19 pandemic, employment rates have been unstable. In May of 2020, unemployment within California increased to 15.6 percent. As of May 2021, the State's unemployment rate has declined to 7.9 percent.[4]

A 2021 California Association of Realtors (CAR) report found that homes on the market in Los Angeles County experienced a 25.1 percent year to year increase and cost an average of $707,050 in April 2021; approximately $42,950 lower than the Southern California median home price in the same month ($750,000).[5] According to the CAR First Time Buyer Housing Affordability Index, for 2021 the median value of a home in Los Angeles County was $580,010 with monthly payments (including taxes and insurance) of $2,830, requiring a minimum qualifying income of $84,900.[6] Homes and cost of living in the City of Arcadia was reported higher than the State median housing and living costs, almost double.[7] According to May 2021 data from Zillow, the median cost of a home is $1,131,169. Home values in the City have gone up 8.4% over the past year.[8]

2. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Arcadia has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing or create barriers to housing.

A. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use and Community Design Element of the General Plan establishes permitted

[4] California Employment Development Department. California unemployment rate improves to 7.9% in May 2021. (2021). Available at https://www.edd.ca.gov/newsroom/unemployment-may-2021.htm.
[5] California Association of Realtors (CAR). (2021). April home sales and price report. Available at https://www.car.org/aboutus/mediacenter/newsreleases/2021releases/apr2021sales.
[6] CAR. Housing Affordability Index- First-time Buyer. Available at https://www.car.org/marketdata/data/ftbhai. Accessed on August 27, 2021.
[7] Best Places. Cost of Living in Arcadia. Available at https://www.bestplaces.net/cost_of_living/city/california/arcadia. Accessed on August 27, 2021.
[8] Zillow. (2021). Arcadia Home Values. Available at https://www.zillow.com/arcadia-ca/home-values/.

land uses and development density throughout the City of Arcadia.[9] The following lists the land uses that permit residential developments and the allowable densities:

- *Residential Estates (RE)* (up to 2 du/ac) – The Residential Estates designation accommodates low-density and single-family residential neighborhoods. Permitted uses include single-family residences on a single lot, private tennis courts and similar facilities.
- *Very Low Density Residential (VLDR)* (up to 4 du/ac) – The Very Low Density Residential designation accommodates low-density single-family residential neighborhoods. Permitted uses include single-family residences on a single lot and private tennis courts and similar facilities.
- *Low Density Residential (LDR)* (up to 6 du/ac) – The Low Density Residential designation accommodates low-density single-family residential neighborhoods. Permitted uses are limited to single-family residences on a single lot.
- *Medium Density Residential (MDR)* (6 to 12 du/ac) – 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.
- *High Density Residential (HDR)* (12 to 30 du/ac) – The High Density Residential designation accommodates higher-density attached housing types for both renter and owner households within a neighborhood context. Such housing types generally are located near transit stops, along arterials and transit corridors, and within easy walking distance of shops and services.
- *Commercial (C)* (1.0 FAR and 30 to 80 du/ac) – The Commercial designation also allows a Residential Flex Overlay that allows residential development up to 30 du/acre without the need for a commercial component like mixed use zones. In addition, to provide the residential population that is required to support the uses in the downtown and around the Metro Gold Line transit station, residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use.
- *Horse Racing (HR)* (Maximum FAR – N/A) – The Horse Racing designation provides for the continued operation of the Santa Anita Park race track for horse racing and related activities and special events. Seasonal housing for employees is permitted as an ancillary use per Municipal Code standards.
- *Mixed Use (MU)* (Maximum FAR – 1.0, up to 30 du/ac) – The Mixed Use designation provides opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and that provide complementary mixes of uses that support and encourage pedestrian activity. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. However, exclusively residential buildings are not. The FAR maximum is applicable only to nonresidential component of a development.
- *Downtown Mixed Use (DMU)* (Maximum FAR – 1.0, up to 80 du/ac) – The Downtown Mixed Use designation provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses to locate within the City's downtown. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. However, exclusively residential buildings are not allowed. A specific plan or zone change for the Downtown area will contain detailed development standards, infrastructure

[9]City of Arcadia. (2010). Land Use and Community Design Element. Available at https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/general%20plan/Land%20Use%20Element%20Update%20Final.pdf ., pg. 10

requirements, land use regulations, and implementation measures for coordinated development. The FAR maximum is applicable only to nonresidential component of a development.

State Density Bonus Law[10]

In accordance with State Law – Government Code Section 65915 – a housing development may increase the number of units above the maximum permitted and/or receive reductions in development standards in exchange for reserving units for very low, low income, and/or moderate income households or for seniors. These units must be restricted to their level of affordable for at least 55 years. A density bonus is applicable to projects which include at least 5 units and at least one of the following:

- 5% units restricted to very low income households;
- 10% units restricted to low income or moderate income households;
- 10% units restricted for transitional foster youth, disables veterans, or homeless;
- 20% units for low income student housing;
- A senior housing project;
- An age-restricted mobile home park; and/or
- Projects which include a childcare facility.

The City of Arcadia's municipal code states that a density bonus and applicable concessions are granted if an applicant for a housing development seeks and agrees to construct a development that contains low income, very-low income, moderate income, and/or senior housing units, as such outlined in the Government Code Section 65915(b)1. The amount of a density bonus and the extent of other incentives allowed will be determined by the Council in conjunction with the Government Code Section 65915. An additional density bonus incentive is granted if an applicant proposed to construct a housing development includes a childcare facility located on the premises of, as part of or adjacent to the project. If a density bonus and/or other incentives cannot be accommodated on a site due to strict compliance with the provisions of the City of Arcadia's Development Code, the Council may modify or waive other development standards as necessary to accommodate all bonus units and other incentives to which the development is entitled.

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the "base" portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BMRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

[10]Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.15DEBOAFSEHO_9103.15.060FI. Accessed on August 27, 2021.

The City's Density Bonus program is determined in compliance with Government Code Section 65915, however, does not reflect AB 2345 which requires an allowance of up to 50% when the appropriate base BMR is proposed.11 The City of Arcadia has included a program in Chapter 10: Implementation Plan to evaluate and update the City's Municipal Code in compliance with state legislation. It is the City's goal and intention to remain up to date with most recent Density Bonus legislation throughout the 6th cycle as it applies to Arcadia.

B. Residential Development Standards[12]

The City of Arcadia's Municipal Code establishes residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan Land Use Element. **Table 3-2** provides the development standards established for each zoning district to guide appropriate development. The development standards include minimum lot size requirements, building setbacks, and lot coverage.

- *Residential Mountainous Zone (R-M)* – The R-M zone is intended to provide areas for detached single-family dwelling units on estate-type lots in the hillside and valley areas of the City and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates designation.
- *Very Low Density Residential Zone (R-0)* – The R-0 zone is intended to provide areas for detached single-family dwelling units on large lots and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates, Very Low Density Residential, and Low Density Residential designations.
- *Low Density Residential Zone (R-1)* – The R-1 zone is intended to provide areas for detached single-family dwelling units and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Very Low Density Residential and Low Density Residential designations.
- *Medium Density Residential Zone (R-2)* - The R-2 zone is intended to provide areas for a variety of dwelling types and accessory uses compatible with the residential use of the zone. Types of dwelling units include attached or detached single-unit and multi-unit homes and duplexes at a density of six to 12 dwelling units per acre. This zone implements the General Plan Medium Density Residential designation.
- *High Density Residential Zone (R-3)* – The R-3 zone is intended to provide areas for a variety of medium- to high-density residential development and accessory uses compatible with the residential use of the zone. Types of dwelling units include single-unit attached, townhomes, condominiums, and apartment structures at a density of 12 to 30 units per acre. This zone implements the General Plan High Density Residential designation.
- *Restricted High Density Residential Zone (R-3-R)* – The R-3-R zone is intended to provide areas for medium to high-density residential development at a density of 12 to 30 units per acre but restricted to one story in height. Accessory uses compatible with the residential use of the zone are also permitted. This zone implements the General Plan High Density Residential designation.

[11] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.15DEBOAFSEHO_9103.15.020DEBO. Accessed on August 27, 2021.
[12] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV2ZOALUSDEST_S9102.01REZO. Accessed on August 27, 2021.

Table 3-2: Development Standards									
Development Feature	Zoning Designation								
	R-M	R-O	R-1	R-2	R-3-R	R-3	CBD	MU	DMU
Lot Standards									
Minimum Lot Area (SF)	15,000	R-0-30,000: 30,000 R-0-22,000: 22,000 R-0-15,000: 15,000 R-0-12,500: 12,500	R-1-15,000: 15,000 R-1-10,000: 10,000 R-1-7,500: 7,500	7,500	10,000	10,000	5,000	5,000	10,000
Minimum Lot Width									
At Front Property Line	100 ft; 44 ft for cul-de-sac lots	100 ft; 57 ft for cul-de-sac lots	75 ft; 44 ft for cul-de-sac lots	75 ft; 44 ft for cul-de-sac lots; 85 ft if reversed corner lot	100 ft	100 ft; 57 ft for cul-de-sac lots; 85 ft if reversed corner lot	-	-	-
At Front Setback Line	75 ft	100 ft; 85 ft on reverse corner lots	75 ft	75 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	-	-	-
Minimum Lot Depth	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	-	-	-
Structure Form and Location Standards									

Table 3-2: Development Standards

Development Feature	Zoning Designation								
	R-M	R-O	R-1	R-2	R-3-R	R-3	CBD	MU	DMU
Minimum Density (du/Acre)	1 unit per lot	1 unit per lot	1 unit per lot	2 units per lot	None	1 unit per 2,200 sf of lot area	-	-	-
Maximum Density (du/Acre)	1 unit per lot	1 unit per lot	1 unit per lot	1 unit per 3,750 sf of lot area	1 unit per 1,450 sf of lot area	1 unit per 1,450 sf of lot area	80 units per acre	30 units per acres	80 unit per acre
Minimum Setbacks									
Front	25 ft	35 ft	25 ft	25 ft	25 ft	25 ft	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)
Side (Interior)	First or Single Story			10 ft	10 ft	10 ft	Abutting nonresidential or mixed-use zone		
	10 ft or 10% of lot width, whichever is greater, not exceeding 15 ft	10 ft or 10% of the lot width, whichever is greater	5 ft or 10% of the lot width, whichever is greater				0 ft	0 ft	0 ft
	Second Story						Abutting residential zone		
	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	10 ft or 20% of the lot width, whichever is greater				10 ft	10 ft	10 ft
							Side (Street side)		
							0 ft (10 ft max)	0 ft (10 ft max)	0 ft (10 ft max)
Corner (Street Side)	First or Single Story			25 ft	25 ft	25 ft	-	-	-
	20 ft	20 ft	20 ft						
	Second Story								
	20 ft	20 ft	20 ft						
	First or Single Story			25 ft	25 ft	25 ft	-	-	-

Table 3-2: Development Standards

Development Feature	Zoning Designation								
	R-M	R-O	R-1	R-2	R-3-R	R-3	CBD	MU	DMU
Reverse Corner (Street Side)	20 ft	25 ft	25 ft						
	Second Story								
	20 ft	25 ft	25 ft						
Rear	First or Single Story			10 ft	10 ft	10 ft	Abutting Nonresidential or Downtown Zone		
	25 ft	35 ft	25 ft				0 ft	0 ft	0 ft
	Second Story						Abutting Residential Zone		
	35 ft	35 ft	35 ft				20 ft	15 ft	15 ft
Maximum Height	16 ft and cannot exceed the maximum height of dwelling	16 ft and cannot exceed the maximum height of dwelling	16 ft and cannot exceed the maximum height of dwellings	30 ft	18 ft	30 ft*	60 ft	40 ft	60 ft
Maximum Number of Stores	2 stories	2 stories	2 stories	-	-	3 stories	-	-	-

Notes:
*- The Code allows up to 33 feet to accommodate ridge heights of roofs.

Landscaping Requirements[13]

The City of Arcadia Municipal Code requires landscaping of residential sites to include elements such as lawn, trees, and shrubs and for these elements to be maintained in a neat and orderly manner.

Zones R-M, R-0, and R-1:

- The front and street-side areas shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner.
- Hardscape materials, inclusive of driveways and pedestrian walkways but not including artificial turf, shall not cover more than 40 percent of the required front setback or street side.

Zones R-M:

- All cut or fill slopes exceeding six feet six inches in vertical height between two or more contiguous lots shall be planted with adequate plant material to protect the slope against erosion. The planting shall cover the bank within two years from the time of planting. The permittee, owner, or developer shall water the planted slopes at sufficient time intervals to promote growth.

Zones R-2, R-3, and R-3-R:

- The front and street-side areas shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manners
- Hardscape materials, inclusive of driveways and pedestrian walkways but not including artificial turf, shall not cover more than 40 percent of the required front setback or street side.

Site Coverage and FAR[14]

The City of Arcadia defines Floor Area Ratio (FAR) as:

Residential Floor Area Ratio: The floor area ratio shall be the numerical value obtained by dividing the aboveground floor area of any building(s) located on a lot by the net area of the lot.

Non-Residential Floor Area Ratio: The floor area ratio shall be the numerical value obtained by dividing the non-residential floor area of any building(s) located on a lot by the net area of the lot.

Minimum Unit Sizes

The City of Arcadia does not have minimum unit sizes. The lack of restrictions on unit sizes creates an opportunity for increased density in housing within the City which has less vacant land to accommodate housing. No restrictions on unit sizes in addition to zoning for higher intensity uses could allow for a higher number of smaller units such as micro-units.

Maximum Building Heights[15]

According to Division 2 of the City of Arcadia's Municipal Code, building structures may not exceed the height limit established by the lot's zone. The maximum building height in R-M, R-0 and R-1 is 25-30ft depending on the width of the lot. R-2 and R-3 both have a maximum building height of 30 ft, while R-3-

[13] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.09LA. Accessed on August 27, 2021.
[14] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.01SIPLGEDEST. Accessed on August 27, 2021.
[15] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.01SIPLGEDEST_9103.01.050HEMEEX. Accessed on August 27, 2021.

R has a maximum building height of 18ft. In comparison to surrounding communities, the City of Arcadia has extensive building height regulations that are described below:

Height Measurement

- *Structure Height.* Structure height is measured from the base to the highest point of the building—excluding the chimney.
- *Structure Height on Slopes with 20 Percent Grade.* Structures on slopes with 20 percent or greater grade are measure from the adjacent existing grade to the highest point of the building – excluding chimneys.
- *Porch Height.* Porch height is measured from the finished grade to the uppermost points of the railing, cornices, and other features. For recessed porches, height is measure to the uppermost point of the opening.
- *Height Regulations by Lot Width.* Some maximum building heights will vary based on the width of the lot. The lot width for determining height shall be measured from the front property line or at the required front setback line, whichever is greater.

Exceptions to Height Limits in All Zones

Maximum building heights in these areas do not apply to flagpoles and antennas. Height guidelines for these features are provided by §9103.01.050 of the City's zoning code.

Parking Standards[16]

Off-street parking for residential uses is defined by the City of Arcadia in **Table 3-3.** These standards are considered the minimum required to preserve the public health, safety, and welfare of the community. An increase or decrease in the parking requirements may be determined by the Review Authority in particular circumstances where these requirements are inadequate for a specific project. These cases are determined through a parking study as outlined in Article IX, Chapter 1, Division 3, Section 9103.07.

Table 3-3: Off-Street Parking Requirements for Residential Uses

Land Use	Minimum Parking Spaces Required
Single-Family Housing	• 2 spaces per dwelling unit in a garage for units less than 5,000 square feet in size with up to 4 bedrooms.
	• 3 spaces per dwelling unit in a garage for units 5,001 square feet or more in size and/or with 5 or more bedrooms.
Accessory Dwelling Unit	• One on-site parking space (covered or uncovered)[2] Refer to Section 92102.01.080 for additional standards.

[16] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.07OREPALO. Accessed on August 27, 2021.

Table 3-3: Off-Street Parking Requirements for Residential Uses		
Land Use	**Minimum Parking Spaces Required**	
Multi-Family Dwellings and Other Attached Dwellings	R-2, R-3, and the R-3-R Zones	• 2 covered spaces per unit • 1 guest parking space per each 2 units
Mixed Use Units	• 1 space per studio • 1.5 spaces per unit and 1 guest space for every 3 units	
Live/Work Units	• 1 space per unit and 1 space per 1,000 square feet of nonresidential floor area	
Senior Housing (when restricted to age 62 and older)	• For senior affordable apartment housing: 1 space per unit, and 1 guest space for every 4 units for assisted living facilities: 1.5 spaces per unit • For senior market rate housing: 2 spaces per unit	
Notes: (1) A tandem parking space may be allowed to satisfy the third required, or any non-required, parking space, subject to Design Review approval (2) Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances: a. The accessory dwelling unit is located within one-half mile of public transit. b. The accessory dwelling unit is located within an architecturally and historically significant historic district. c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure. d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. e. When there is a car sharing vehicle located within one block of the accessory dwelling unit.		

The parking requirements for the City of Arcadia are similar to the requirements set by a neighboring jurisdiction, the City of Sierra Madre. Both cities require 2 parking spaces per dwelling unit for single family housing zones. Furthermore, for multi-family housing, both cities require 2 covered spaces per unit and 1 guest parking space per 2 units. From these similarities, it should be reasonable to consider Arcadia's parking requirements as practical and meeting the needs of its residents and guests.

However, parking requirements could be viewed as a constraint to providing fair housing. By requiring parking spaces based on unit amount or size of sed unit, housing development is restricted. Less housing development takes place overall since space must be left to accommodate parking. Parking permits could also be considered a constraint on fair housing since parking permits often present a financial obligation on those who are required to use them. The City will continue to monitor fees in order to ensure they do not become a constraint.

Definition of a Family

Per Arcadia Municipal Code §9109.01.070, a family is defined as a group of persons, whether related or unrelated, who live together in a non-transient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibility such as meals, chores and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a

"family" for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.

C. Homeowners Association Areas

The City of Arcadia Municipal Code has established different developmental standards for Homeowners Association Areas within single-family residential zones R-M, R-0, and R-1. The documented Homeowners Associations within the code include the Santa Anita Village, Highland Oaks, Upper Rancho, Lower Rancho, and Santa Anita Oaks HOAs. Their allowable Floor Area Ratios (FARs) are documented **in Table 3-4. Table 3-5** documents other applicable development standards such as minimum setbacks, maximum lot coverages, maximum number of stories, and more, for homeowner association areas.

Table 3-4: Floor Area Ratio Standards for Homeowners Association Areas
Single-Family Residential Zones (R-M, R-0, and R-1)

Maximum Floor Area in Specific Homeowners Association Areas	
HOA and Lot Size	Floor Area Ratio
Santa Anita Village and Highland Oaks HOAs	
Less than 10,000 sf	35% of lot area
10,001 – 15,000	3,500 sq ft plus 25% of lot area over 10,000 sq ft
15,001 – 20,000	4,750 sq ft plus 10% of lot area over 15,000 sq ft
20,001 – 30,000	5,250 sq ft plus 10% of lot area over 20,000 sq ft
30,000 +	6,250 sq ft plus 10% of lot area over 30,000 sq ft
Upper Rancho HOA	
Less than 10,000 sf	45% of lot area
10,001 – 15,000	4,500 sq ft plus 40% of lot area over 10,000 sq ft
15,001 – 20,000	6,500 sq ft plus 30% of lot area over 15,000 sq ft
20,001 – 30,000	8,000 sq ft plus 25% of lot area over 20,000 sq ft
30,000 +	13,000 sq ft plus 32% of lot area over 40,000 sq ft
Lower Rancho and Santa Anita Oaks HOA	
Less than 10,000 sf	37% of lot area
10,001 – 15,000	3,700 sq ft plus 37% of lot area over 10,000 sq ft
15,001 – 20,000	5,500 sq ft plus 20% of lot area over 15,000 sq ft
20,001 – 30,000	6,550 sq ft plus 20% of lot area over 20,000 sq ft
30,000 +	8,550 sq ft plus 15% of lot area over 30,000 sq ft
Incentive for One-Story Homes in all HOA Areas	
3% of the lot area in additional floor area	

Table 3-5: Additional Development Standards for Homeowners Association Areas

Single-Family Residential Zones (R-M, R-0, R-1)

Development Feature	Zoning Designation				
	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)
Minimum Setbacks					
Front	25 ft	25 ft	35 ft	65 ft Exceptions: Tract 13544 and 11013 shall be a minimum of 55 ft abd Tract 14565 shall be a minimum of 50 ft	50 ft
Side – first or single story					
Interior	5 ft or 10% of the lot width, whichever is greater	R-M: 10 ft or 10% of lot width, whatever is greater but not to exceed 15 ft as a required setback R-1: 6 ft or 10% of the lot width, whichever is greater	10 ft or 10% of the lot width, whichever is greater	10 ft or 10% of the lot width, whichever is greater	15 ft
Corner (street side)	20 ft	20 ft	20 ft	20 ft	20 ft

Table 3-5: Additional Development Standards for Homeowners Association Areas

Single-Family Residential Zones (R-M, R-0, R-1)

Development Feature	Zoning Designation				
	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)
Reverse Corner (street side)	25 ft	R-M: 20 ft R-1: 25 ft	25 ft	25 ft	25 ft
Side – second story					
Interior	10 ft or 20% of the lot width, whichever is greater	R-M: 15 ft or 20% of lot width, whatever is greater R-1: 10 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater
Corner (street side)	20 ft	20 ft	20 ft	20 ft	20 ft
Reverse Corner (street side)	25 ft	R-M: 20ft R-1: 25ft	35 ft	35 ft	35 ft
Rear					
First or single story	25 ft	25 ft	35 ft	35 ft	40 ft
Second Story	35 ft	35 ft	35 ft	35 ft	35 ft
Maximum Lot Coverage					
1-story dwellings	45%	45%	45%	45%	45%
2-story dwellings	35%	35%	35%	35%	35%
Maximum number of stories	2 stories	2 stories	2 stories	2 stories	2 stories
Maximum Street-Facing Porch Height	14 ft	14 ft	14 ft	14 ft	14 ft
Encroachment Plane					

Table 3-5: Additional Development Standards for Homeowners Association Areas

Single-Family Residential Zones (R-M, R-0, R-1)

Development Feature	Zoning Designation				
	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)
Front Property Line	30 degrees	R-M: 40 degrees R-1: 30 degrees	30 degrees	30 degrees	30 degrees
Interior Rear and/or Interior Side	N/A	N/A	N/A	N/A	N/A
Corner Street Side Property Line	40 degrees	40 degrees	40 degrees	40 degrees	40 degrees

Table 3-5: Additional Development Standards for Homeowners Association Areas

Single-Family Residential Zones (R-M, R-0, R-1)

Development Feature	Zoning Designation				
	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)
Maximum Height	25 ft	R-M: 25 ft for lots less than 71-foot lot width; an additional 1 ft in height for every additional 1 ft in lot width up to 75 ft lot (30 ft height) 80-85 ft lot width: 31 ft, 85'-1"-90 ft lot width: 32 ft, 90'-1"- 95 ft lot width: 33 ft, 95'-1"-100 ft lot width: 34ft, 100'-1" + ft lot width: 35 ft R-1: Less than 75 ft lot width: 25 ft, 75'-94 ft lot width: 27ft, 94'-1"-114 ft lot width: 29ft, 114'-1" ft lot or larger width: 30 ft	25 ft for lots less than 75-foot lot width 30 ft for lots with 75-foot width or greater	25 ft for lots less than 75-foot lot width 30 ft for lots with 75-foot width or greater	25 ft for lots less than 75-foot lot width 30 ft for lots with 75-foot width or greater

Notes:

1. In cases where the underlying zoning's Development Standard is greater than the requirements stated in Table 2-2, Additional Development Standards for Homeowners Association Areas Single-family Residential Zones (R-M, R-0, R-1), the underlying zoning shall be used unless an exception is specifically identified.

D. Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restrictive, they can produce constraints to the development of housing, including accessible and affordable housing. There are currently no growth management measures in Arcadia.

E. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan process promotes consistency and an enhanced aesthetic level throughout the identified project area. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the City as a whole.

Seabiscuit Pacific Specific Plan – Lea Meridiean Hotel and Mixed Use Project (SP-SP)[17]

The Seabiscuit Pacific Specific Plan consists of a 6.15-acre mixed-use project, consisting of a 234-unit Marriott Full Service Hotel and 8-story mixed-use residential site with 96 dwelling units. The project proposed 595 total parking spaces on surface and parking garage settings. According to Section 1.3 of the Specific Plan, the Seabiscuit Pacifica Specific Plan was developed with the overall framework of the City of Arcadia's development standards, except for a few guidelines, customized for the specific plan. It should be noted that if not mentioned in the following guidelines, the City of Arcadia's development standards should prevail:

- Height Limit
- Buildings in Zone H may exceed the height defined by its zone, yet shall not exceed:
  - Zone H4 - Four stories or forty-five feet
  - Zone H5 - Five stories or fifty-five feet
  - Zone H6 - Six stories or sixty-five feet
  - Zone H7 - Seven stories or seventy-five feet
  - Zone H8 - Eight stories or ninety-five feet

Landscaping

- There are many new trees, shrubs, and ground covers that have been planted to enhance the aesthetics of the site. The project landscaping plans attempted to preserve the existing mature trees onsite to the extent feasible, based on the tree assessment.

Signs

- Typical directional and room designation signage conform with City of Arcadia code requirements.

F. Variety of Housing Types Permitted

California Housing Element Law mandates that jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels

[17] Seabiscuit Pacifica Specific Plans. (2018). Available on https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/specific%20plans/3.FinalAmendedSPSP_62018.pdf.

of the population. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. **Table 3-6** shows the various housing types permitted throughout the City of Arcadia.

Table 3-6: Housing Types Permitted in Arcadia																			
Land Uses																			
Housing Types	**Residential**						**Commercial**			**Industrial**	**Downtown Zones**					**Special Purpose Zones**			
	R-M	**R-0**	**R-1**	**R-2**	**R-3**	**R-3R**	**C-O**	**C-G**	**C-R**	**M-1**	**CBD**	**MU**	**DMU**	**C-M**	**PF**	**OS-OR**	**OS-RP**	**RR**	**S-1**
Single-Family	P	P	P	P	P	-	NA	NA	NA	NA	-	-	P	-	NA	NA	NA	NA	NA
Multi-Family	-	-	-	P	P	P	NA	NA	NA	NA	M	M	M	-	NA	NA	NA	NA	NA
Two-Family Dwelling	-	-	-	P	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Accessory Dwelling Unit	A	A	A	A	A	A	NA	NA	NA	NA	A	A	A	-	NA	NA	NA	NA	NA
Junior Accessory Dwelling Unit	A	A	A	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Residential Care Facility - Six or fewer persons	P	P	P	P	P	P	NA	NA	NA	NA	-	-	P	P	NA	NA	NA	NA	NA
Residential Care Facilities - Seven or More Persons	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA

Supportive Housing - Housing Type	-	-	-	P	P	P	NA	NA	NA	NA	M (UF)	M (UF)	M (UF)	-	NA	NA	NA	NA	NA
Supportive Housing - Residential Care Facility Small Type	P	P	P	P	P	P	NA	NA	NA	NA	-	-	C	C	NA	NA	NA	NA	NA
Supportive Housing - Residential Care Facility Large Type	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA
Transitional Housing - Housing Type	-	-	-	P	P	P	NA	NA	NA	NA	M (UF)	M (UF)	M (UF)	-	NA	NA	NA	NA	NA
Transitional Housing - Residential Care Facility Small Type	P	P	P	P	P	P	NA	NA	NA	NA	-	-	-	C	NA	NA	NA	NA	NA
Transitional Housing - Residential Care Facility Large Type	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA
Boarding House	-	-	-	-	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Emergency Shelter	NA	NA	NA	NA	NA	NA	-	-	-	P	NA	NA	NA	NA	NA	NA	NA	NA	NA
Hotel and Motel	NA	NA	NA	NA	NA	NA	-	C	-	-	C	C	C	C	NA	NA	NA	NA	NA
Live/Work Unit	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	M	M	M	-	NA	NA	NA	NA	NA

Notes:
P – Permitted
A – Permitted as an Accessory Use
M – Minor Use Permit Required
C – Conditional Use Permit Required
(UF)- Uses are Permitted on Upper Floor only
NA- No Information
Source: City of Arcadia Municipal Code, Division 2: Zones, Allowable Uses, and Development Standards

Single-Family Dwelling

Single-Family Dwellings are defined by the City of Arcadia's Zoning Code as a detached structures containing no more than one dwelling unit which, regardless of form of ownership, is designed and/or used to house not more than one household. Single-Family Dwellings are permitted in the R-M, R-0, R-1, R-2, R-3 residential zones.

Multi-Family Dwelling

Multi-Family Dwellings are defined by the City of Arcadia's Zoning Code as a structure or portion thereof containing three or more dwelling units designed for the independent occupancy of three or more households. Multi-Family Dwellings are permitted in the R-3 and R-3-R residential zones and can be permitted in downtown zones CBD, MU and DMU with a minor use permit.

Two-Family Dwelling

Two-Family Dwellings are defined by the City of Arcadia's Zoning Code as a building containing two complete dwelling units designed for the independent occupancy of two households. Two-Family Dwellings are permitted in residential zones R-2, R-3, and R-3-R.

Accessory Dwelling Unit

Accessory Dwelling Units are defined by the City of Arcadia's Zoning Code as an attached or detached unit which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as an existing qualified primary dwelling unit as situated and is no larger than 850 square feet for one bedroom or 1,000 square feet for two bedrooms. Accessory Dwelling Units are permitted as an accessory use in R-M, R-0, R-1, R-2, R-3, R-3-R residential zones as well as CBD, MU and DMU zones.

Junior Accessory Dwelling Unit

Junior Accessory Dwelling Units are defined by the City of Arcadia's Zoning Code as an accessory dwelling unit that is contained entirely within an existing or proposed single family structure and is not more than 500 square feet in area, which provides independent living facilities, including provisions for cooking and either separate or shared sanitation on the same parcel as an existing qualified primary dwelling unit is situated.

Residential Care Facility- Small and Large

A Residential Care Facility is defined by the City of Arcadia's Zoning Code as any facility, place, or building which is maintained and operated to provide 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. The Housing type, Residential Care Facility, is defined as one residence that operates as a group living facility, where the residents share a common living area and kitchen. Residential Care facilities with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones. Residential Care Facilities with more than seven persons (large), excluding staff, is permitted with a conditional use permit in C-O and C-G commercial zones.

Supportive Housing – Housing Type, Small, and Large

The term Supportive Housing (per California Government Code Section 65582[f], as may be amended) shall mean a dwelling unit occupied by a target population, with no limit on length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means

persons 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 (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Supportive Housing - Housing Type is defined as two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Supportive Housing - Residential Care Facility Small Type is defined as one residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Supportive Housing - Residential Care Facility Large Type is defined as a residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Supportive Housing (Housing Type) is permitted in ~~R-2, R-3, and R-3-R as well as in~~ CMD, MU, DMU with a minor use permit for upper floors only. Supportive Housing with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones. Supportive Housing with more than seven persons (large), excluding staff, is permitted with a conditional use permit in C-O and C-G commercial zones.

The City will update its Municipal Code to align with AB 2162 (Supportive Housing Streamlined Approvals) as outlined in Program 5-24.

Transitional Housing – Housing Type, Small, and Large

The term Transitional Housing (per California Government Code Section 65582[h], as may be amended) shall mean buildings configured as rental housing developments, –but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. Transitional housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Transitional Housing - Housing Type is defined as two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Transitional Housing - Residential Care Facility Small Type is defined as one residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Transitional Housing - Residential Care Facility Large Type is defined as a residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Transitional Housing (Housing Type) is permitted in ~~R-2, R-3, and R-3-R as well as in~~ CMD, MU, DMU with a minor use permit for upper floors only. Transitional Housing with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones as well as C-M commercial zone.

Transitional Housing with more than seven persons (large), excluding staff, is permitted with a conditional use permit in the C-O and ,C-G commercial zones.

The City will update its Municipal Code to align with the Emergency and Transitional Housing Act of 2019 as outlined in Program 5-24.

Boarding House

Boarding Houses are defined by the City of Arcadia's Zoning Code as a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without cooking facilities in the rooms and/or for groups, are rented to individuals, persons or groups under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. Boarding houses are not permitted in residential zones.

Emergency Shelter

Emergency Shelter is defined by the City of Arcadia's Zoning Code as housing with minimal supportive services for homeless persons that is limited to an occupancy time of six months or less. Emergency Shelter cannot be denied because of a person's inability to pay. ~~Emergency Shelters are permitted in the M-1 industrial zone.~~

The City permits emergency shelters by-right without a discretionary approval process in the Light Industrial (M-1) zone. Emergency shelters are subject to the same development standards as an industrial building. The M-1 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 other services.

The existing management standards and use standards and can be found in Section 9104.02.140 of the City's Development. 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.

The City has committed to Program 5-24~~XXX in order to allow emergency housing in XX zones.~~to comply with the Emergency and Transitional Housing Act of 2019.

Hotel and Motel

Hotel is defined by the City of Arcadia's Zoning code as a commercial establishment offering overnight visitor accommodations, but not providing room rentals on an hourly basis. Motel is defined by the Zoning Code as a lodging establishment typically featuring a series of rooms whose entrances are immediately adjacent to a parking lot. Hotel and Motel is permitted with a conditional use permit in C-G, CBD, MU, DMU and C-M zones.

Live/Work Unit

A Live/Work unit is defined as a unit that combines a work space and incidental residential occupancy for use by a single household. The working space is reserved for and regularly used by one or more occupants of the unit. Living space includes, but is not limited to, a sleeping area, a food preparation area with reasonable work space, and a full bathroom including bathing and sanitary facilities which satisfy the provisions of applicable codes. Live/Work Units are permitted in the CBD, MU and DMU zones with a minor use permit.

Single-Room Occupancy

A Single-Room Occupancy is defined as a building or buildings constructed or converted for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping spaces are combined. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single-Room Occupancy. Single-Room

Occupancies are permitted in all multi-family residential zones (R-2, R-3 and R-3-R) either through supportive housing, transitional housing, or residential care facility.

Employee Housing

Employee housing is permitted in the Special Use Zone for the Santa Anita Racetrack (S-1). While the City is compliant with the Employee Housing Act, the City does not have a definition of Employee Housing in its Municipal Code and has committed to Program 5-24 to add a definition of Employee Housing that is compliant with State Law. ~~has committed to Program 5-XXX in order to better define employee housing in the municipal code.~~

Mobile Homes

Mobile homes may be used as temporary workspaces in construction spaces and for short term use up to 12 months. Mobile homes are not permitted for long term use as housing or workspaces.

Manufactured Homes

Manufactured homes are defined as a structure either wholly or mainly manufactured at an off-site location and is assembled on site on a permanent foundation with permanent service connections. The definition does not include a mobile home, mobile accessory structure, or an automobile trailer or recreational vehicle. Manufactured homes are permitted in the City of Arcadia as a temporary accessory use.

Short Term Rentals and Unoccupied Housing

The City of Arcadia's Short Term Rental Ordinance prohibits short term rentals allowing for more housing supply for Arcadia residents. Additionally, the City of Arcadia maintains an unoccupied housing registry. The unoccupied housing registry requires that owners of unoccupied homes pay a fee and register their homes as unoccupied. This provides an incentive to keep housing occupied to the extent that owners can.

G. Housing for Persons with Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to access housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation[18]

[18] Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV7PEPRPR_S9107.17REAC. Accessed on August 27, 2021.

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City of Arcadia's Municipal Code defines an individual with a disability as a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment. These individuals are protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). The Code specifies that reasonable accommodation must be granted if all of the following findings are made:

- The housing, which is the subject of the request, will be used by individual disabled as defined under the Acts.
- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.
- There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices.

To be considered for a reasonable accommodation, the Development Services Director must approve or conditionally approve an application, followed by a ten-day public notice to adjacent property owners. The decision may be appealed to the Planning Commission for review. An application for reasonable accommodation must include all of the following:

- Certification and documentation that the applicant is a person with disability or representing a person(s) with disability.
- The name and address of the person requesting reasonable accommodation.
- The name and address of the property owner(s).
- A description and diagram depicting the reasonable accommodation requested by the applicant.
- An explanation of how the requested accommodation is necessary to provide the person(s) with disability equal opportunity to use and enjoy the residence.
- The director may request additional information from the applicant if the application does not provide sufficient information to make the findings required in Section E.
- Fee as established through the city's fee schedule, if the project requires another discretionary permit, the fee(s) for all other discretionary permits shall be paid.
- If an individual needs assistance in making the request for reasonable accommodation, the city will provide assistance to ensure the process is accessible.

In the past year, the City received 6 applications for reasonable accommodations. 3 of the applications were approved and 3 were closed because the applicant decided not to pursue the project. The City will implement Program 5-31: Fair Housing -to further reduce barriers to provide reasonable accommodations.

H. Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Arcadia.

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-7** provides the planning processing fees, **Table 3-8** provides the permit processing fees, and Error! Reference source not found. provides development impact fees for the City. Planning processing, permit processing, and development impact fees are available on the City's website.

Table 3-7: Planning and Land Use Fees		
Fee Type		**Fee**
Site Plan and Design Reviews (Multiple Family)	New, Up to 20 Dwelling Units	$2,750
	Amendment, Up to 20 Dwelling Units	$1,610
	New, 21+ Dwelling Units	$6,821
	Amendment, 21+ Dwelling Units	$2,391
	Remodel/Addition	$1,618
Site Plan and Design Reviews (Single Family)	New	$2,245
	New - Amendment	$1,059
	Remodel/Addition	$1,131
	Remodel/Addition - Amendment	$507
Historic Preservation	Designation of a Local Landmark	$1,890
	Designation of a Historic District	$2,625
	Mills Act Contract Application	$1,050
	Certificate of Appropriateness (Major)	$1,680
	Certificate of Appropriateness (Minor)	$945
Certificate of Demolition	Director's Review	$187
	Referred to Planning Commission	$1,260 (plus CEQA Fees)
	Appeal	$630
Conditional Use Permit	New	$2,934
	Amendment	$1,940
	Extension	$133
	Appeal	$630
Minor Use Permit	New	$1,410
	Amendment	$721
	Appeal	$630
Variance	New	$2,564
	Amendment	$1,748

Table 3-7: Planning and Land Use Fees		
Fee Type		**Fee**
	Appeal	$630
Administrative Modifications	Minor Director's Review	$626
	Major Director's Review	$1,112
	Reasonable Accommodation	$1,260
	Commission's Review	$2,330
	Appeal	$630
	Extension	$187
Reasonable Accommodation		$1,260
Home Occupation Permits*	Administrative	$40
	Hearing	$263
Determination of Use		$1,927
Specific Plan	Application	$8,892
	Amendment	$4,771
General Plan Amendment		$7,303
Text Amendment		$4,900
Zone Change		$6,783
Planned Developments		$7,828
Subdivisions	Lot Line Adjustment w/Certificate of Compliance	$1,770
	Tentative or Vesting Tentative Parcel Map	$1,276
	Tentative or Vesting Tentative Tract Map for Family Lots (+$30 for each lot above 5)	$2,360
	Tentative or Vesting Tentative Tract Map for Condominiums	$1,359
	Appeal	$630
	Extension	$257
	Final Map	$1,634
	Parcel Map Waiver	$762

Table 3-7: Planning and Land Use Fees		
Fee Type		**Fee**
	Amendment to an Approved Tentative Map and/or conditions and/or conditions	$1,022
	Lot Mergers	$1,354
	Certificate of Compliance	$838
Environmental Review (CEQA)	Initial Study - Negative Declaration/Mitigated Neg. Dec.	$1,575
	Environmental Impact Report (EIR)	At Cost
	LA County Clerk Posting/Processing	$75
CA Dept. of Fish & Wildlife Filing with NOD	Negative Declarations (ND & MND)	$2,480.25
	Environmental Impact Report (EIR) Environmental Document per a Certified Regulatory Program (CRP)	$3,445.25
	Environmental Document per a Certified Regulatory Program (CRP)	$1,721.25
Temporary Use Permit*	Application	$574
	Council Review	$1,437
Zoning Clearance		$285
Development Agreement		At Cost
Development Agreement Amendment		At Cost
Development Agreement Periodic Review		$1,034
Covenant Preparation		$327
General Plan Document*		$75
General Plan Land Use Map*	27 x 35 map	$25
	11 x 17 map	$2
Zoning Map*	27 x 35 Map	$25
	11x 17 Map	$2
Accessory Dwelling Unit	Zoning Clearance	$285
	Covenant	$327

Table 3-7: Planning and Land Use Fees	
Fee Type	**Fee**
Source: City of Arcadia. (2021). Planning Fees. Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/planning/Planning%20Fees%20(with%205%20percent%20ROUNDED)%207-1-21.pdf *Note:* • *All fees include a 5% General Plan Update fee except for those marked with an asterisk (*).* • *All fees are the same for multiple family and single family unless otherwise indicated.*	

Table 3-8: Permit Processing Fees	
Valuation	**Fee**
$1.00 to $500	$40.65
$501 to $2,000	$40.65 for the first $500.00 plus $4.20 for each additional $100.00 or fraction thereof, to and including $2,000.00
$2,001 to $25,000	$103.65 for the first $2,000.00 plus $16.70 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001 to $50,000	$487.75 for the first $25,000.00 plus $12.75 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001 to $100,000	$806.50 for the first $50,000.00 plus $8.35 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001 and up	$1,224.00 for the first $100,000.00 plus $6.90 for each additional $1,000.00 or fraction thereof.

Table 3- 9: Development Impact Fees		
Fee Type	**Planning Fee[1]**	**Building Fees**
Single-family Detached	$2,245	$2.85 per SF
School Fees (Residential)		$4.08 per SF
Single Family/Condo/Townhome		$1,983 per unit
Multi-family (up to 20 units)	$2,750	$3.73 per SF
Multi-family (21 or more units)	$6,821	$3.73 per SF
School Fees (Residential)		$4.08 per SF
Apartment		$1,229 per SF
Condo/Townhome		$1,983 per SF
Assisted Living		$343 per unit
Notes: [1] These fees can be partially waived for affordable units		

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from $23,063.66 to $27,193.91. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from $196,978.06 to $201,108.31. See **Table 3-10** and **Table 3-12** for a cost breakdown.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Arcadia, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 2.19% percent to 2.2% percent of the direct cost of development for a single-family residential project and 1.7% percent to 2% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

Table 3-11: Land and Construction Costs

Single Family	Multi-Family
Land Cost (9,000 sf lot)[1]: $915,030	Land Cost (43,560 sf lot): $4,428,745.20
Construction Cost (3,000 sf structure)[2]: $416,370	Construction Cost (2 story – 34,848 sf structure)[3]: $4,362,272.60
Total Cost	
$1,331,400	***$8,791,017.80***
Notes: *1- Land Cost: $101.76 sq.ft. average land value* *2- Construction Cost: $138.79/sf for single-family* *3- Construction Cost: $125.18/sf for multi-family*	

Table 3-12: Total Development and Impact Fees Cost Breakdown

Single Family		Multi-Family	
Low Estimate	**$23,063.66**	***Low Estimate***	**$196,978.06**
Site Plan (New)	$2,245	*Site Plan (New)*	$2,750
Home Occupation Permits	$303	*Home Occupation Permits*	$303
Permit Processing Fees for $100,001 and Up	$9,720.66	*Permit Processing Fees for $100,001 and Up*	$61,192.02
School Fees (Single Family Detached)	$10,795 (Including Planning Fee)	*School Fees (Multi-Family up to 20 units)*	$132,733.04 (Including Planning Fee)
High (+CEQA) Estimate	**$27,193.91**	***High (+CEQA) Estimate***	**$201,108.31**
Site Plan (New)	$2,245	*Site Plan (New)*	$2,750
Home Occupation Permits	$303	*Home Occupation Permits*	$303
Permit Processing Fees for $100,001 and Up	$9,720.66	*Permit Processing Fees for $100,001 and Up*	$61,192.02
School Fees (Single Family Detached)	$10,795 (Including Planning Fee)	*School Fees (Multi-Family up to 20 units)*	$132,733.04 (Including Planning Fee)
Environmental Review (Initial Study)	$1,575	*Environmental Review (Initial Study)*	$1,575
LA County Clerk Processing	$75	*LA County Clerk Processing*	$75
CA Dept of Fish and Wildlife Filing with NOD (Negative Declarations)	$2,480.25	*CA Dept of Fish and Wildlife Filing with NOD (Negative Declarations)*	$2,480.25

Table 3- 13: Percent of total Direct (Available) Costs:			
Single Family		**Multi-Family**	
Low	1.7%	Low	2.19%
High	2%	High	2.2%

When compared to development fees from surrounding jurisdictions, the City of Arcadia's fees are ~~on the higher end~~higher in comparison. For example, a permit that has a value between $1.00 and $500.00 requires a fee of $37.85 in Monrovia[19], $29.00 in Pasadena[20], and $40.65 in Arcadia. While the fees appear high, they would donly make up approximately 2 percent of total costs to building in Arcadia. Therefore, they are not a constraint.

I. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project (curb, gutter, sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). Additional requirements for improvement implementation can be found in the Arcadia Municipal Code (AMC) § 9105.09. Per the municipal code, improvements are required to be installed or agreed upon by a subdivider as a condition precedent to filing a final map or parcel map. All improvements shall be constructed in compliance with the standards approved by the City Engineer. ~~Thus, these~~ Requiring improvements inflict ~~are costs~~ that may influence the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on- and off-site improvements is reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines. However, since these improvements are necessary to build adequate housing, they would not be a constraint to housing development. ~~Table 3- 10~~

Building Codes and Enforcement

The City has adopted the 2019 California Building Code as the basis of its building code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adopted California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The 2019 California Building Standards Code is the newest edition with an effective date of January 1, 2020. The City has amended the Building Code. Some amendments include further regulating the slopes into subterranean parking, acoustic requirements, and not allowing mechanical or plumbing infrastructure to run between share walls in condominiums. These amendments would not put a constrain on housing development as they do not relate to the provision of housing nor the affordability of housing units. ~~The City~~

[19] City of Monrovia. 2021. Schedule of Fees & Charges- Fiscal Year 2021-2022. Available at https://www.cityofmonrovia.org/home/showpublisheddocument/26154/637641916081730000.
[20] City of Pasadena. 2021. *General Fee Schedule Update.* Pg. 8. Available at https://www.cityofpasadena.net/finance/wp-content/uploads/sites/27/FY-2022-Adopted-General-Fee-Schedule.pdf?v=1631111377237.

~~strives to provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.~~

In partnership with the people of Arcadia, the Code Services Division monitors and enforces the ordinances in the Arcadia Municipal Code adopted by the Arcadia City Council to help maintain and promote a healthy, safe, and pleasant environment for everyone to live, work, and play. From 2018 through 2021, Code Enforcement staff indicated that there are 4,419 property maintenance cases in Arcadia. Approximately 2,367 of the cases were related to housing maintenance.

Code enforcement in Arcadia is designed to keep housing safe and protect the general welfare of the community. The Code philosophy in Arcadia is to find solutions rather than lead with citations. There are no policies that would hinder the production of housing units or the elimination of units nor any code enforcement policies that would hinder affordability.

Local Processing and Permit Procedures[21]

Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require zoning or general plan amendments, or encounter community opposition.

Applicants for all permits or reviews are recommended to a request a preapplication conference with the respective department to: confirm City requirements as they apply to the proposed project; discuss the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All plans are first reviewed by City Staff for completeness before it is accepted and officially filed. Once an application is accepted as complete, City Staff may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA) prior to the review by the appropriate authority. Various applications may also require public notice and a public hearing. Division 7, Section 9107.03 of Arcadia's Code of Ordinances provides the standards and procedures for submitting and obtaining permits. **Table 3-14** identifies the appropriate review authority for each planning permit application.

Table 3-14: Designated Authority for Permits and Appeals

Type of Action	Role of Review Authority[1]		
	Director	Commission	Council
Legislative Action			
Development Agreements and Amendments	R	R	D
Development Code Amendments	R	R	D

[21] Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV7PEPRPR_S9107.03APPRPR_9107.03.020APSU. Accessed on August 27, 2021.

Table 3-14: Designated Authority for Permits and Appeals			
Type of Action	**Role of Review Authority[1]**		
	Director	**Commission**	**Council**
General Plan Amendments	R	R	D
Specific Plans and Amendments	R	R	D
Zoning Map Amendments	R	R	D
Planning Permits and Approvals and Administrative Actions			
Administrative Modifications	See Table 7-2 in Section 9107.05		
Certificates of Demolition	D	A	A
Conditional Use Permits	R	D	A
Home Occupation Permits	D	A	A
Interpretations	D	A	A
Minor Use Permits	D	A	A
Planned Developments	D	D	A
Reasonable Accommodations	D	A	A
Sign Permits	D	A	A
Site Plan and Design Review	D	D/A	A
Site Plan and Design Review (HOA Areas)	D	A	A
Temporary Use Permits	D	A	A
Tree Encroachment, Preservation, and Removal	See Section 9110.01 for specific thresholds		
Variances	R	D	A
Zoning Clearances	I	A	A
Zoning Clearances (ADU)	I	A	A

R = Review Authority makes a recommendation to a higher decision-making body
D = Decision made by Reviewing Authority
I = Decision after Confirmed Compliance
A = Reviewing Authority may consider and decide upon appeal

Permit Processing

The Code states that requests for permits, licenses, appeals, amendments, approvals, and other discretionary actions required or allowed require that a city application form filled out in its entirety be submitted to the department. In addition, other materials, reports, dimensioned plans, or other information required to take an action on the application, and application check list, must be submitted with the

application. The application checklist of required items for each type of application is available as a handout at the department.

Applications must be determined complete by the director before they are processed, as outlined in the municipal code, a complete application consists of the following:

- The application form with all applicable information included on, or attached to, the form;
- Other information or forms required for implementation of the California Environmental Quality Act (CEQA) in compliance with city and state guidelines for the implementation of CEQA;
- A statement indicating that the applicant is the owner of the property or is the legal representative of the property owner(s);
- If the application requires a public hearing, a list of the names and addresses of all owners of the property in compliance with Division 8, Section 9108.13 (Public Hearings) of the Municipal Code;
- Payment in full of the required fees and/or deposit for processing the application, in compliance with the council's fee resolution (Fees outlined above);
- Other information required by the director; and
- An application for variance shall include evidence to substantiate the basis for approval, in compliance with Division 7, 9107.25.050 (Findings and Decision).

Site Plan and Design Review

Division 7, Section 9107.19 of Arcadia's Municipal Code outlines the process for site plan and design review of development projects, which are intended to protect the integrity and character of the residential, commercial, and industrial areas of the city, consistent with the general plan. Site plan and design review are required to be approved before construction any structure, or relocate, rebuild, or significantly enlarge or modify any existing structure or site begins. There are three levels of review that a site plan may go through to get approved:

- Director review with no public notice;
- Director review with public notice; and
- Commission meeting with required public notice and hearing; and

The power to recommend, decide and appeal the project is dependent on the scope of the proposed project. More minor projects could be decided through first director review, while more involved projects would be decided through the planning commission. The length of design review varies based on project complexity, however the process typically lasts two to three months.

A Development Plan Permit is required under the following conditions:

- New single-family residences;
- Minor first floor single-family residential additions and detached accessory structures;
- Second story additions to existing residences;
- All development located on hillsides having a natural slope gradient of 20 percent or greater;
- Multifamily residential construction;
- Any addition or change in the number of multifamily units;
- As may otherwise be required by Table 7-3 in Section 9107.19.

At the time of application submittal a review of configuration, design, location, and impact of the proposed use is conducted by comparing the use to established standards and design guidelines. This review determines whether the permit should be approved by weighing the public need for and the benefits to be derived from the use against the impacts it may cause.

J. Senate Bill 35

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017 and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdictions has made insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2018) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10 percent affordability.[22] All projects which propose at least 10 percent affordable units within Arcadia are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs have not be satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or

[22] HCD. (2021). Streamline Ministerial Approval Process. Available at https://www.hcd.ca.gov/community-development/accountability-enforcement/docs/sb35determinationsummary10012020.pdf.

- A site with existing affordable housing.

K. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates.

Dry Utilities

Electricity

Southern California Edison (SCE) delivers electricity purchased by the Clean Power Alliance (CPA) to Arcadia. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplied. SCE is responsible for delivering electricity to all existing and future development in Arcadia.

Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to Arcadia and is the nation's largest natural gas utility provider with more than to 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in state transportation over the utilities' transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California's natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Arcadia.

Water Supply and Wastewater Capacity

Water Supply

Water supply in Arcadia comes from groundwater from the Main San Gabriel Basin and the Raymond Basin and from treated surface water from the Metropolitan Water District of Southern California (MWD). The City owns and operates its own water distribution system maintained by the Public Works Service Department

According to the Hydrology Chapter of Arcadia's General Plan EIR, the Main San Gabriel basin encompasses the largest land area within Arcadia. Several areas within the City, primarily at the surrounding boundaries, are served by small private water agencies. The Sunny Slope Water Company, East Pasadena Water Company, and California-American Water Company serve areas along the western City boundary while the Southern California Water Company serves residents along the south and east boundaries.

Water Demand and Supply Reliability[23]

The City of Arcadia is supplied water by three different water sources, below is an analysis of current and future supply reliability for each source.

Upper San Gabriel Valley Municipal Water District

The Upper San Gabriel Valley Municipal Water District (Upper District) is a special district organized and operated pursuant to the California Water Code and serves the greater San Gabriel Valley area, including the Cities of Arcadia, El Monte, and Baldwin Park. While the City can purchase water from the Upper District, the City's collective groundwater supplies are sufficient to meet water demands and treated imported water is only considered as an emergency water supply source.

Raymond Basin

Raymond Basin's management is based upon the Raymond Basin Judgement. The City is a party to the Judgement and has established the right to 3,803.6 acre-feet of water annually.

Main Basin

Main Basin's management is based upon Watermaster services under two Court Judgements. The City is a defendant and participates in the management of Main Basin. Main Basin operates under a cyclical model. The model does not restrict the quantity of water parties can take, rather it provides a means for replacing water that had been extracted in access that year. An Operating Safe Yield is established annually then each party is allocated a portion.

As a result of the Main Basin and Raymond Basin management and the demonstrated ability for the groundwater basin water level to recover, the City does not experience water supply constraints or deficiencies to its existing collective portfolio of water supplies. According to Arcadia's 2015 Urban Water Management Plan, the current water sources are projected to be able to meet water demands over the next 20 under all projected yearly conditions.

Wastewater Capacity

The City of Arcadia's local wastewater collection is managed by the Arcadia Public Works Services Department, Utilities Section. The wastewater generated in Arcadia flows into regional trunk lines operated by the County Sanitation Districts of Los Angeles. The Sanitation Districts manage a joint sewer outfall system that conveys collected wastewater to treatment plants located in Whittier. Since new development activity has the potential to result in increased wastewater flows, the City is continuing to monitor and plan for system enhancements as needed.

Fire and Emergency Services[24]

Fire Prevention

The Arcadia Fire Department provides prevention and emergency response services to fires, search and rescue, disaster situations, and medical emergencies. The Department's fire fleet consists of 21 vehicles and two trailers located throughout the community. The average response time of the Arcadia Fire

---

[23] City of Arcadia. (2015). Urban Water Management Plan. https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Urban%20Water%20Management%20Plan.pdf, pg. 100 – 103.

[24] City of Arcadia. (2010). General Plan: Safety Element. https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/general%20plan/Safety.pdf, pg. 8-29.

Department is four to five minutes. **Table 3-15** below identifies the Fire Department's activities for April 2021, which represents a "typical" month of calls.

The City anticipates that the Arcadia Fire Department will be able to serve future housing units, as designated by the 2021-2029 RHNA allocation.

Table 3-15: Arcadia Fire and Rescue Activity Report for April 2021

Service Type	Total Monthly Occurrence
Fire	6
Rescue & Emergency Medical Service	254
Hazardous Condition (No Fire)	5
Service Call/Public Assistance	22
Good Intent Call	33
False Alarm/False Call	38
Special Incident/Other	3
Overpressure Rupture/Explosion/Overheat	0
Sever Weather/Natural Disaster	2
Total Incidents	363

Source: City of Arcadia Fire Department, Fire Department Weekly Report, compiled for April 2021.

Emergency Medical Services (EMS)

Arcadia's Emergency Medical Services responds to medical and trauma emergencies to initiate medical care to patients suffering from illness or injuries. Emergency medical and rescue services make up the majority of annual response incidents. As a result, Arcadia established a Paramedic Membership Program to minimize the cost to the community for emergency response as emergency medical and rescue services represents the majority of the City's incidents. The program allows enrollees to voluntarily pay a nominal membership to protect its members from out-of-pocket expenses for emergency paramedic and ambulance transport services provided within Arcadia. Since the program's inception, members have saved over one million dollars on emergency paramedic and ambulance services.

Police Services

The City of Arcadia Police Department is dedicated to providing the highest quality police service to enhance community safety, protect life and property and reduce crime. The Department is committed to working with the community to improve the quality of life throughout the community.

The Arcadia Police Department is made up of an Operations Division and Administration Division. The Operations Division is made up of a Patrol including Officers and Watch Commanders, S.W.A.T., Force Training Unit and Field Training Officers, a Reserve Officer Program, and the Traffic Enforcement Bureau. The Administrative Division includes Investigation (Detective Bureau), Crime Analysis, Laboratory/Property and Evidence, Records Bureau, Jail Operations, Dispatch, Community Affairs, and other trainings and programs.

L. Environmental Constraints

The City of Arcadia is located south of the Angeles National Forest and adjacent to the San Gabriel Mountains which exposes the City to several environmental conditions that affect how housing can be used

and developed. The development of housing in the City is susceptible to several potential environmental constraints including geologic and seismic hazards, flooding, and fire hazards, all of which are detailed below.

Geologic and Seismic Hazards

According to the City of Arcadia's Safety Element and Section 4.6 of the General Plan EIR, Arcadia is located at the boundary between the Peninsular Ranges and the Transverse ranges. The San Gabriel Mountains adjacent to Arcadia are a part of the Transverse Ranges and are expressions of extensive faulting and movement of the plates that comprise the Earth's surface, with local tectonic activity pushing the mountains upward at rate of up to two centimeters per year. The San Gabriel Mountains' steep slopes historically caused massive volumes of rocks and debris to flow down into the San Gabriel Valley during periods of heavy rain, creating the rocky alluvial soils that underlie Arcadia.

Seismic Hazards

The City of Arcadia, like the rest of southern California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking as well as indirect hazards, described below.

Faults

There are five faults or groundwater barriers that may be faults that underlie Arcadia:

- Raymond Fault
- Sierra Madre Fault Zone and Associated Groundwater Barriers
- Puente Hills (blind thrust)
- Upper Elysian Park (blind thrust)
- Eaton Wash groundwater barrier

From these five faults, the two potentially active faults that pass directly through Arcadia are the Sierra Madre and Raymond faults. In addition to these local faults, 20 faults have been identified within a 35-mile radius of City Hall. If any of the faults within the 35-mile radius were to achieve their maximum earthquake potential, the following faults represent the faults with the most potential for causing damage to the City due to ground shaking:

- Raymond Fault
- Sierra Madre Fault Zone and Associated Groundwater Barriers
- Puente Hills (blind thrust)
- Upper Elysian Park (blind thrust)
- Clamshell-Sawpit
- Verdugo Fault

Flooding

Similar to most of Southern California, Arcadia is subject to unpredictable seasonal rainfall. Every few years, the region is subjected to intense and sustained rainfall which could result in localized flooding. The Los Angeles County Department of Public Works has constructed regional flood and debris control facilities throughout the region, including Arcadia. Due to the combination of the regional and local storm drain system, no areas in Arcadia lie within a 100-year floodplain.

Fire Hazards

Wildland Fires

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. Although not located in a wilderness area, the threat of a wildland fire in or near Arcadia is high due to the topography and vegetation in northern Arcadia, the threat of fire to hillside developments of the San Gabriel Mountains is of real concern. The City has targeted high risk areas and implemented fire mitigation strategies and policies for new development to keep the area clear of possible fire fuels and to provide emergency access.

Urban Fires

According to the City's Safety Element of the General Plan, urban fires accounted for less than four percent of the City's total incident responses in 2007, however the damage to residential structures were estimated at $1.5 million. The Fire Department is focused on fire prevention and education to keep incident levels and damage low.

Mitigating Environmental Conditions

The proposed candidate housing sites (see Appendix A) have been chosen in ~~order to~~a way that best mitigates ~~-~~environmental constraints. Sites in areas that were deemed at higher risk to fires, flooding, and seismic hazards were avoided in the selection process. Even with a conscious effort to avoid hazardous environmental conditions, there is still potential to be affected. Future housing development facilitated by the ~~housing element update~~Housing Element Update will be subject to environmental review by the discretion of the City and other responsible agencies. The review process would further ensure that negative impact to the environment and environmental factors that could threaten residents are mitigated.~~environmental conditions would not act as a constraint to housing development in Arcadia.~~

3. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

The Analysis of ~~Impediments~~ Fair Housing (AFH~~I~~), ~~to Fair Housing Choice,~~ prepared for the County of Los Angeles, examines local housing conditions, economics, policies and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AFH~~I~~ assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments. The Regional AFH~~I~~ examines fair housing issues in

the County's unincorporated areas and cooperating cities from 2019 to 2024, it includes additional fair housing issues and data for the City of Arcadia.[25]

A. Needs Assessment

The AFH~~I~~ contains a Countywide analysis of demographic, housing, and specifically fair housing issues in the City of Arcadia. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous **Section 2: Community Profile.**

Countywide AFH~~I~~ Outreach FY 2017

As part of the Regional Analysis for the County, a series of regional discussion groups, Resident Advisory Board Meetings, community input meetings, and the 2017 Resident Fair Housing Survey were conducted.

Additionally, the County released a "2017 Fair Housing Survey" to residents in 2017. A total of 6,290 responses were received and it focused on displacement, perceived safety, rental increases, and discrimination. The survey was published in English, Russian, Armenian, Tagalog, Korean, Chinese, and Spanish and accessible through the City and County's websites as well as through community meetings and mailings.

In addition, a Fair Housing Stakeholder Survey was conducted from January through April 2017 and collected a total of 108 responses. The Stakeholder survey focused on Fair Housing in the County, State and Federal Law, Fair Housing activities in the County and City of LA, Fair Housing in the public and private sectors. In addition, a separate Los Angeles County Planning and Zoning Survey was released from January through March 2017. The Survey presented 35 questions and elicited 49 responses.

No further fair housing outreach has been conducted by the C~~ounty~~ity.

2021 – 2029 Housing Element Update Outreach

As part of the 2021-2029 Housing Element Update, the City conducted extensive public outreach activities beginning in March of 2021. These outreach efforts included Community Workshops, an online community survey, digital media and engagement, and noticed Public Hearings. All project materials, including summaries from community workshops and the draft public review document are available on the City's website: https://www.ArcadiaCA.gov/housing. In addition to digital media and engagement, the City also utilized utility mailers to reach a broader group of the population.

A detailed overview of all outreach efforts is provided in **Appendix B: Community Engagement Summary** of this Housing Element.

Compliance with State and Local Fair Housing Laws

Table 3-16: Compliance with State and Local Fair Housing Laws

Law	Compliance
California Fair Employment and Housing Act (FEHA) establishes protections for employees against discrimination, retaliation and harassment in employment. All employment provisions of the FEHA anti-discrimination provisions apply to all employers with five or more full-time or part-time	**Compliant.**

[25] 2017 Assessment of Fair Housing for the Community Development Commission and Housing Authority of the County of Los Angeles. Retrieved http://file.lacounty.gov/SDSInter/bos/supdocs/116559.pdf

employees. In addition, the FEHA's anti-harassment provisions apply to all employers with only one or more employees.	
Government Code section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.	**Compliant.**
Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	**Compliant.**
Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	**Compliant.** The City of Arcadia contracts with the Housing Rights Center to provide resources and workshops to increase fair housing resource awareness within the City.
Density Bonus Law (Gov. Code § 65915.)	**Compliant.** The City of Arcadia has a process for approving and implementing the Density Bonus Law has included a program to ensure compliance with the State Density Bonus Law.
Housing Accountability Act (Gov. Code §65589.5.) establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element in order to maintain compliance with the Housing Accountability Act that requires jurisdictions in the State to have an adopted housing element that successfully reaches their allocated housing goal. The City currently has adopted the 5th Cycle Housing Element.
No-Net-Loss (Gov. Code § 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need allocation (RHNA), especially for lower- and moderate-income households.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element to maintain compliance with the No-Net-Loss (Gov. Code § 65863). The Element ensures the City would create positive net units. See **Appendix A** for more information.
Least Cost Zoning Law (Gov. Code § 65913.1) requires local agencies to designate and zone sufficient vacant land for residential use with "appropriate standards" to meet the housing needs of all segments of the population, including low and moderate income housing, as identified in the housing element.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element to maintain compliance. The City of Arcadia has does not have a sufficient amount of vacant land that meets the "appropriate standards" for residential use.
Excessive Subdivision Standards (Gov. Code § 65913.2)	**Compliant.** The City of Arcadia is currently in compliance with the Excessive Subdivision Standard that prohibits the creation of laws and

	regulations that impose excessive standards on housing developments and utilities.
Limits on growth controls (Gov. Code § 65302.8.) ensures that if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region.	**Compliant.** The City of Arcadia has not adopted any growth controls which limit the number of housing units that may be constructed on an annual basis.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).) promotes and affirmatively furthers fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element to identify constraints to Fair Housing and Programs to affirmatively further Fair Housing opportunities.

Enforcement and Outreach

The City of Arcadia does not have their own housing authority and is served by the Los Angeles County Development Authority (LACDA). In the 2020-2021 FY, the Los Angeles County Development Authority issued approximately 772 housing vouchers to families in the County. In addition, LACDA funded 23 affordable housing developments that totaled 1,484 additional affordable housing units and allocated approximately $150.1 million into affordable housing repair, maintenance, and development.[2]

Los Angeles County jurisdictions are served by a variety of regional and local fair housing service providers, that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. While the City of Arcadia does not have its own housing authority, it is served by the following fair housing organizations:

- Housing Rights Center (HRC)
- Legal Aid Foundation of Los Angeles (LAFLA)

LAFLA offers residents of Los Angeles County fair housing legal services. In 2020, more than 100,000 Los Angeles County residents received legal counsel through LAFLA. [1]

The City uses ~~distributes~~ their Community Development Block Grant (CDBG) program to provide outreach for home improvements through the HRC. The HRC is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC actively supports and promotes freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual

orientation, national origin, familial status, marital status, disability, ancestry, source of income or other characteristics protected by law.

The HRC distributes fair housing resources, offers in-person housing counseling for tenants and landlords, and has recently launched 'Project Place' that outlines the process of applying, finding and living in affordable housing in Los Angeles County.

In recent years, the HRC has performed the following in the region:

- Housing Counseling
- Discrimination Investigation & Disability Accommodations
- Community Workshops and Events
- Monthly Rental Listings

The City provides fair housing information regularly through code enforcement efforts and responses to housing questions. The City of Arcadia is committed to mitigating fair housing issues and discrimination in the community and increasing fair housing access and opportunity. Information is offered in English, Spanish and Chinese. All fair housing outreach is conducted by HRC and is not disseminated by the City.

(HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From January 1, 2006 to June 30, 2020, 130 fair housing complaints in Los Angeles County were filed with HUD.

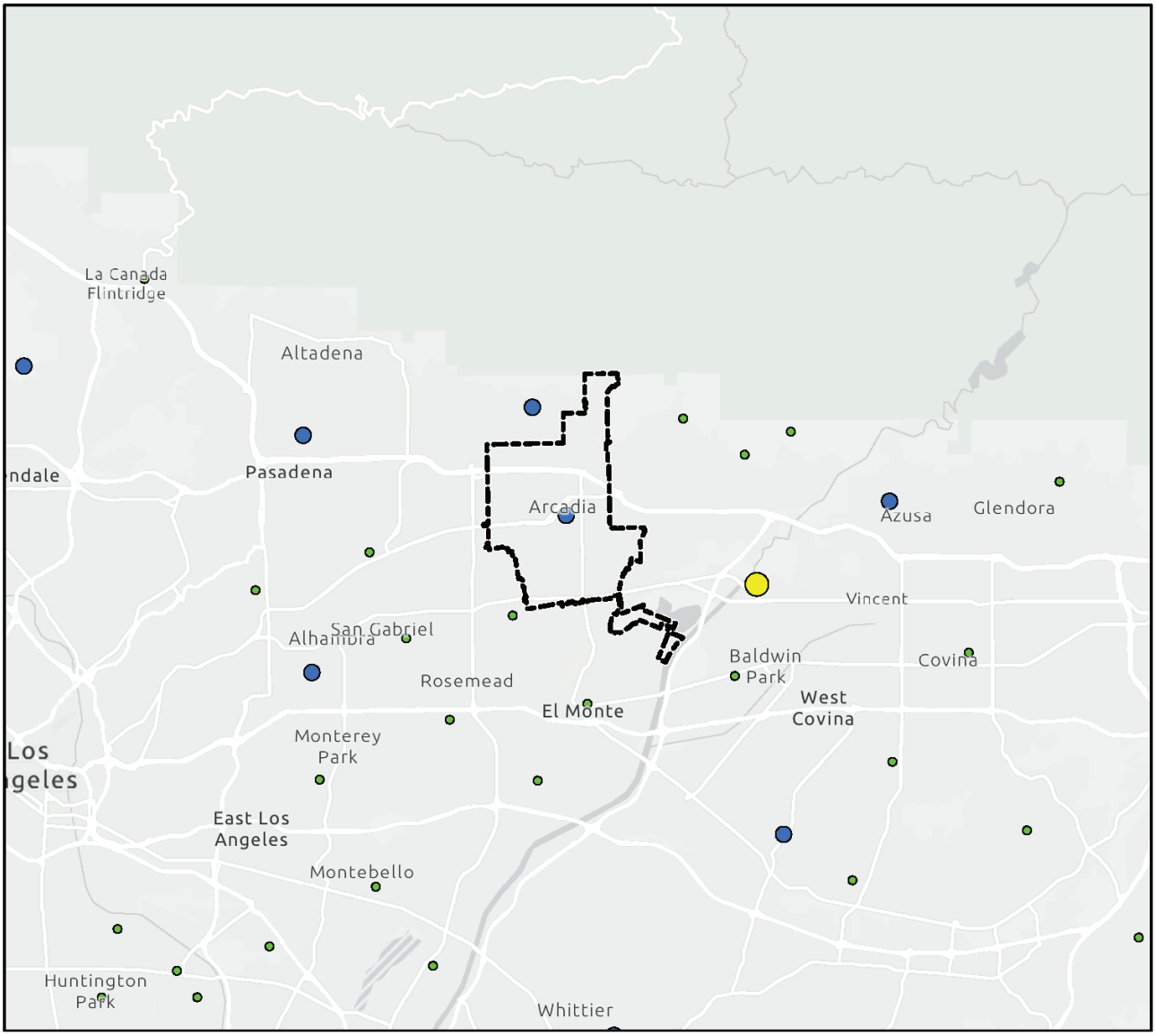
FHEO Inquires by City (HUD, 2013-2021)

Figure 3-1 depicts Fair Housing Inquiries (FHEO) in the City of Arcadia from 2013 through 2021. It should be noted that inquiries are not official cases. Inquiries may have been dropped by the resident for a number of reasons, and there is value to identify concerns that residents have about possible discrimination through the analysis of sed inquiries.

In the City of Arcadia, there were a total of 18 inquiries made over eight years, or 0.31 inquires per one-thousand people. Of the 18, 11 were never followed up with. When inquiries are made, they are categorized into different protected classes such as disability, race, and religion among others. HUD reported one inquiry related to disability, three related to race, two related to familial status, and two related to national origin. Some inquiries may be classified in multiple protected groups.

In comparison to surrounding jurisdictions, Arcadia's inquires per one-thousand people is higher than cities such as Sierra Madre (0.27 per one-thousand), El Monte (0.15 per one-thousand), and Temple City (0.03 per one-thousand). Surrounding cities generally fall under <0.5 inquiries per one-thousand people with exceptions for cities such as Irwindale (0.69 per one-thousand). Overall, the City of Arcadia has a relatively low amount of inquires.

Figure 3-1: FHEO Inquiries by City (HUD, 2013-2021)



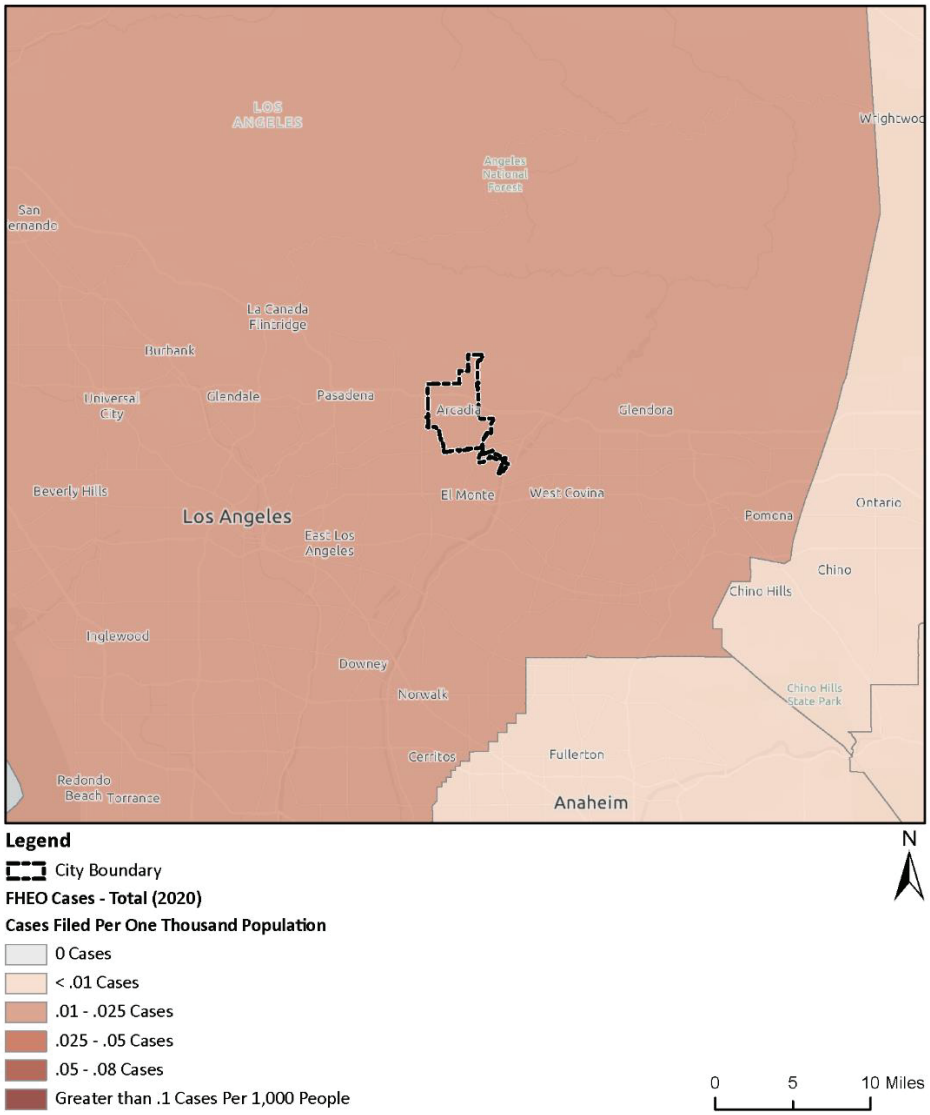
Source: HUD, 2013-2021.

County of Los Angeles: FHEO Cases- Total 2021

Figure 3-2 depicts the amount of Title VIII fair housing cases filed by FHEO from January 1, 2006 through June 30, 2020. Cases are categorized into protected classes. Some of the classes such as race are more specifically broken down (i.e. Race- Asian). It should be noted that one case may fall into multiple protected classes.

In the 14 year data collection period, a total of 130 Title VIII fair housing cases have been filed. Of the 130, approximately 27 cases identified a racial bias as a barrier to fair housing, 86 identify a disability bias, and 9 identify a familial status bias. The majority of cases, approximately 66 precent, had identified a disability bias as a barrier to fair housing. Surrounding counties such as Ventura, San Bernardino, and Orange County also reflected this pattern.

Figure 3-2: FHEO Cases by Population (HUD, 2006-2020)



(HUD, 2006-2020)

B. Fair Housing Issues

With the legal framework of federal and state laws based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

Through the outreach efforts and Countywide Aanalysis of Impediments conducted in 2018, the County identified the following fair housing impediments:[26]

- Barriers to mobility
- Lack of affordable housing in a range of sizes
- Lack of sufficient accessible housing in a range of unit sizes
- Lack of sufficient publicly supported housing for persons with HIV/AIDS
- Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general
- Presence of lead poisoning exposure
- Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population
- Noise Pollution due to plan traffic from Los Angeles International Airport
- Poor land use and zoning situating sources of pollution and environmental hazards near housing
- Access to quality healthcare
- Food insecurity – access to healthy and nutritional food options
- Location and access to local businesses, especially in economically depressed areas
- Lack of information on affordable housing
- Increasing measures of segregation
- Discrimination in private rental and homes sales markets
- Access to financial services
- Lack of coordination with other Planning Processes and Programs to addressing contributing factors

C. Lending Patterns

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who regularly experience disproportionate roadblocks to home ownership. Error! Reference source not found. below identifies the

[26] County of Los Angeles. (2018). Analysis of Impediments. Available https://www.lacda.org/docs/librariesprovider25/community-development-programs/cdbg/plans-and-reports/analysis-of-impediments/executive-summary---english.pdf?sfvrsn=20d667bc_2.

lending patterns by race and ethnicity, as well as income category for the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area (MSA). According to the data, low income applicants (less than 50 percent of the MSA/MD median income) are more likely to have a loan application denied, the highest rates of denial were among Native Hawaiian/Pacific Islander (67 percent) and American Indian and Alaska Natives (58.3 percent). Across all income categories, applicants who identified as White had the highest rates of loan approvals, followed by applicants who identified as Hispanic or Latino.

Table 3-17: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	24.16%	57.30%	19.66%	178
Asian	36.54%	42.13%	23.50%	1,932
Black or African American	41.98%	28.82%	31.98%	2,120
Native Hawaiian or other Pacific Islander	20.33%	67.03%	14.29%	182
White	44.14%	30.93%	27.22%	11,384
Hispanic or Latino	39.00%	36.23%	27.28%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	36.97%	43.28%	22.27%	238
Asian	44.31%	34.08%	27.98%	2,873
Black or African American	42.75%	32.23%	29.11%	2,367
Native Hawaiian or other Pacific Islander	22.83%	62.20%	17.32%	254
White	48.99%	28.31%	27.75%	14,902
Hispanic or Latino	44.63%	32.50%	27.81%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.44%	33.33%	27.03%	111
Asian	51.15%	27.37%	27.37%	1611
Black or African American	47.33%	27.31%	28.91%	1124
Native Hawaiian or other Pacific Islander	35.48%	47.31%	20.43%	93
White	53.61%	23.41%	27.73%	6,887
Hispanic or Latino	50.10%	26.66%	27.42%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.05%	32.10%	29.26%	352
Asian	60.54%	19.94%	25.90%	5,869
Black or African American	49.93%	23.72%	30.51%	3,579
Native Hawaiian or other Pacific Islander	40.89%	39.86%	21.65%	291
White	60.13%	17.88%	27.40%	25,143
Hispanic or Latino	56.43%	20.69%	27.80%	16,541
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.91%	23.88%	30.08%	871
Asian	62.94%	14.28%	27.54%	35,764

Table 3-17: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other**	**Total (Count)**
Black or African American	55.04%	19.47%	29.58%	11,611
Native Hawaiian or other Pacific Islander	54.18%	23.29%	27.19%	1052
White	64.87%	13.46%	25.98%	135,203
Hispanic or Latino	60.42%	16.47%	27.46%	42,722
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

D. Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. In Los Angeles County there were a total of 103 reported hate crimes between 2014 and 2019, 15 of which were reported in 2019. However, no hate crimes were reported in the City of Arcadia.

E. Analysis of Federal, State, and Local Data and Knowledge

Summary of Local Knowledge Analysis

As part of the Housing Element, the City considers protected classes (such as race, ethnicity, income, etc.) and opportunity indicators as key factors in fair housing. Federal, State, and local data provide regional context, background information, and supportive data which helps the City to understand fair housing issues and to identify key fair housing factors for Arcadia. The section below uses available data to identify key trends and local contributing factors for fair housing. Key themes for each category of analysis are summarized in each section.

Integration and Segregation Patterns and Trends

Dissimilarity Index

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high dissimilarity and a segregated community.

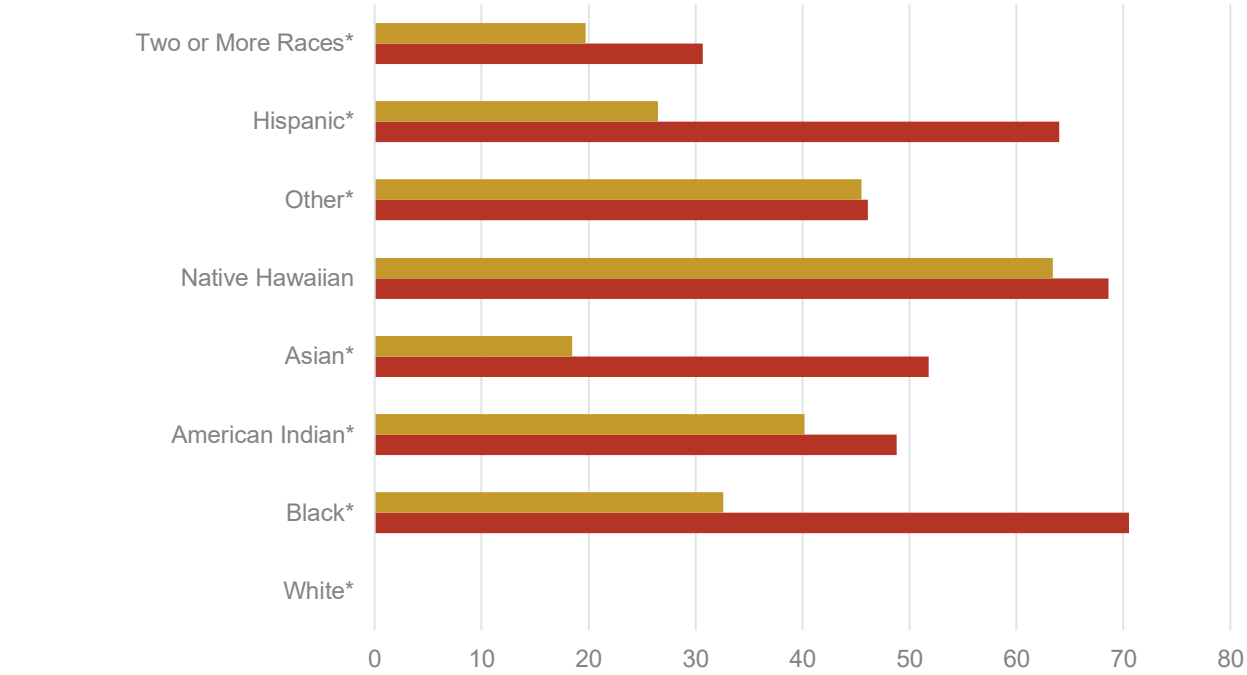
It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure 3-3 shows the dissimilarity between each of the identified race and ethnic groups in~~and~~ Arcadia and the Los Angeles-Long Beach metropolitan area's White populations. The higher scores indicate higher levels of segregation among those race and ethnic group. The Asian population within Arcadia make up the majority of the City's population at approximately 61.6 percent according to 2019 American Community Survey (ACS) estimates, therefore the Asian population has the lowest dissimilarity since the population is more evenly integrated into the community than other racial groups.

The race and ethnic groups with the highest scores were Native Hawaiian (63.4) and American Indian (40.2). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 63.4 percent of the Native Hawaiian population would need to move into predominately White census tract areas to achieve "perfect" integration or 40.2 percent of the American Indian population would need to move into the predominantly White census tract areas for perfect integration. While a score of 60 or higher typically indicates a segregated area, if a group's population is less than 1,000, the dissimilarity index may be high even if the group's members are evenly distributed throughout the area. It is important to note that the Native Hawaiian population includes a total of 29 people and the American Indian population is a total of 65 persons out of Arcadia's total population of 53,054.

The Los Angeles-Long Beach metro area is predominantly White (54.4 percent of the total population), while Arcadia's White population only makes up approximately 30.7 percent of the City's total population. Arcadia's racial and ethnic groups are more evenly spread out than the Los Angeles-Long Beach metropolitan area, and therefore the figure shows that Arcadia has lower dissimilarity in every racial and ethnic category than the metro area.

Figure 3-3: Dissimilarity Index with Whites, City of Arcadia



	White*	Black*	American Indian*	Asian*	Native Hawaiian	Other*	Hispanic*	Two or More Races*
Arcadia	0	32.6	40.2	18.5	63.4	45.5	26.5	19.7
Los Angeles-Long Beach Metro	0	70.5	48.8	51.8	68.6	46.1	64	30.7

Source: ~~American Community Survey, 2019.~~Census Scope. Available at https://www.censusscope.org/us/s6/p2462/chart_dissimilarity.html. Accessed on November 10,2021.

Predominant Racial and Ethnic Groups

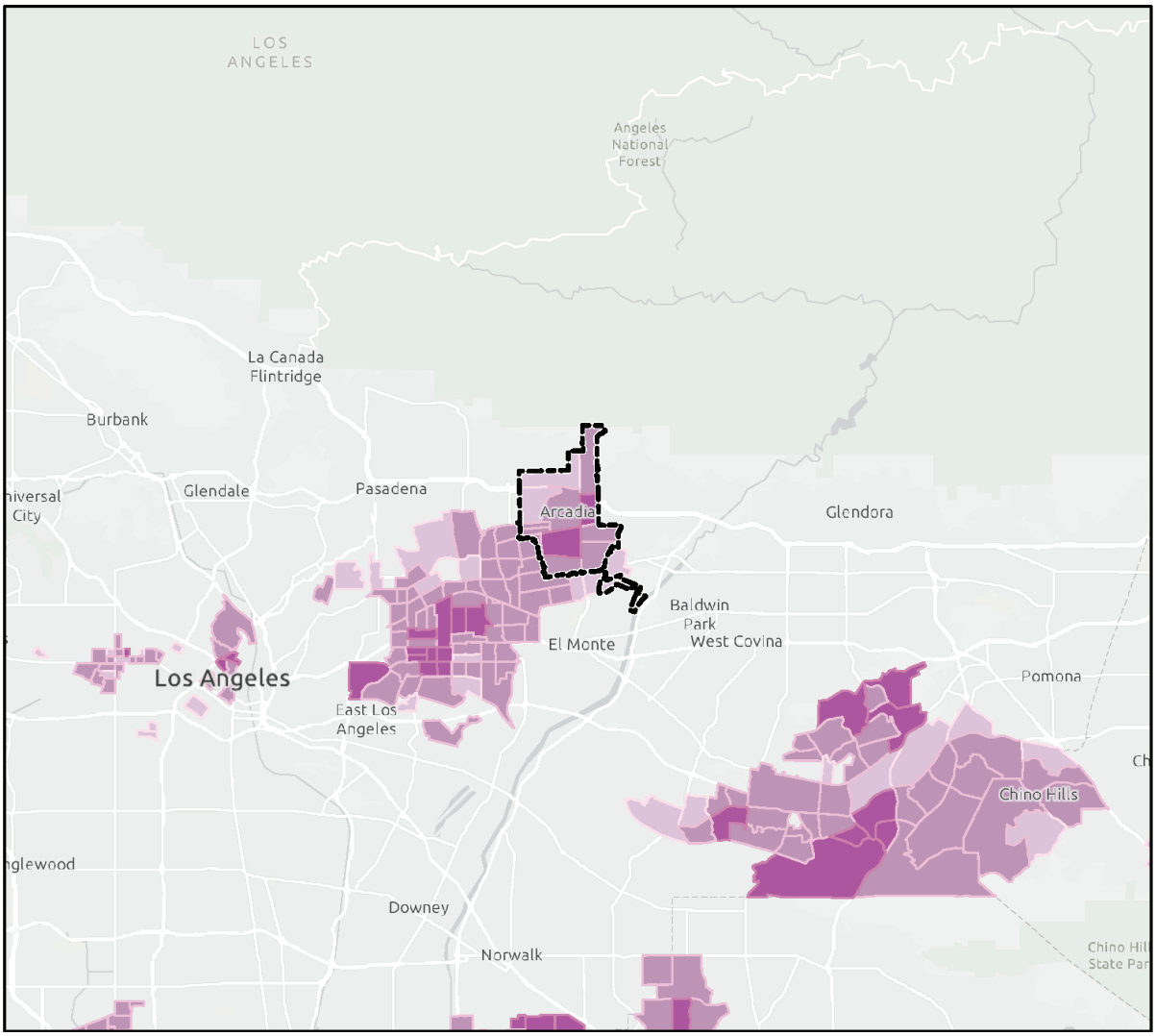
A predominant population is a racial or ethnic group that makes up a main proportion of the population. Predominant populations are important to identify for a number of reasons when assessing fair housing constraints. Populations made up of predominantly people of color have been shown to be underserved at a higher rate than predominantly White communities according to the National Equity Atlas, so it is important that these communities are identified and prioritized.[27]

Figure 3-4 and **Figure 3-5** display pockets of predominantly Asian populations in Arcadia. Northern Arcadia has lower proportions of Asian residents when compared to central and eastern Arcadia. Communities

[27] National Equity Atlas.(2019). Neighborhood Poverty. Available at https://nationalequityatlas.org/indicators/Neighborhood_poverty#/.

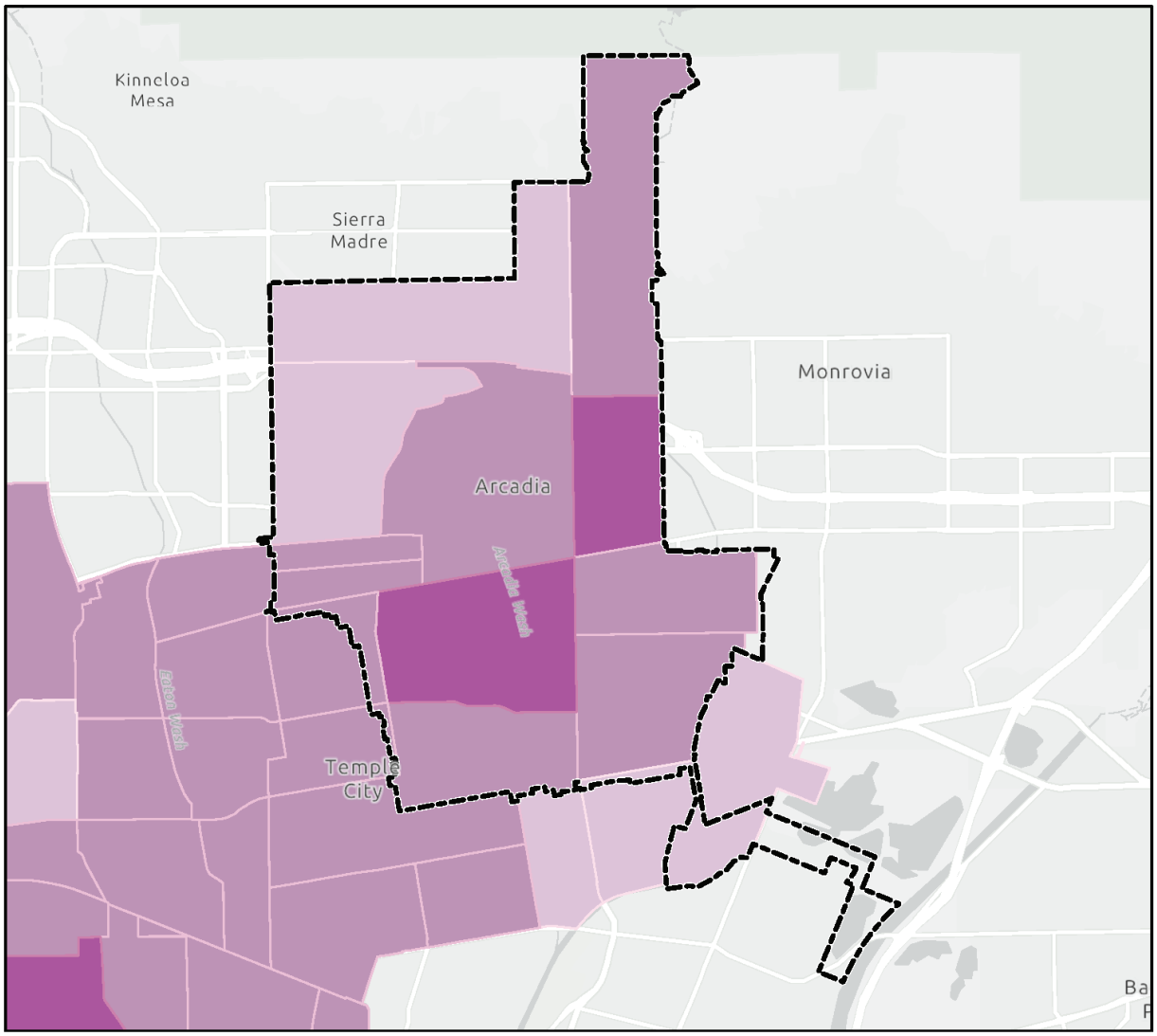
within the region are predominantly Asian to the southwest of the City. Arcadia and those communities make up some of the largest predominantly Asian communities in Los Angeles County.

Figure 3-4: Asian Population by Region (U.S. Census Bureau's SF1 and TIGER data sets for 2010)



Source: U.S. Census Bureau's SF1 and TIGER data sets for 2010

Figure 3-5: Asian Population in Arcadia (U.S. Census Bureau's SF1 and TIGER data sets for 2010)

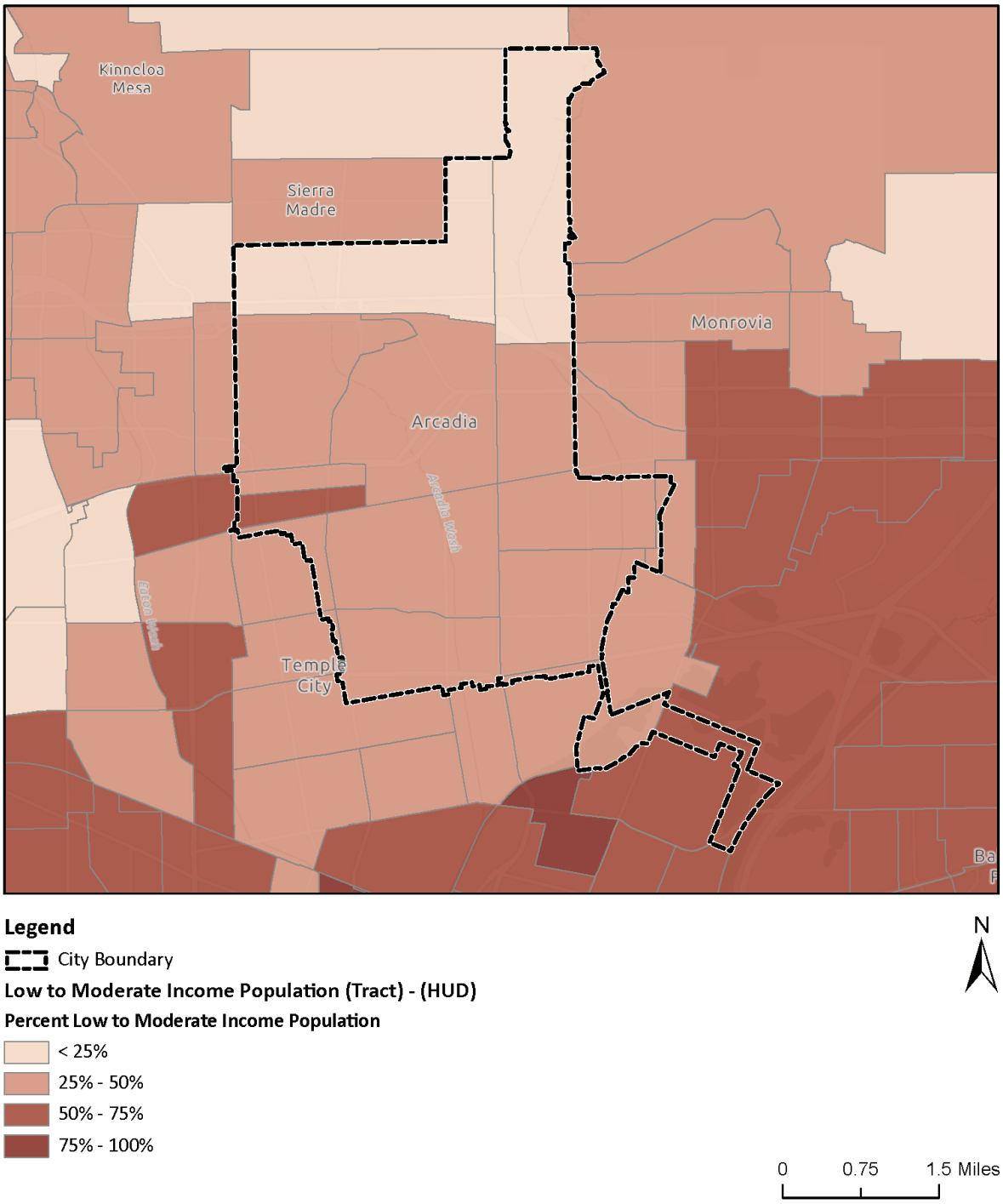


Source: U.S. Census Bureau's SF1 and TIGER data sets for 2010

Low Income Community Segregation

Income segregation is another common type of segregation that can occur when federal, state, and local subsidized programs fail to construct affordable housing in high-resource neighborhoods. ~~Another common type of segregation is based in income differences.~~ Neighborhoods with lower median incomes tend to have less resources, poorer school districts, and higher rates of health issues related to their environments. In this analysis, persons identified as low and moderate income are determined based on the area's median income. **Figure 3-6** shows a map of Arcadia's concentration of low and moderate income communities.~~.~~ ~~Each color of the map represents a different concentration of low and moderate income individuals, with darker shades indicating a higher concentration of individuals in the group.~~ The areas portrayed in darker shades represents a higher concentration of low to moderate incomes. The northern block groups of the City had a lower proportion of people in the low ~~and~~to moderate income brackets, indicating that residents of this part of the City had relatively high incomes. The southern blocks appeared to have more people that were identified within the low ~~and~~to moderate income groups, however the concentration rarely exceed~~eds~~ more than 50 percent of people. There are two census tracts (Census Tract 4307.24 and 4325.00) that have a concentration of approximately 55.8 and 57.5 percent of people with low to moderate incomes, which is the highest proportion of low to moderate income populations in the City. Outside of the City limits, jurisdictions to the south typically had higher concentrations of low ~~and~~to moderate income residents. For example, ~~to the~~towards the southeast ~~e~~dge of the City, there ~~was a~~is a highe~~r~~ concentration (75 to 100 percent) of people within the Santa Fe Dam Open Space Area ~~that were classified as a low to moderate income population.~~ fall in the low to moderate income group. Overall, tract groups within Arcadia were mostly composed of lower concentrations of people (25 to 50 percent) that made low to moderate incomes, indicating that Arcadia residents had incomes that were relatively high when compared to surrounding areas with the exception of tract 4307.24.

Figure 3-6: Low to Medium Income Population Tract in Arcadia (ACS, 2015)



Source: U.S. Census Bureau~~'s~~, American-Community Survey, 5-Year Estimates, 2015

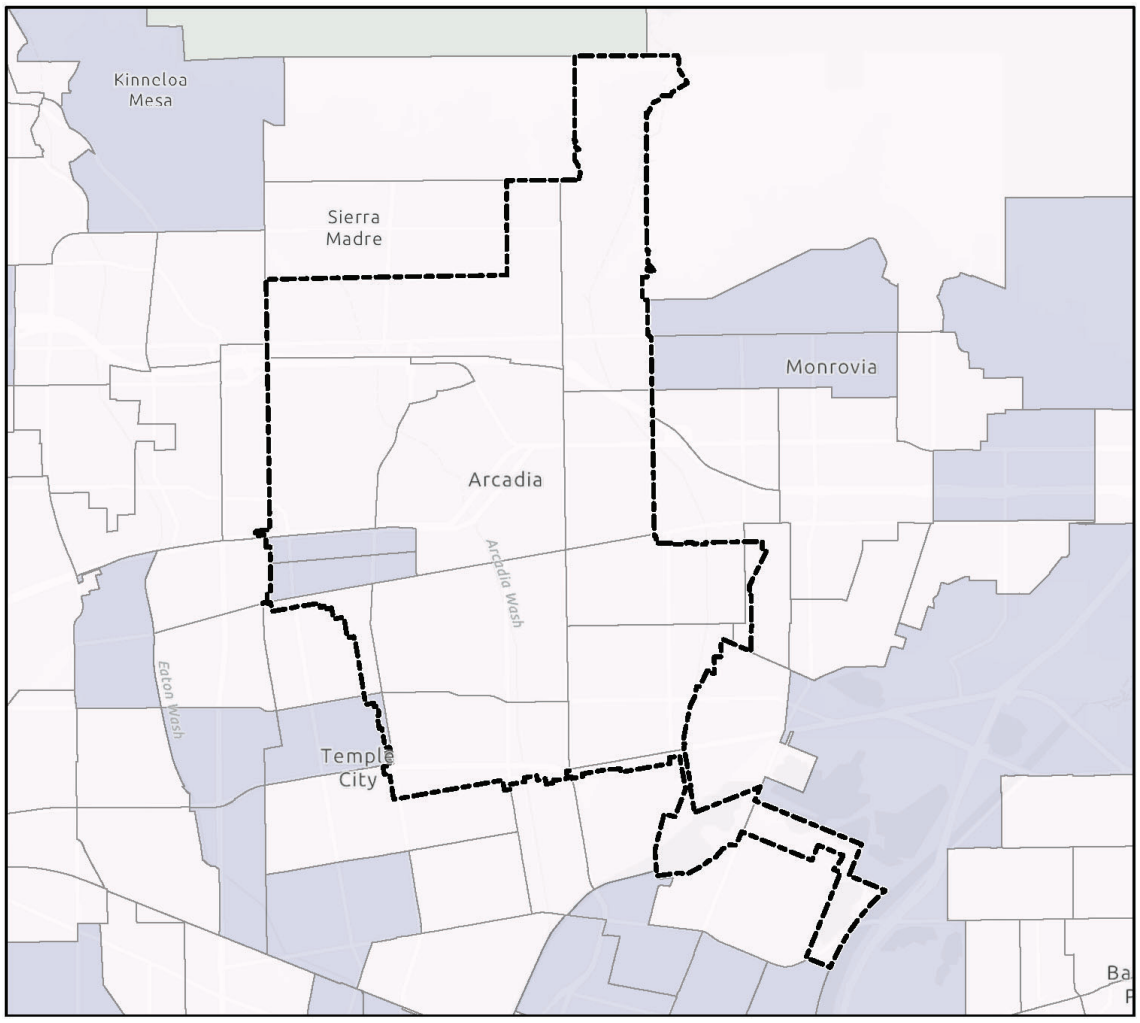
Familial Status: Single Parent, Female Headed Households

Single parent, female headed households are of special interest not only because of their unique family structure, but it has been demonstrated that these households have significantly less access to economic stability, home stability, and crucial resources. [28]

Figure 3-7 displays the concentration of single parent, female headed households with children in Arcadia and the surrounding region. Arcadia and communities immediately surrounding the City, are typically characterized by less than 20 percent of children living in a single parent, female headed household. There are two Census tracts (Census Tract 4307.23 and Census Tract 4307.24) in Arcadia that show higher proportions of children in single parent, female headed households. Both census tracts show that approximately 20 to 40 percent of children live in single parent, female headed households. As shown in **Figure 3-6** above, Census Tract 4307.24 has the second highest proportion of low to moderate income earning residents in the City.

[28] Mather, Marc PhD. (2010). U.S. Children in Single-Mother Families. Available at https://www.prb.org/wp-content/uploads/2010/05/05152010-single-motherfamilies.pdf.

Figure 3-7: Concentration of Children in Single Parent, Female Headed Households in Arcadia (ACS, 2019)

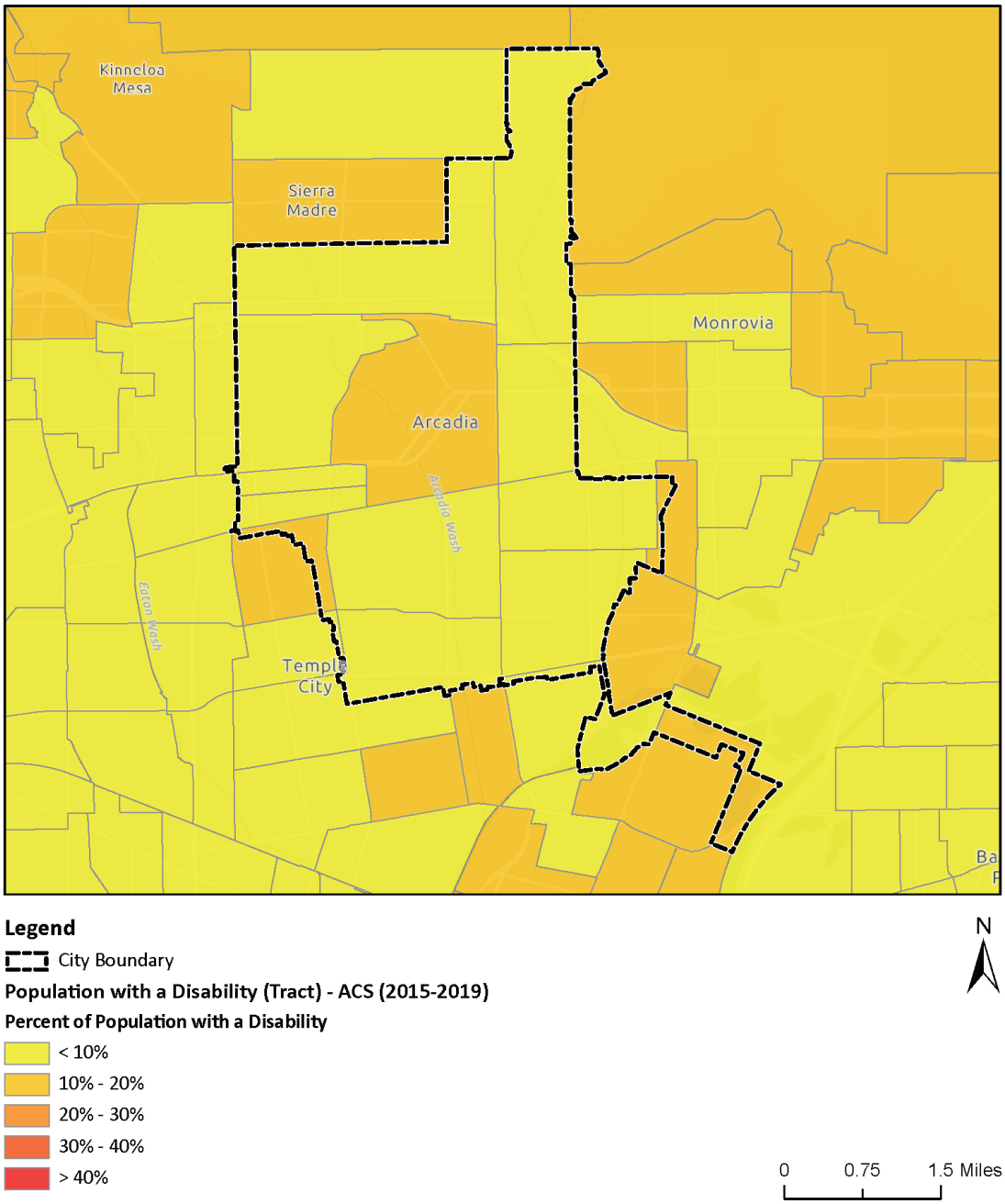


Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Disability Distribution in Arcadia

Figure 3-8 below displays the proportions of local populations that have disability. The City of Arcadia generally has a low proportion of the population with a disability (less than 10 percent in most tracts). There are four census tracts that have higher proportions (approximately 10 to 20 percent) of persons with disabilities—Census Tract 4307.21, 4313, 4318, and 4325. Of these tracts, Census Tract 4325 is also characterized as one of the two census tracts in Arcadia that has a higher proportion of people that earn low to moderate incomes.

Figure 3-8: Disability Population in Arcadia (ACS, 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Summary of Segregation and Integration Factors

The intent of the segregation and integration portion of the AFFH is meant to inform future policy and actions that the City can take to reduce segregation and increase integration of protected groups. The analysis has identified the following as possible constraints to providing fair housing:

- While Arcadia is generally an affluent community, residents in the southern portion of the City are more likely to make a low to moderate income when compared to those that live in the northern part of the City. This may indicate a lack of affordable housing in the northern portions of the City, which hinders further integration of lower income families throughout the community.
- Census Tracts 4307.23 and 4307.24 have a higher concentration of single parent, female headed households with children, suggesting that there is some sort of barrier, whether it be financial or social, that prevents these families from integrating into the broader community.
- Persons with disabilities tend to live in the southern portion of Arcadia, suggesting that there may be a fair housing barrier or social barrier that is preventing these communities from integrating further into the community.

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

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census-tract based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

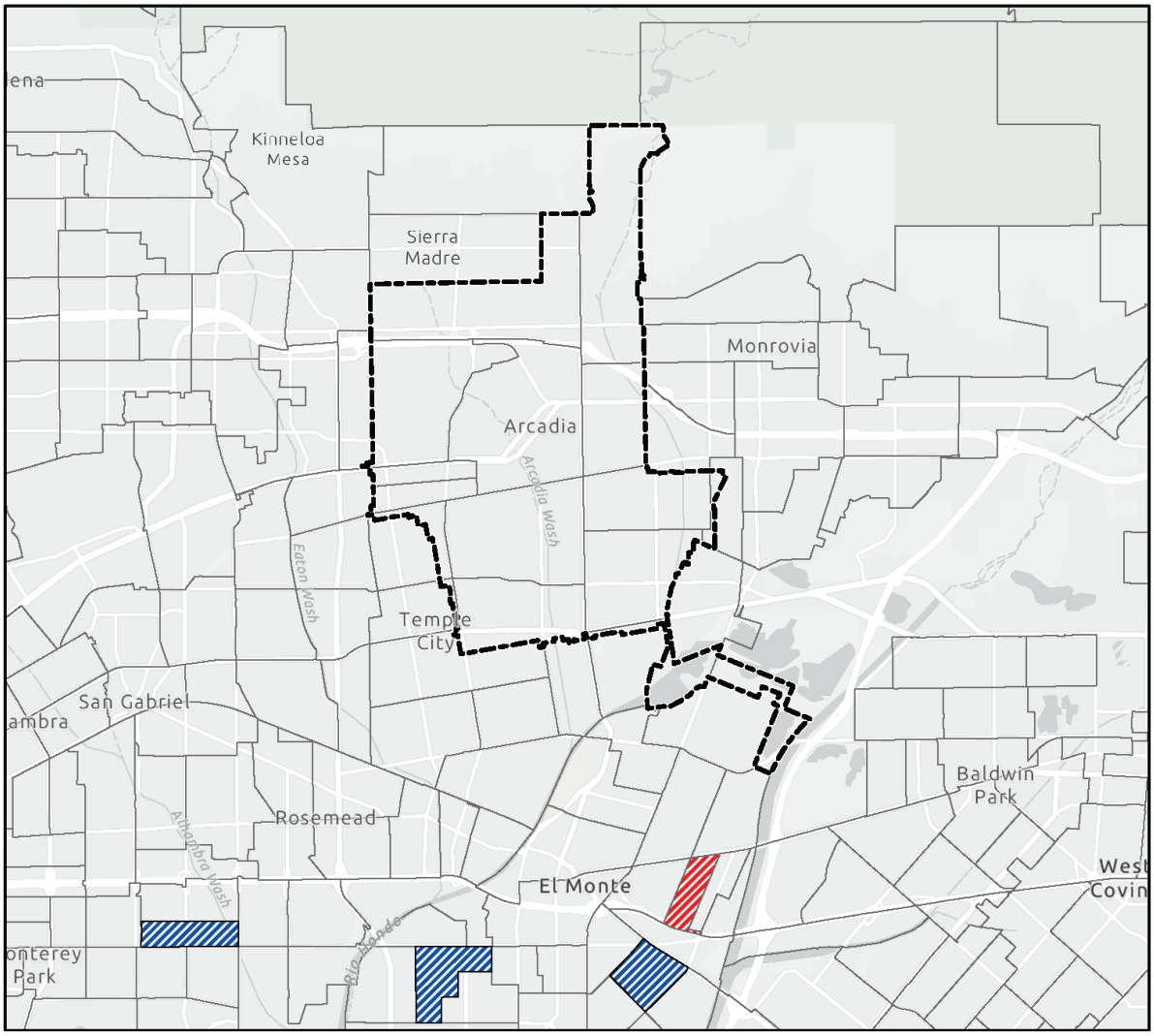
Figure 3-9 below displays the R/ECAP analysis of ~~the Arcadia area~~Arcadia and immediately surrounding communities. The HUD data available does not provide information specific to the City of Arcadia, thus a broader more regional approach was taken, as shown in the map. The figure shows there are no pockets of racially or ethnically concentrated areas of poverty within Arcadia. However, there is a R/ECAP in El Monte, south of Arcadia. While the City has no R/ECAP areas, there are still concentrated areas of poverty in surrounding communities; therefore, the City is committed to increasing housing mobility opportunities for persons outside the City or in Los Angeles County as a whole. **Chapter 10: Implementation Plan** of this Housing Element outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunities to all households.

Figure 3-10 below identifies low poverty index with race/ethnicity and R/ECAPs in Arcadia, and the overall Northeast Los Angeles County region. The low poverty index captures the depth and intensity of poverty in a given neighborhood. The index uses both family poverty rates and public assistance receipt, in the form

of cash-welfare, such as Temporary Assistance for Needy Families (TANF). The poverty rate and public assistance for neighborhoods are determined at the census tract level, and the higher the score, the less exposure to poverty in a neighborhood. The map identifies the R/ECAP and a few surrounding neighborhoods, to the south and southwest. The figure identifies R/ECAP areas (outlined in red) concentrated in the City of Los Angeles.

The map also shows that there are R/ECAPs in areas bordering the Angeles National Forest and in Central Los Angeles near Downtown. Overall, the City of Arcadia is a high income area. The City should consider the impact of high cost of housing and higher annual incomes on lower income households. The current financial circumtance combined with the recent housing boom can create displacement through economic pressures, where lower income households need to look for affordable housing outside of the City.

Figure 3-9: Local R/ECAP Analysis (HUD 2009-2013, TCAC 2021)

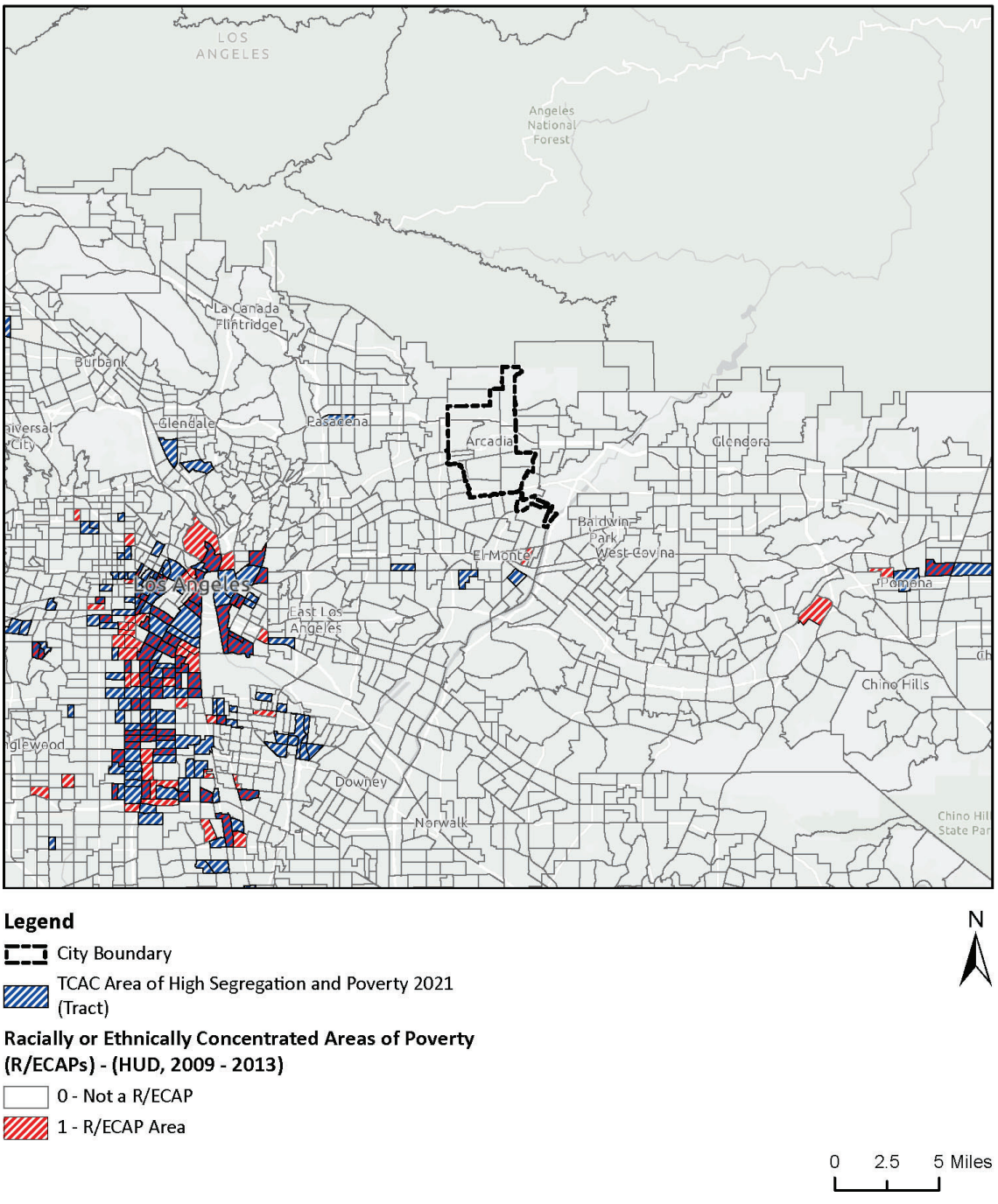


Source: HUD, 2009-2013, TCAC, 2021~~HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT006, July 10, 2020~~

R/ECAPs Over Time

Over time, R/ECAPs can move or expand into new areas. **Figure 3-10** below shows R/ECAPs in the Los Angeles region from 2009-2013. Compared to **Figure 3-9** above, there are fewer R/ECAPs in the region overall. ~~There are no R/ECAPs within Arcadia in this snapshot.~~ It appears that over time, central and northern Los Angeles have seen an influx in R/ECAPs. This suggests possible increases of segregation between communities based on race, income, and other protected characteristics over time. Although there are not and have not been R/ECAPs within Arcadia in recent years, the City should consider the impact of high cost of housing and higher annual incomes on lower income households regionally.

Figure 3-10: Regional R/ECAP Analysis (HUD 2009-2013, TCAC 2021)



Source: HUD, 2009-2013, TCAC, 2021

Summary of R/ECAP ~~Factors~~

While there are no R/ECAPs within the City of Arcadia, ~~it is important to note that R~~The number of R/ECAPs have been increasing in the Los Angeles Metropolitan Area over time. An absence of R/ECAPs does not confirm the presence of rich, predominantly White areas nor does it confirm that there is an absence of low income areas within the City.

Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated.[29] Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census track level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

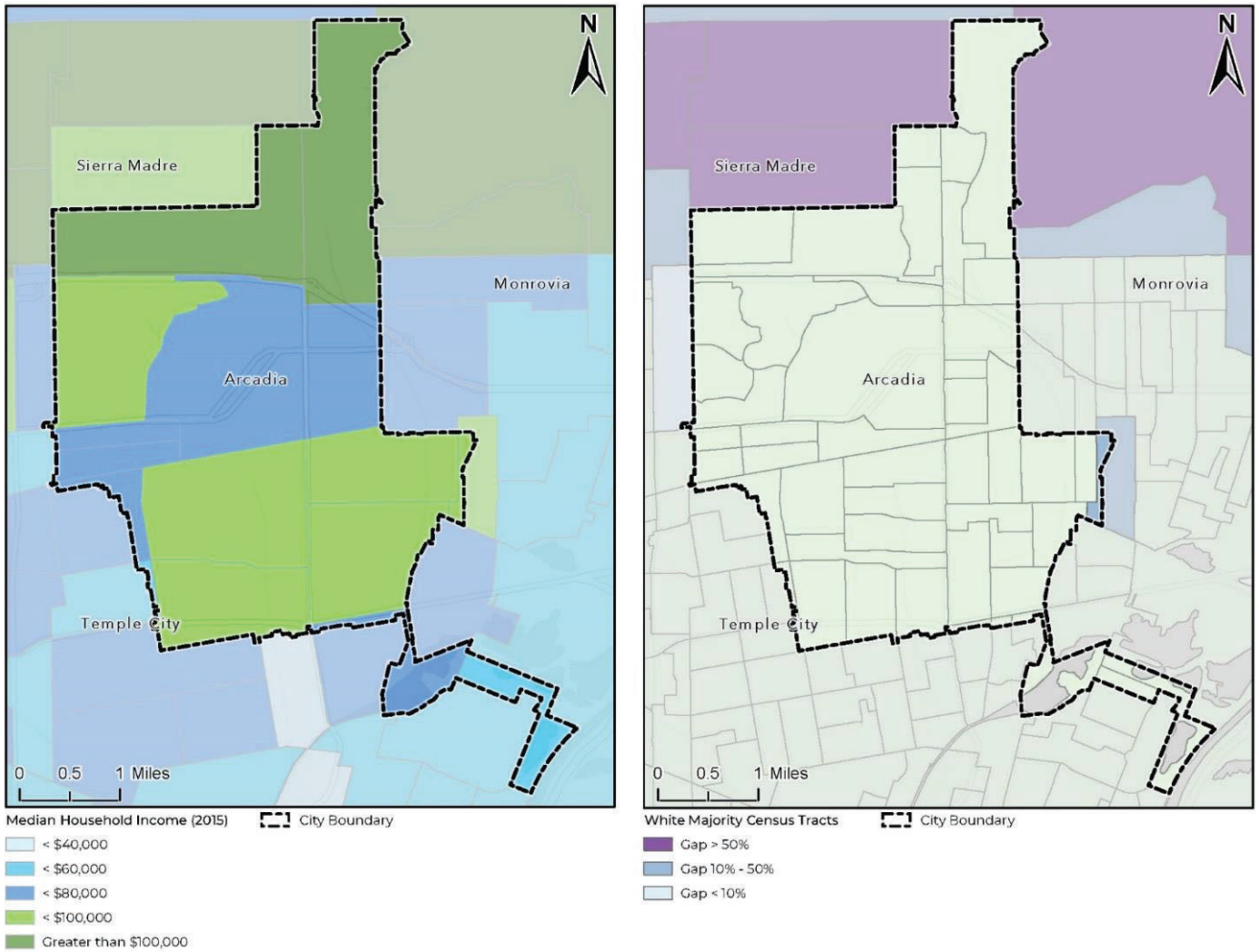
- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.[30] To identify these areas in Arcadia, this analysis examines census tracts with a population that is at least 50 percent White with a median income over $100,000. While none of Arcadia's census tracts have a population greater than 50 percent White, the City has one census tract with a median income over $100,000. **Figure 3-11** below shows that there are no census tracts in Arcadia that meets both the income and race threshold for the tract to be considered an RCAA.

While there are no Racially Concentrated Areas of Affluence within the City of Arcadia, there is a concentrated area of affluence in the northern portion of the City. No lower income housing sites have been identified in this area due to potential fire hazards in the hillsides that pose safety hazard.

[29] Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.
[30] Ibid.

Figure 3-11: RCAA in Arcadia (U.S. Census Bureau's SF1 and TIGER data sets for 2010, ACS 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019, U.S. Census Bureau's SF1 and TIGER data sets for 2010

Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place" components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity**: Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity**: Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity**: Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity**: Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

Table 3-18 and **Figure 3-12** show~~s~~ the following key findings:

- The City has high rates of high school graduation rates as well as high math and English proficiency. Arcadia also has higher rates of college educated adults and overall higher levels of UC and CSU eligibility than the County and State.
- Residents of Arcadia experience high~~er~~ employment as well as higher levels of minimum basic income. Job availability, quality, and growth are all at lower levels in Arcadia when compared to the County and State~~'s~~ rates, however, the difference is not significant. ~~-~~
- While homeownership rates are higher in the City of Arcadia than in the County and State, levels of cost burden are similar to the state at about 53 percent. The County of Los Angeles has a lower

housing cost burden when compared to both the City and the State. Housing adequacy is higher in the City and affordability is lower than the County and State.

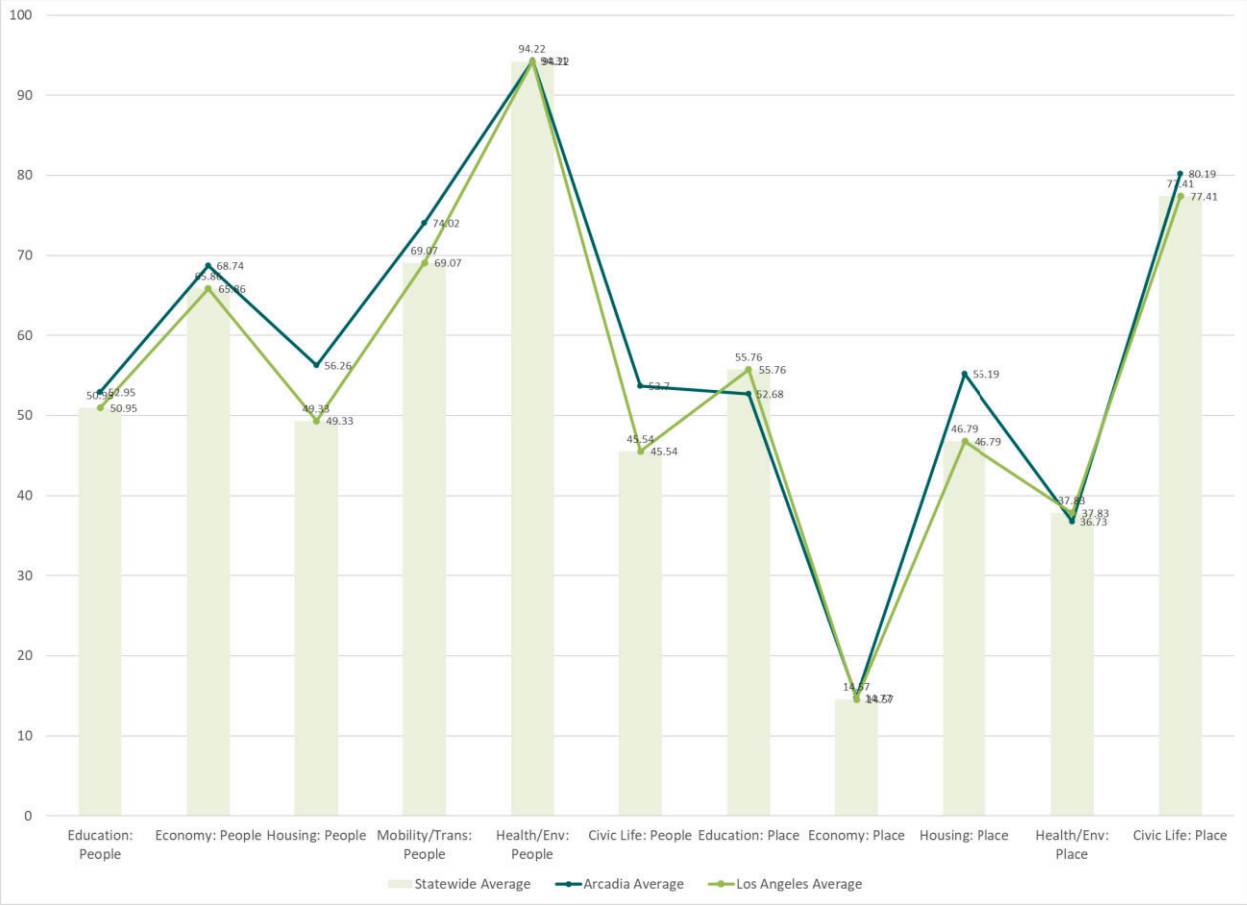
- Vehicle availability is higher in Arcadia while commute times are lower than the County and State. Residents of the City also experience higher rates of internet access.
- Overall health and environmental opportunities are similar between the City, County and ~~and~~ State. Although, Arcadia has lower rates of teen pregnancy and less years of life lost and higher access to healthcare.
- Voting rates in Arcadia are lower than in the State, but slightly higher than the County. Rates of English speakers are slightly lower than ~~average~~ the State and higher than the County.~~however t~~ The rate of US Citizenship is the same as the State and is higher in the City than the County.

Table 3-18:Local, County and State Regional Opportunity Indicators for Place and People

	ROI Indicator	Arcadia	Los Angeles County	California
Education	**People**			
	College Educated Adults	62%	35%	38%
	Math Proficiency	90%	70%	70%
	English Proficiency	88%	63%	65%
	Elementary Truancy	12%	25%	24%
	Place			
	High School Graduation Rate	98%	78%	83%
	UC/CSU Eligibility	70%	40%	41%
	Teacher Experience	58%	43%	36%
	High School Discipline Rate	0%	4%	6%
Economic	**People**			
	Employment Rate	94%	90%	89%
	Minimum Basic Income	79%	59%	64%
	Place			
	Job Availability	634.50	716.96	701.75
	Job Quality	35%	39%	40%
	Job Growth	1%	2%	3%
	Bank Accessibility	0.33	0.22	0.24
Housing	**People**			
	Home Ownership	62%	48%	55%
	Housing Cost Burden	54%	47%	52%
	Place			
	Housing Adequacy	96%	86%	91%
	Housing Affordability	0.11	0.15	0.19
Mobility	**People**			
	Vehicle Availability	92%	83%	86%
	Commute Time	51%	53%	60%
	Internet Access	4.91	4.34	4
Health and	**People**			
	Infant Health	96%	95%	95%
	Birth to Teens	1%	7%	7%
	Years of Life Lost	17.48	27.93	29.84

Table 3-18:Local, County and State Regional Opportunity Indicators for Place and People				
	ROI Indicator	Arcadia	Los Angeles County	California
	Place			
	Air Quality	12.52	11.89	10.01
	Prenatal Care	83%	83%	83%
	Access to Supermarket	53%	61%	53%
	Health Care Availability	2.09	2.02	1.76
Civic Life	**People**			
	Voting Rates	25%	24%	31%
	English Speakers	87%	83%	88%
	Place			
	US Citizenship	83%	77%	83%
	Neighborhood Stability	89%	87%	85%
Source: UC Davis Center for Regional Change and Rabobank, 2014.				

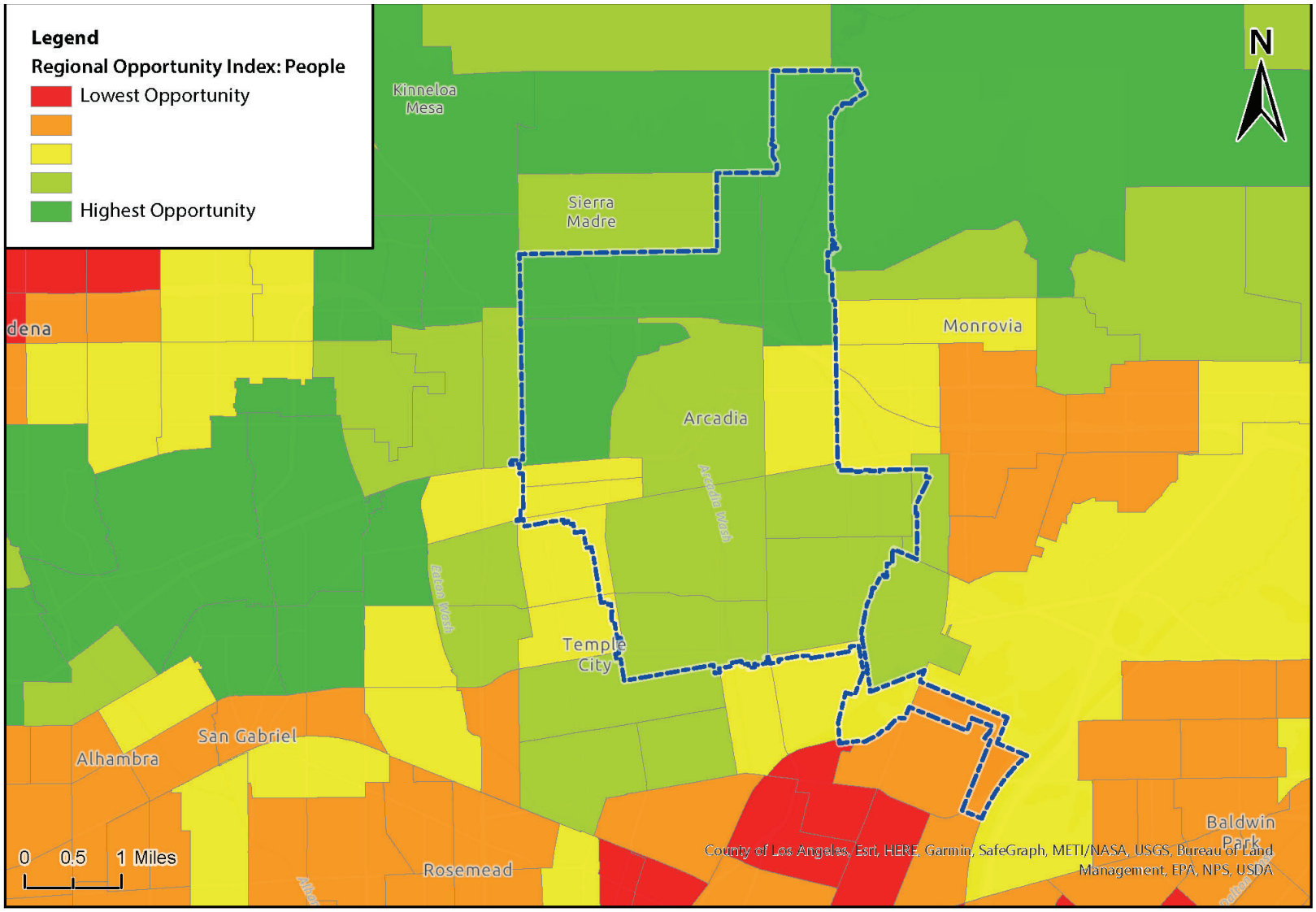
Figure 3-12: Local and State Regional Opportunity Indicators for Place and People



Source: UC Davis Center for Regional Change and Rabobank, 2014.

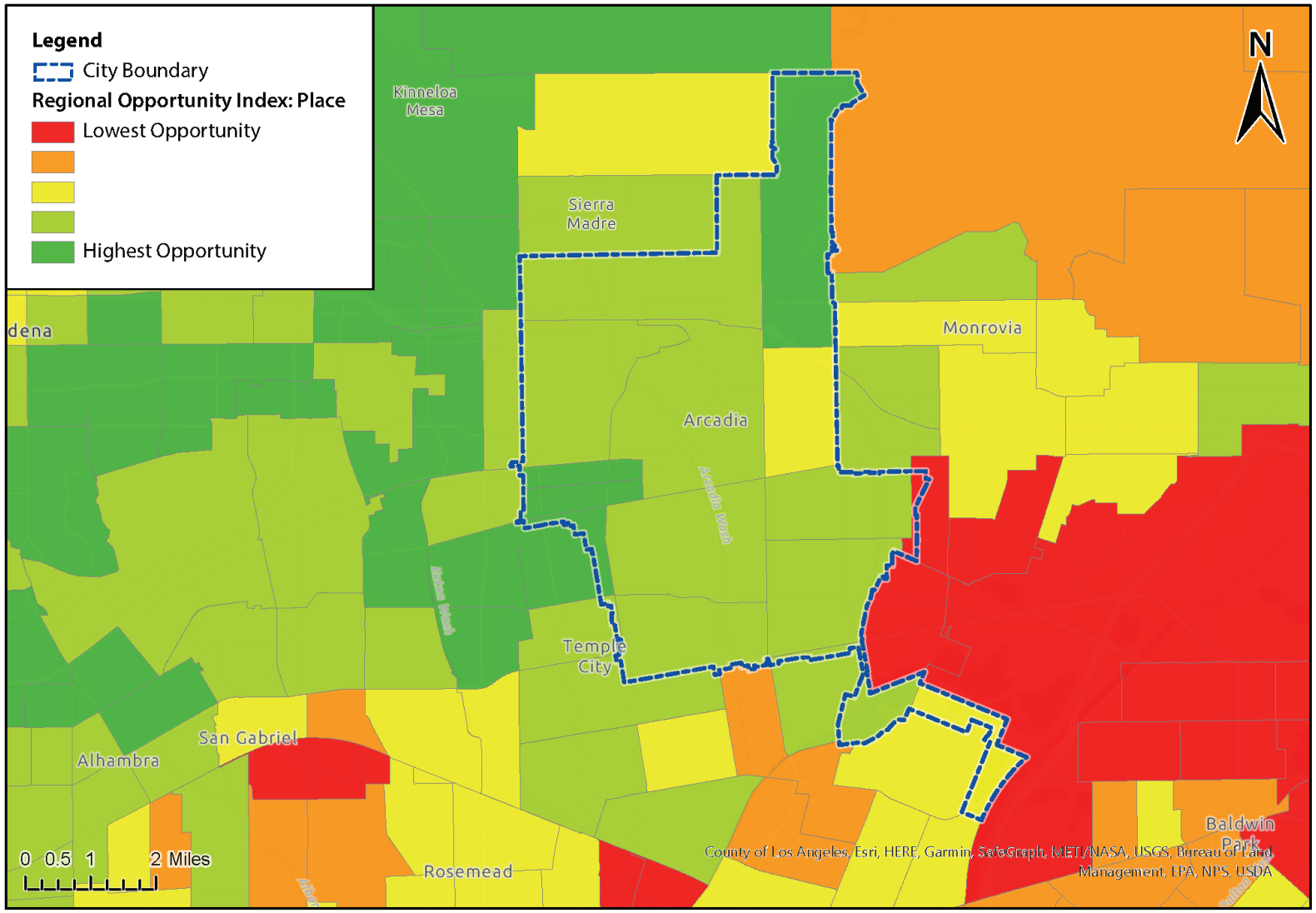
Figure 3-13 identifies the achievement levels that persons living within the City have and **Figure 3-14** displays the opportunity that different census tracts can provide. As shown in **Figure 3-13** and **Figure 3-14** below, the majority of Arcadia is classified as a high opportunity zone with pockets of lower opportunity at the southern end of the City and mid-eastern boundary. This indicates a high level of relative opportunities that people are able to achieve as well as a high level of relative opportunities that Arcadia provides.

Figure 3-13: Regional Opportunity Index, People – City of Arcadia



Source: UC Davis Center for Regional Change and Rabobank, 2014

Figure 3-14: Regional Opportunity Index, Place – City of Arcadia



Source: UC Davis Center for Regional Change and Rabobank, 2014.

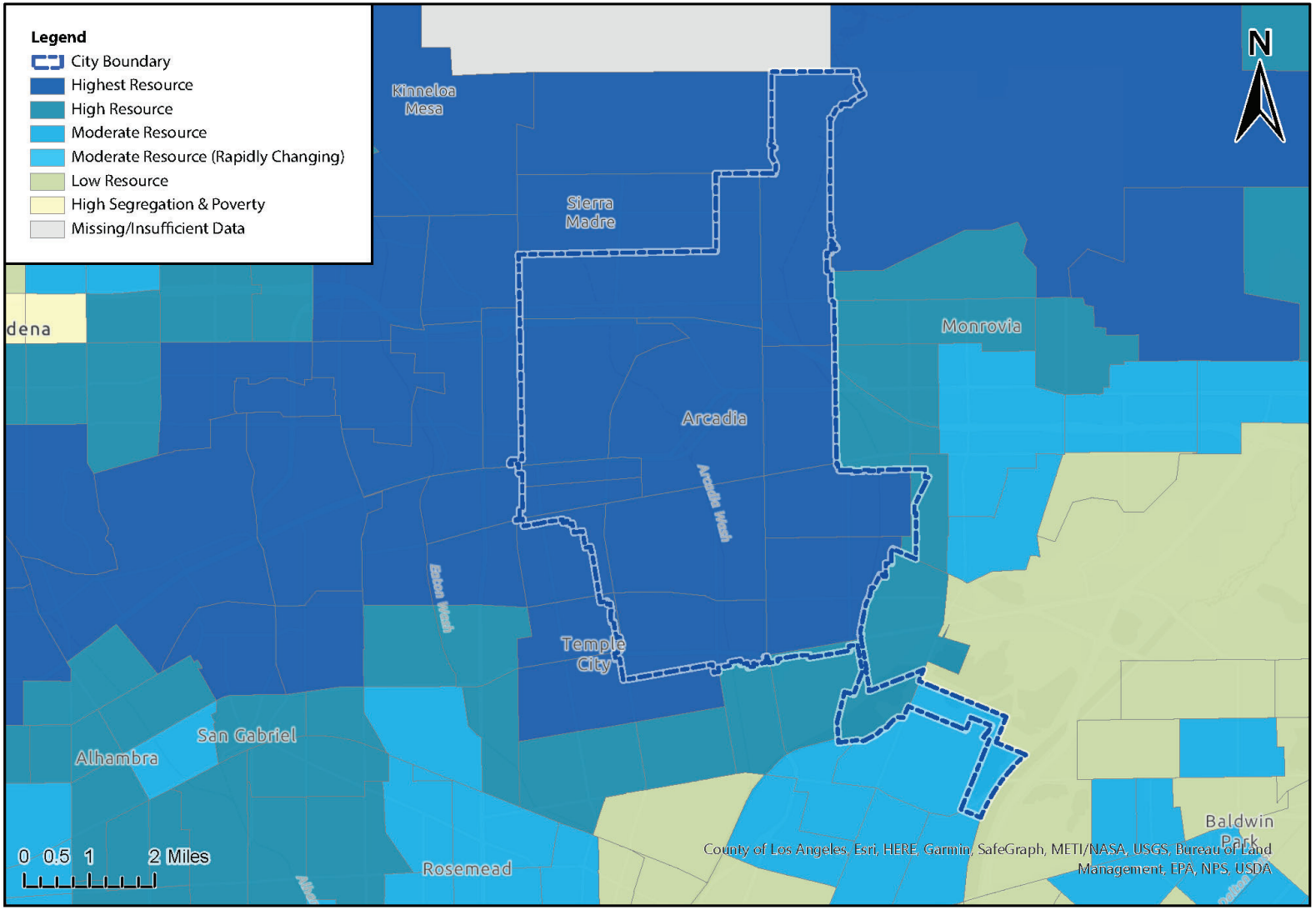
Tax Credit Allocation Committee (TCAC) Opportunity Area Maps

Additionally, the Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related State agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-15** below, most of Arcadia is classified with the highest resource designation with just the southern portion of the City designated as high to moderate resource. The City of Arcadia is committed to exploring programs and avenues to improve housing access and opportunity to both existing residents, future residents, and households in nearby areas.

Opportunity indicators included in the AI also help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents' access to key opportunity assets in Los Angeles County. However, these indices are only available to Entitlement Jurisdictions (with population over 50,000 and receiving CDBG funds from HUD). For Urban County jurisdictions for which a HUD-provided index is not provided, a similar analysis as that provided by the indices was conducted using information for the region.

Figure 3-15: TCAC/HCD Opportunity Map – City of Arcadia



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

Opportunity Indicators

For many households, access to neighborhoods with higher levels of opportunity can be more difficult due to discrimination and when there may not be a sufficient range and supply of housing in such neighborhoods. In addition, the continuing legacy of discrimination and segregation can impact the availability of quality infrastructure, educational resources, environmental protections, and economic drivers, all of which can create disparities in access to opportunity.

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in each jurisdiction. As data for Arcadia as a local jurisdiction was not available, data for the Los Angeles-Long Beach-Anaheim Region was used for this analysis. **Table 3-19** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood, the maximum score being 100. For example, a low poverty index score of 100 means no exposure to poverty.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on State exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood, the maximum score being 100. For example, a school proficiency index score of 100 means immediate access to schools with the highest testing performance.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood, the maximum score being 100. For example, a labor market engagement index score of 100 means the maximum eligible population is employed and a part of the labor market in the community.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit. The maximum score being 100; for example, a transit trips index score of 100 means immediate access to schools with the highest testing performance.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 3-14 below displays the opportunity indices by race and ethnicity for persons in Arcadia. Key findings from the opportunity indicators (shown below) include:

- There is moderate exposure to poverty among the population in the region, with the Hispanic population received the lowest poverty index at 35.53 indicating the greatest exposure to poverty.
- Additionally, the access to quality education system is low to moderate among all racial/ethnic groups. The Non-Hispanic White and Asian or Pacific Islander Populations experience the highest access to quality education (68.03 and 61.94 respectively) while the Non-Hispanic Black population experiences the lowest access to quality education (33.82)
- The region offers low to moderate labor and economic opportunity. The Non-Hispanic Black population has the lowest labor market index at 35.34 and the Non-Hispanic White population has the highest index at 67.43.
- Access to transportation is relatively high for all racial and ethnic groups within the region with index scores falling between 77 and 87.
- Additionally, transportation is considered affordable in the region with scores in the 70 range for all race and ethnic groups.
- The region offers low to moderate job proximity with scores ranging from 40 to 55. The White population experiences the nest access to employment opportunities in the region with a score of 54.59 while the Non-Hispanic Black population experiences has the lowest score (40.72).
- Across all race and ethnic groups there were very low environmental health index scores, meaning there is high exposure to harmful pollutants in the region. Each group has a score below 25, indicating poor environmental quality across the City.
- Persons of all race and ethnic groups who have an income below the federal poverty line experience each lower opportunity, higher exposure to income and education barriers and higher exposure to harmful pollutants, as well and lower access to affordable transportation.
- Persons of all race and ethnic groups who have an income below the federal poverty line in the region experienced a lower opportunity index score in all categories except for the Low Transportation Cost Index.

Table 3-19: Opportunity Indicators by Race and Ethnicity in the Los Angeles-Long Beach-Anaheim Region

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63

Table 3-19: Opportunity Indicators by Race and Ethnicity in the Los Angeles-Long Beach-Anaheim Region							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA Note 2: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).							

Educational Opportunity

- Arcadia has a relatively high score regarding education. The City of Arcadia is served by the Arcadia Unified School District~~., El Monte Union High and El Monte City Elementary School Districts. The majority of the City is provided public school by the Arcadia Unified School District[31] while the southern portion of Arcadia is served by the El Monte School Districts.[32]~~
- Meeting UC/CSU Requirements: Arcadia Unified School District had an approximately 95 percent achievement rate in 2018-2019, which is significantly higher than both the state and El Monte Union High School District. In the 2019-2020 school year, the Arcadia Unified School District's achievement dropped significantly while El Monte Union High and the State's achievement stayed relatively constant.
- Meeting UC/CSU Requirements: Arcadia Unified School District had an approximately 95 percent achievement rate in 2018-2019, which is significantly higher than both the state and El Monte Union High School District. In the 2019-2020 school year, the Arcadia Unified School District's achievement dropped significantly while El Monte Union High and the State's achievement stayed relatively constant.

Table 3-20 below shows a comparison of the school districts and the overall State based on resources, enrollment, class sizes, and more. Some key difference between the school districts include:

- Pupil to teacher ratio: Arcadia Unified School District had the highest pupil to teacher ratio out of all three school districts and the State.
- Funding: Arcadia Unified School District spends the least amount of money per student when compared to the El Monte School Districts.
- Free and Reduced-Priced Meals: Only approximately 26 percent of students in the Arcadia Unified School District receive free or reduced-price meals while approximately 88 to 93 percent of students in the El Monte School Districts receive subsidized meals. In the State of California, approximately 60 percent of students receive subsidized meals.
- Cohort Dropout rates: Approximately 11 percent of students in 2018-2019 dropped out before graduating in the El Monte Union High School District while approximately less than one percent of students in the Arcadia Unified School District dropped out. The rate of El Monte Union High

~~[31] Arcadia Unified School District. School Boundaries. Available at https://www.ausd.net/apps/pages/ArcadiaUnifiedSchoolBoundariesMap. Accessed on December 2, 2021.~~
[32] El Monte Union High School District. SchoolSite Locator. Available at http://apps.schoolsitelocator.com/?districtcode=47473. Accessed on December 2, 2021.

students dropped out to approximately 5 percent in 2019-2020, which was still above the rate at which students dropped out in Arcadia Unified School District.

- Meeting UC/CSU Requirements: Arcadia Unified School District had an approximately 95 percent achievement rate in 2018-2019, which is significantly higher than both the state and El Monte Union High School District. In the 2019-2020 school year, the Arcadia Unified School District's achievement dropped significantly while El Monte Union High and the State's achievement stayed relatively constant.

Table 3-20:School District Data (2018-2020)

	Arcadia Unified (K-12)		El Monte City School District (K-6 or K-8)		El Monte Union High		State of California	
	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020
Pupil to Teacher ratio	22:1	21.9:1	20:1	20.6:1	21:1	20.7:1	21:1	21:1
Average Teacher Experience	13 years	13 years	11 years	11 years	14 years	15 years	12 years	12 years
Ethnic Diversity Index[1]	37	38	21	21	23	23	47	47
Free and Reduced-Price Meals	26%	25.9%	93.3%	92.6%	87.8%	88.7%	59.4%	59.3%
Dollars per Student	$12,171	$12,449	$13,912	$14,310	$15,212	$15,833	$12,967	$13,173
Cohort Dropouts	0.6%	0.7%	N/A	N/A	11%	5.3%	9%	8.9%
Cohort Graduates	98.8%	96.7%	N/A	N/A	83.9%	84.9%	84.5%	84.3%
Cohort Graduates meeting UC/CSU Course Requirements	94.5%	0.4%	N/A	N/A	48.8%	46.9%	50.5%	50.9%

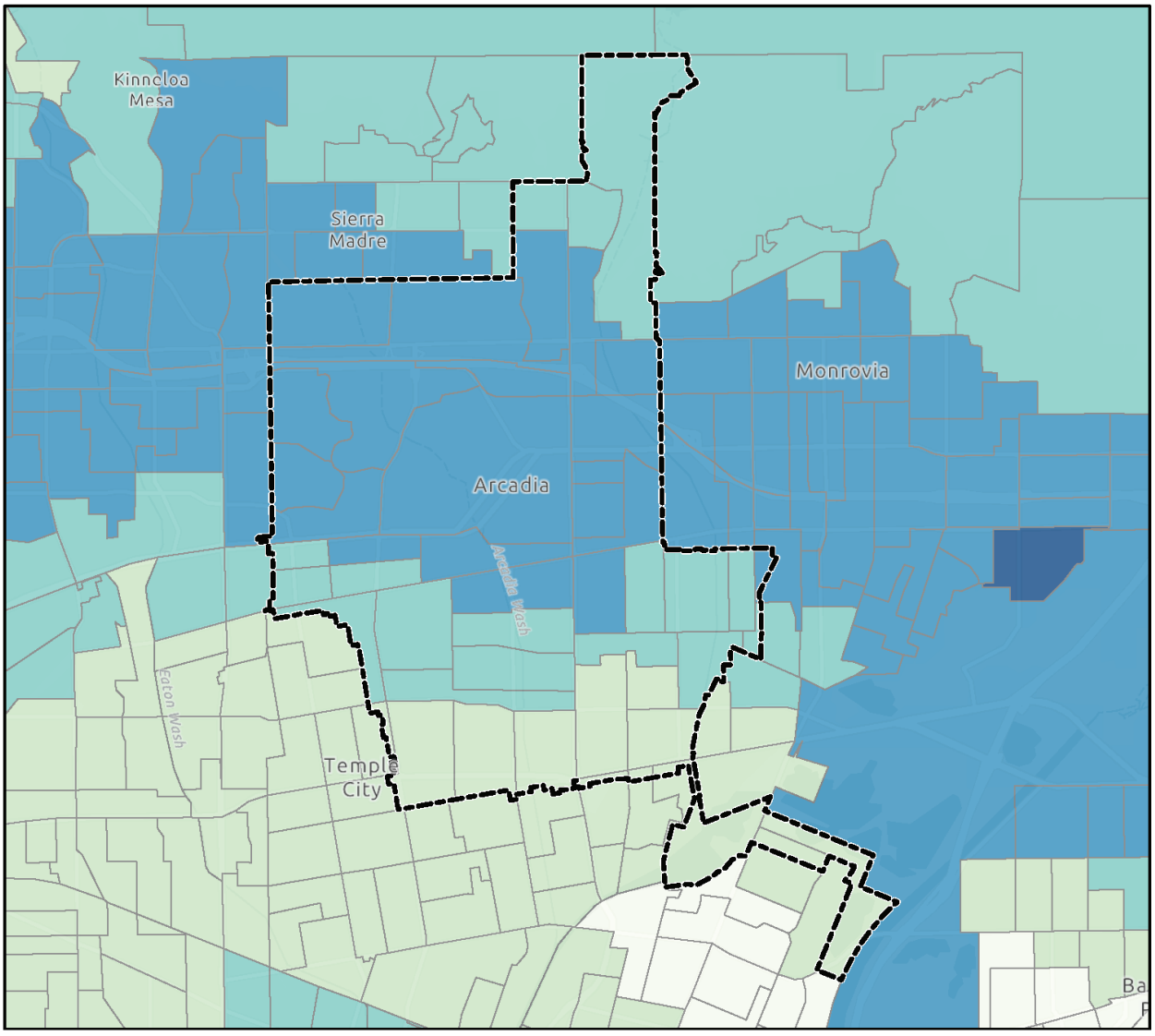
Source: Education Data Partnership. Fiscal, Demographic, and Performance Data on California's K-12 Schools. Available https://www.ed-data.org/. Accessed on December 3, 2021.
Notes:
The Ethnic Diversity Index reflects how evenly distributed these students are among the race/ethnicity categories. The more evenly distributed, the higher the number. A school where all of the students are the same ethnicity would have an index of 0.

Employment Opportunity

Although the employment rate and median income are high in Arcadia, job availability and quality are lower in the City when compared to the State and County. **Figure 3-16** shows that job proximity is the highest in the center of the City. Arcadia does not have any areas in which job proximity is the closest, however it has higher job proximity than neighboring cities to the south. Cities to the east, such as Monrovia and Duarte have similar levels of job proximity to Arcadia. To the west, there is a high concentration of high job proximity areas in Pasadena. Overall, Arcadia has a moderate level of job proximity compared to the Los Angeles Metropolitan Area.

Additionally, there are various levels of job proximity within the City itself. As mentioned above, higher job proximity is located in the center of the City. The southern portion of the City, where median income is the lowest and more protected groups are concentrated, has lower job proximity when compared to the rest of the City. Within the southern portion of the City, there are higher concentrations of non-white populations, single-mothers with children, and persons who earn lower incomes. There is one census tract in the southern portion of the City that has a high concentration of persons with disabilities, however most people within this protected class live in the center of the City where job proximity is higher. Lower job proximity could be a potential constraint to fair housing.

Figure 3-16: Job Proximity Index – City of Arcadia (HUD 2014-2017)



Legend

City Boundary

Jobs Proximity Index (2014-2017) - HUD (Block Group)

Index Score

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- < 80 (Closest Proximity)

N

0 0.75 1.5 Miles

Source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014

Access to Transit

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Arcadia scored a 6.8 AllTransit performance score, illustrating a low to moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. According to the data shown in Error! Reference source not found., Arcadia's AllTransit performance score illustrates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. In total, 188,373 jobs are accessible within a 30-minute trip from Arcadia, however just 2.67 percent of commuters use transit. Additionally, AllTransit identified the following transit related statistics for Arcadia:

- 97.8 percent of all jobs in Arcadia are located within ½ mile of transit
- There are 113,696 customer households within a 30-minute transit commute of local businesses
- 1.26 percent of workers in Arcadia walk to work
- 0.44 percent of workers in Arcadia bike to work
- 8.4 percent of low income households live near transit

By comparison, the City of Pasadena scored higher than Arcadia at 8.3, the City of Monrovia scored lower than Arcadia at 5.6, and the County scored the same as Arcadia at 6.8.

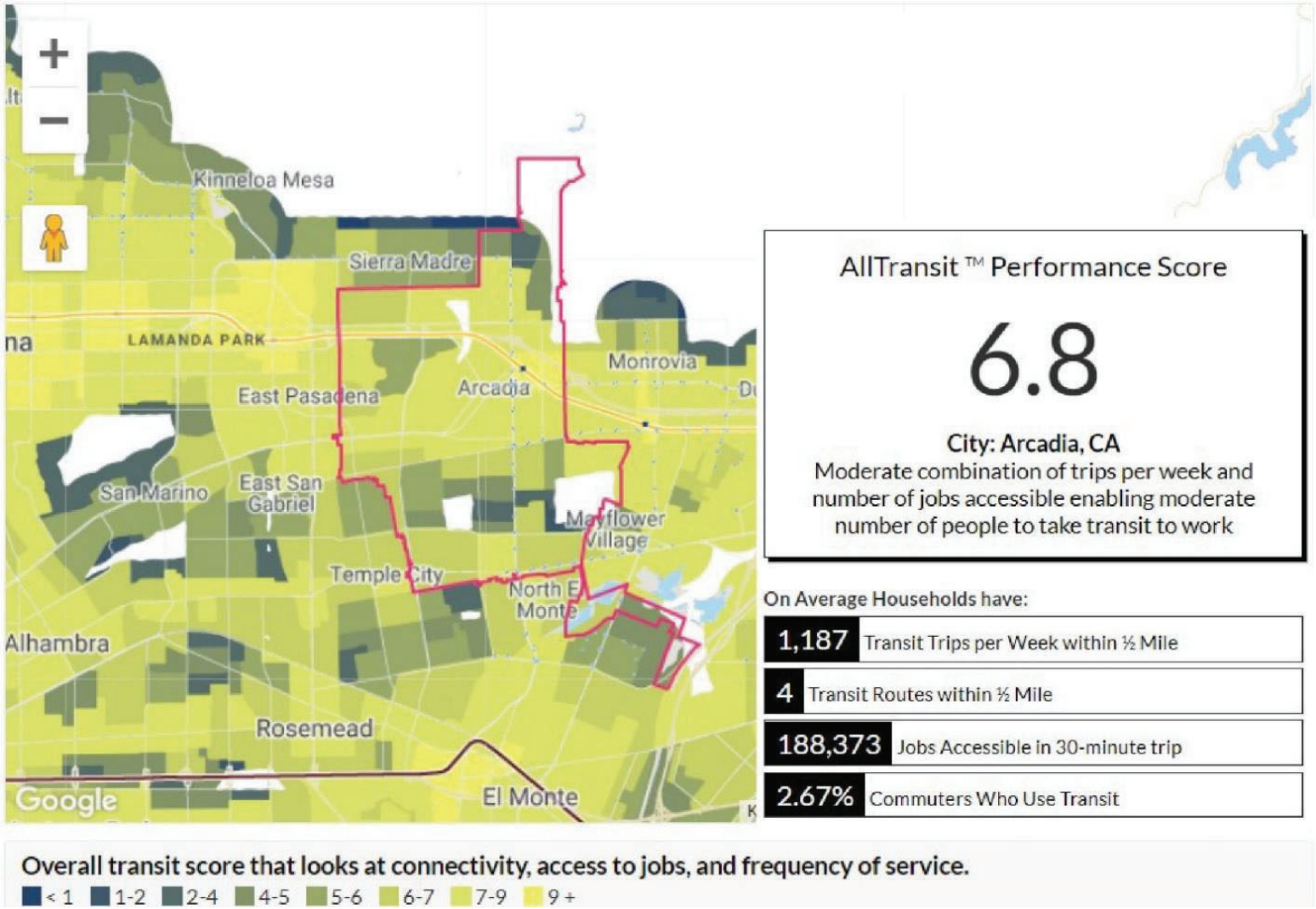
Table 3-21: Opportunity Indicator – Transit

Jurisdiction	All Transit Performance Score	Transit Trips Per Week within ½ Mile	Jobs Accessible in 30-min Trip	Commuters Who Use Transit	Transit Routes within ½ Mile
Arcadia	**6.8**	**1,187**	**188,373**	**2.67%**	**4**
Pasadena	8.3	2,935	248,166	6.77%	11
Monrovia	5.6	832	100,808	3.41%	3
Los Angeles County	6.8	2,608	321,664	6.66%	8

Source: All-transit, American Community Survey 2019

While the AllTransit metrics consider the two major transit agencies – Foothill Transit and Metro-Los Angeles – the metrics do not consider Arcadia Transit. Arcadia Transit provides curb-to-curb shared transportation to seniors and persons with disabilities as well as an affordable fixed route service. The City's fixed-route service which connects the Metro Gold Line Arcadia Station with major activity centers such as Santa Anita Park, City Hall, the Methodist Hospital, Westfield Santa Anita Mall, and the Los Angeles County Arboretum. The transit service is free to seniors, persons with disabilities, and children under 5.

Figure 3-17: Job Proximity Index – AllTransit Performance Score – City of Arcadia



Source: AllTransit Metrics

Figure 3-17 shows that there are various levels of access to transit throughout the City. The southern and central parts of the City have the lowest level of transit access. In these areas of the City, people are more likely to be part of one of the protected classes such as low income, non-White, and or disabled. Persons with mobility issues, such as some people with disabilities, are disproportionately affected by lack of transit in the southern and central portions of the City. Housing is the most affordable in these areas and therefore impacts where persons with lower incomes can afford to live.

Access to transportation increases both economic and environmental/health opportunities. In an effort to increase both mobility and economic access, the City of Arcadia has identified the Las Tunas/Live Oak Corridor and the downtown area as opportunities for increased density to accommodate low and very low units. These areas are proximate to both regional as well as local transit and as the map above shows, these areas score well with connectivity.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. **Figure 3-18** below displays mapped results for the CalEnviroScreen in Arcadia. The map shows that most of Arcadia is low scoring, with the exception of ~~one~~ two partial census tracts (6037431502 and 6037432500) towards the southern edge of the City. **Table 3-22** below identifies the CalEnviroScreen scores given to these census tracts. Overall, low scoring signifies low pollution burdens in the City, therefore, the City of Arcadia shows low exposure to harmful pollutants.

Table 3-22: CalEnviroScreen 3.0

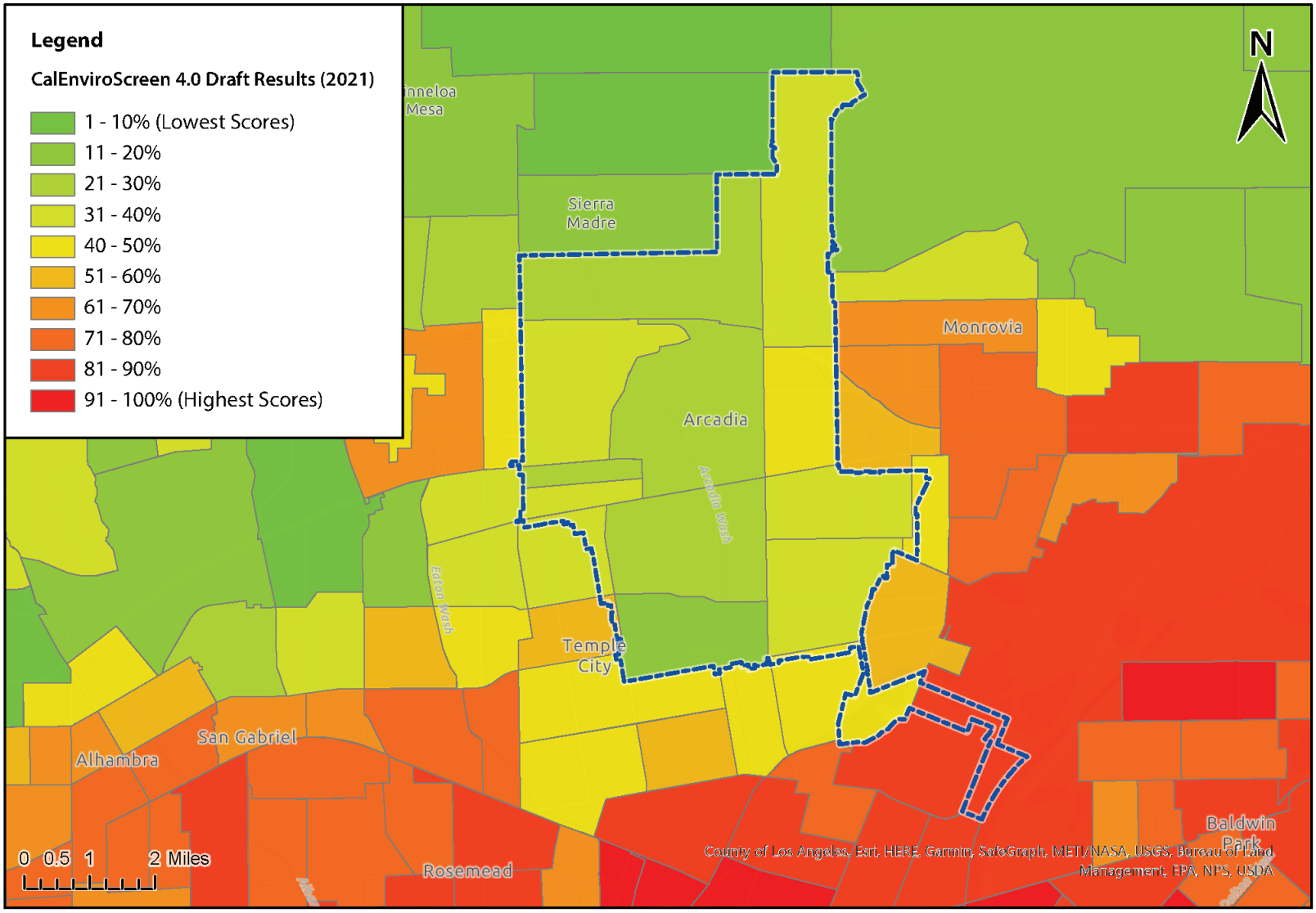
Census Tract Number	6037431502	6037432500
Pollutant (measured in Percentile*)		
Ozone	69	69
PM 2.5	66	66
Diesel	51	48
Pesticides	0	24
Toxic Releases	83	86
Traffic	35	56
Drinking Water	95	97
Cleanups	0	0
Groundwater Threats	23	50
Hazardous Waste	57	72
Impaired Water	63	72
Solid Waste	76	70
Health Risk/ Burden (Measured in Percentile*)		
Asthma	3	61
Low Birth Weight	43	82
Cardiovascular Rate	75	39
Education	43	73
Linguistic Isolation	75	92

Table 3-22: CalEnviroScreen 3.0		
Census Tract Number	**6037431502**	**6037432500**
Poverty	37	58
Unemployment	48	51
Housing Burden	59	74

Note:
* Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.
Source: CalEnviroScreen 3.0 Map. Arcadia. Accessed through https://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=4560cfbce7c745c299b2d0cbb07044f5

Figure 3-18 CalEnviroScreen, City of Arcadia shows the environmental conditions for the whole City. The southern portions of the City are charcterized by people that are more likely to earn lower incomes and be part of one of the protected classes. The southern portions of the City are more industrialized compared to the rest of the City, which could explain worse envrionmental conditions. Higher income neighborhoods in the northern portion of the City tend to have better envrionmental condition scores than other parts of the City. Therefore, lower income families and people within protected groups are more likely to experience poorer environmental conditions a than those who are not.

Figure 3-18 CalEnviroScreen, City of Arcadia



Source: CalEnviroScreen, 4.0 Results 2021, Accessed through HUD AFFH Data and Mapping Tool

Summary of Disparities in Access to Opportunity Factors

While the City of Arcadia is considered a high resource area and relatively affluent when compared to neighboring cities, there are some disparities between communities within the City. The most obvious pattern identified in the analysis is the discrepancy between the northern and southern parts of the City. The following factors were identified as factors contributing to disparities in access to opportunity:~~:~~

- While there are less jobs within close proximities to residential areas in the southern portion of the City, there are also less residences due to the commercial and industrial zoning and the Arcadia Logistics Center Specific Plan which does not include residential units. ~~In the southern portions of the City, there are less jobs within close proximities to residential areas, making it more difficult to find work closer to home.~~
- There is disparity between the northern and southern portion of the City with regards to job proximity and CalEnviroScreens.

G. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Arcadia evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Existing Needs

The County of Los Angeles Housing Authority administers Section 8 Housing Choice vouchers within the City of Arcadia. For the year 2020 within the City of Arcadia, 101 households received Section 8 vouchers. Additionally, the County currently has a waitlist to receive Section 8 Housing Choice vouchers. Approximately 57 households on the County waitlist are at an Arcadia mailing address.

Housing Needs in Arcadia

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. Error! Reference source not found. through **3-21** display data for demographic characteristics of Arcadia, as compared to the County of Los Angeles and the State of California. Additional detailed analysis of the Arcadia community demographics is outline in **Section 2: Community Profile** of the Technical Background Report.

Table 3-23 displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. Similarly, in the County, nearly 10 percent of persons reported at least one disability. The City of Arcadia reported a higher percentage than the State and the City at 18.6 percent. Of the 18.56 percent Arcadia residents who reported a disability, the majority were ambulatory difficulties and independent living difficulties, which could be tied to the City's senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Table 3-23: Population by Disability Type, Compared by Geography, 2019

Disability	City of Arcadia	County of Los Angeles	California
Total with a Disability	18.6%	9.9%	10.6%
Hearing Difficulty	2.5%	2.5%	2.9%
Vision Difficulty	1.2%	2.0%	2.0%
Cognitive Difficulty	2.6%	4.1%	4.3%
Ambulatory Difficulty	4.6%	5.7%	5.8%
Self-Care Difficulty	2.7%	2.9%	2.6%

Independent Living	3.7%	5.4%	5.5%
Source: American Community Survey, 5-Year Estimates, 2019			

Table 3-24 below displays data from the Los Angeles County Point in Time Count. The Count gathers data on the homeless population in the County as well as in all jurisdictions within the County. According to the data from 2017 to 2018 Arcadia experienced a slight drop in the homeless population, then a significant increase through 2020. Overall, Arcadia's homeless population was higher than nearby jurisdictions such as Monrovia and Pasadena (77 and 27 persons respectively). However, Arcadia did have a lower amount than El Monte. Overall, Arcadia has experienced an increase in homelessness over the last year and has a moderate number of individuals experiencing homelessness when compared to neighboring jurisdictions.

The City of Arcadia is currently conducting its own detailed homelessness inventory. As part of this outreach, a support team is interviewing and documenting all individuals in the City experiencing homelessness. This information is specific to each person contacted with the goal to determine the type of services necessary in each situation. The City is also analyzing a "Tiny Homes" project in southeast Arcadia to temporarily house those experiencing homelessness.

Table 3-24: Homelessness in Arcadia and Surrounding Cities

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Monrovia	42	69	27	80	77	-3
Pasadena*	~~29~~575	~~27~~677	~~-~~2102	542~~29~~	~~27~~527	~~-~~215
Arcadia	**17**	**15**	**-2**	**77**	**106**	**29**
El Monte	240	517	277	428	433	5
Los Angeles County	45,979	45,039	-940	49,521	54,291	4,770

Source: Los Angeles Point in Time Count, 2017, 2018, 2019, 2020.
Note:

**~~Data is for East and South Pasadena Combined~~*Source for Homelessness in Pasadena: Pasadena Partnership. Pasadena Homelessness Count 2020. Available at https://pasadenapartnership.org/wp-content/uploads/2020/06/Pasadena-Homeless-Count_2020-FINAL.pdf. Accessed on December 20, 2021.*

Table 3-25 and Table 3-26 display household type and income data for the State, County, and City. Overall, the City has a larger percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, the State has the largest percentage of non-family households at approximately 11 percent more than Arcadia. The City has a percentage of households with at least one senior over the age of 60 that is approximately 10 percent more than the County and nearly 28 percent more than the State.

Table 3-25: Population by Familial Status, Compared by Geography, 2019

Familial Status	City of Arcadia	County of Los Angeles	California
Total Households	19,520	3,316,795	13,044,266
Family Households	79.9%	66.7%	68.7%

Married-Couple Family Households	58.2%	45.1%	49.8%
With Children	--	28.3%	34%
Non-Family Households	20.1%	33.3%	31.3%
Households with one or more people 60 years +	47.2%	37.9%	29.2%
Source: American Community Survey, 5-Year Estimates, 2019			

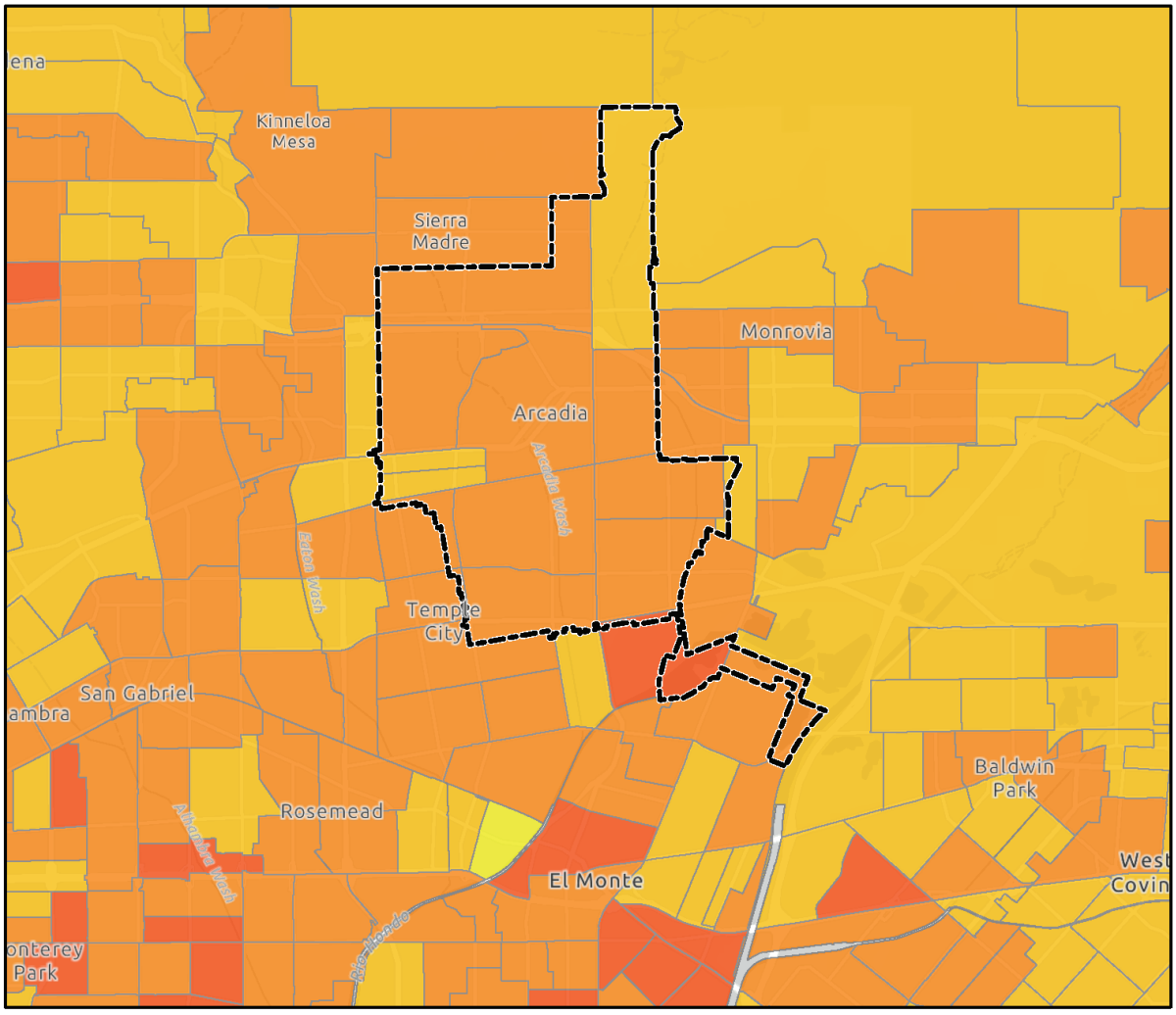
Regarding household income, the City had a higher median household income than the County and State in 2019. As **Table 3-26** shows, Arcadia trends towards lower percentages of its residents earning lower incomes. Just over 28 percent of City residents earn a median income under $50,000 annually, compared to 38 percent and 34 percent for the County and State, respectively.

Table 3-26: Households by Income, Compared by Geography, 2019

Households Income	City of Arcadia	County of Los Angeles	California
Less than $10,000	5.9%	5.6%	4.8%
$10,000-$14,999	2.5%	4.8%	4.1%
$15,000-$24,999	4.5%	8.4%	7.5%
$25,000-$34,999	6.4%	8.1%	7.5%
$35,000-$49,999	8.8%	11.2%	10.5%
$50,000-$74,999	12%	15.9%	15.5%
$75,000-$99,999	12.9%	12.3%	12.4%
$100,000-$149,999	19.0%	15.8%	16.6%
$150,000-$199,999	11.3%	7.8%	8.9%
$200,000 or More	16.7%	10.2%	12.2%
Median Income	$93,574	$68,044	$75,235
Source: American Community Survey, 5-Year Estimates, 2019			

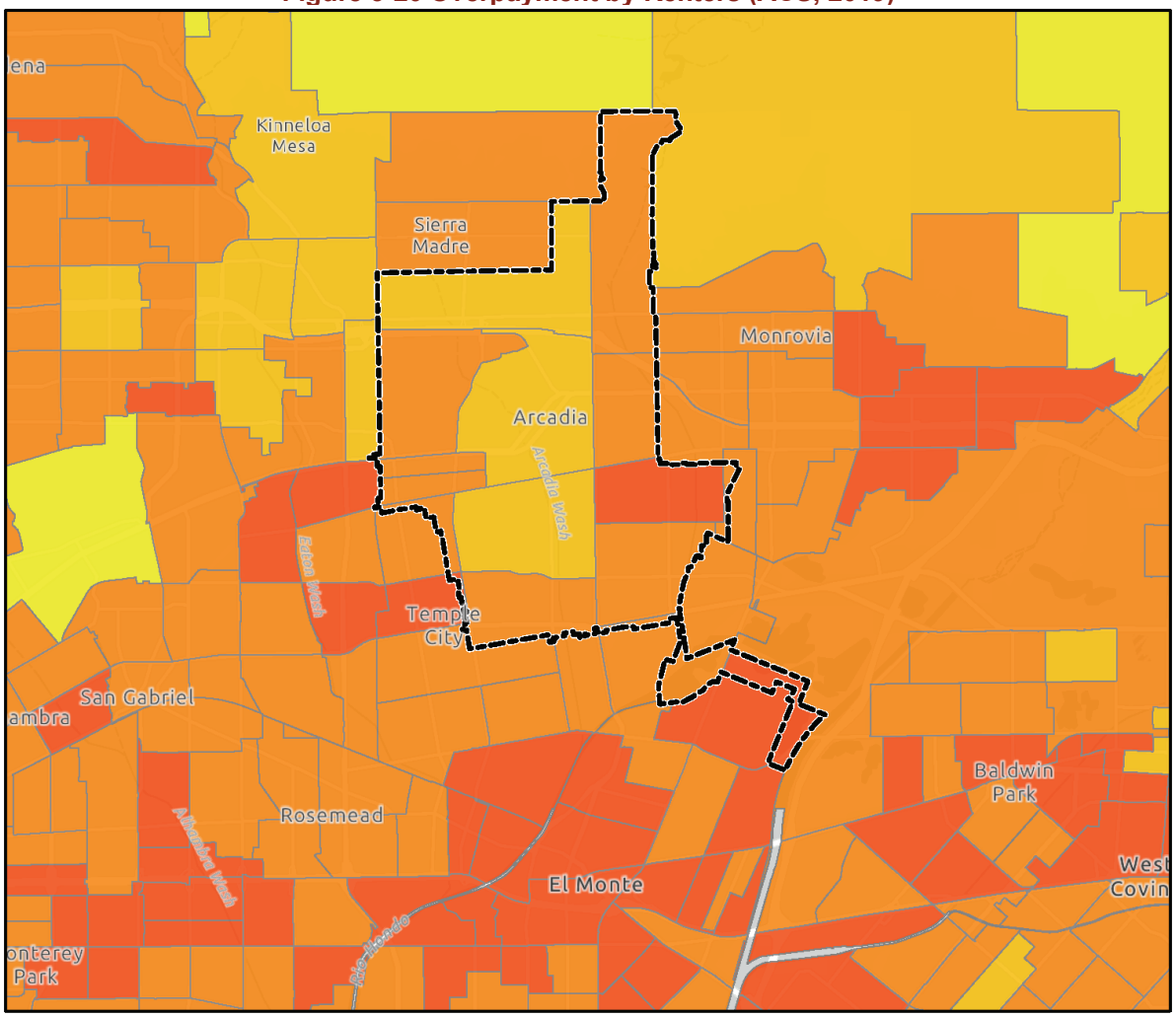
Table 3-27 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. The City has a slightly lower percentage of households that have a high-cost burden over 30 percent when compared to the County and State. Overall, the percentage of households that experience a cost burden greater than 50 percent is similar amongst the City, County, and State with all three reporting about 20 percent. Arcadia generally does not have a community characterized by high cost burdens, however, when cost burden is separated between homeowners and renters, it is obvious that renters are disproportionately affected by cost burden. The majority of areas in Arcadia have lower rates of cost burden for homeowners and higher rates of cost burden for renters. Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.

Figure 3-19 Overpayment by Homeowners (ACS, 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Figure 3-20 Overpayment by Renters (ACS, 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Table 3-27: Households by Overpayment, Compared by Geography			
Overpayment/Cost Burden	**City of Arcadia**	**County of Los Angeles**	**California**
Cost Burden > 30%	36.7%	40.3%	40.1%
Cost Burden > 50%	20.3%	19.2%	19.4%
Cost Burden Not Available	2.5%	1.5%	1.4%
Source: Consolidated Planning/CHAS Data, 2013- 2017.			

Table 3-28 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability and independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. **Table 3-28** shows that the City has a higher rate of homeownership compared to the County and State.

Additionally, **Table 3-29** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there is not enough size appropriate housing options for large or multigenerational families. The City experiences low rates of overcrowding in comparison to the County and the State. Overcrowding is also shown to occur more often in renter households rather than owner households. In Arcadia, owner households that are severely overcrowded represent 0.3 percent of all households, while severely overcrowded renter households represent 2.9 percent.

Table 3-28: Households by Tenure, Compared by Geography, 2019			
Household Tenure	**City of Arcadia**	**County of Los Angeles**	**California**
Owner Households	59.6%	45.8%	54.8%
Renter Households	40.5%	15.2%	45.2%
Total Occupied Housing Units	19,520	3,316,795	13,044,266
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-29: Households by Overcrowding, Compared by Geography			
Overcrowding and Tenure	**City of Arcadia**	**County of Los Angeles**	**California**
Owner Households			
Overcrowded	1.3%	4.1%	3.0%
Severely Overcrowded	0.3%	1.5%	1.0%
Renter Households			
Overcrowded	3.7%	8.7%	8.1%
Severely Overcrowded	2.9%	7.5%	5.3%
Source: American Community Survey, 5-Year Estimates, 2019.			

HOUSING NEEDS FOR EXTREMELY LOW INCOME HOUSEHOLDS

According to HCD extremely low income households are defined as households that earn 0 to 30 percent of the local annual median income (AMI). In Arcadia, the threshold is based on the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan's AMI. For a family or household of four people, the maximum amount of annual income in the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan Area is $35,450 to be considered extremely low income.[33]

Table 3-30 below shows local, regional and statewide data regarding extremely low income households and their tenure. Arcadia has the lowest proportion of extremely low income households compared to the other jurisdictions. Los Angeles County has a higher proportion of extremely low income households in comparison to the State and City. It is more likely that an extremely low income household would own rather than rent housing in Arcadia than in the other jurisdictions. Although there is a higher rate of home ownership, there is a need for stable, affordable housing in the City.

Table 3-30: Extremely Low Income Households[1] by Tenure						
	# of Extremely Low Income Owners	**% of Total Extremely Low Income HH**	**# of Extremely Low Income Renters**	**% of Total Extremely Low Income HH**	**Total Extremely Low Income HH**	**% of Extremely Low Income HH in the Jurisdiction**
Arcadia	1,020	41%	1,495	59%	2,515	13%
Los Angeles County	136,760	21%	504,295	79%	641,055	19%
California	536,865	27%	1,424,685	73%	1,961,550	15%

[33] HUD. 2021 Adjusted Home Income Limits. Available at https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_CA_2021.pdf. Accessed on December 7, 2021.

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.
1- ELI is defined as households that earn less up to 30 percent of AMI.

Table 3- 31 shows cost burden for extremely low income households. The data shows 100 percent of ELI households experience some type of cost burden. Extremely low income families make up the largest group of people to experience a cost burden of greater than 50 percent. Extremely low income households also account for approximately 37 percent of households that experience cost burdens of greater than 30 percent.

Table 3- 31: Extremely Low Income Household Overpayment

	Cost Burden of >30 percent	Percent of Extremely Low Income Households > 30 percent cost burden	Cost burden of > 50 percent	Percent of Extremely Low Income > 50 percent cost burden	Total Extremely Low Income HH Experiencing Cost Burden	Percent of Extremely Low Income Experiencing Cost Burden
Extremely Low Income Owners	725	**39%**	575	**34%**	2,515	100%
Extremely Low Income Renters	1,120	**61%**	1100	**66%**		
Total	1,845	**100%**	1,675	**100%**	-	-

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.

Housing Stock in Arcadia

Table 3-32 and Table 3-33 display comparative housing stock data for the State, County and City. **Table 3-32** shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and household types. The majority of housing stock in Arcadia is classified as one-unit, detached housing, or single-family housing. Just under 17 percent of Arcadia homes include 10 or more units and are referred to as multi-family housing. In comparison to the County and the State, Arcadia has a greater amount of single-family homes and a smaller amount of multi-family housing that includes at least 10 units.

Table 3-32: Occupied Housing Units by Type, Compared by Geography

Housing Unit Type	City of Arcadia	County of Los Angeles	California
1, detached	60.3%	48.6%	57.7%
1, attached	8.7%	6.3%	7.0%

2 apartments	1.6%	2.7%	2.4%
3 or 4 apartments	4.8%	5.8%	5.5%
5 to 9 apartments	7.7%	7.9%	6.0%
10 or more apartments	16.9%	27.1%	17.5%
Mobile home or other type of housing	0.0%	1.6%	3.8%
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-33 displays housing stock by year built for the City, County, and State. Older housing generally requires more upkeep and regular maintenance which can cause a cost burden on both renters and homeowners. A majority of Arcadia and the State's housing units were built between 1940 and 1989 whereas the distribution of development was slightly more dispersed from 1950 to 1990 in the State. Overall, increased numbers of older housing stock can lead to displacement, cost burden, and substandard living conditions.

Table 3-33: Occupied Housing Units by Type, Compared by Geography

Housing Unit Type	City of Arcadia	County of Los Angeles	California
Built 2014 or later	1.2%	1.2%	1.7%
Built 2010 to 2013	1.5%	1.2%	1.7%
Built 2000 to 2009	6.1%	5.4%	11.2%
Built 1990 to 1999	7.8%	6.3%	10.9%
Built 1980 to 1989	10.1%	11.6%	15.0%
Built 1970 to 1979	13.2%	13.8%	17.6%
Built 1960 to 1969	15.1%	14.8%	13.4%
Built 1950 to 1959	23.0%	20.5%	13.4%
Built 1940 to 1949	13.9%	10.4%	5.9%
Built 1939 or earlier	8.1%	14.8%	9.1%
Source: American Community Survey, 5-Year Estimates, 2019.			

SUBSTANDARD HOUSING

Substandard housing is defined by the U.S. Census as:

1. Housing without hot and cold piped water, a flush toilet and a bathtub or shower; and
2. Households with kitchen facilities that lack a sink with piped water, a range or stove or a refrigerator.

Table 3-34 below shows substandard housing within Arcadia, Los Angeles County, and the State of California. The City of Arcadia has the highest percent of occupied housing units with complete plumbing facilities and the lowest percent of occupied housing units with complete kitchen facilities when compared to Los Angeles County and the State. Approximately 97.8 percent of occupied housing units in Arcadia have complete kitchen facilities. Per the City's Code Enforcement data, there are four properties in the City that are considered substandard. Although the City has a lower proportion of units with complete kitchen facilities, the difference is not substantial and should not be viewed as an impediment to fair housing.

Table 3-34: Substandard Housing			
Jurisdiction	**Total Occupied Housing Units**	**With complete Plumbing Facilities (percent)**	**With complete Kitchen Facilities (percent)**
Arcadia	19,520	99.7%	97.8%
Los Angeles County	3,316,795	99.5%	98.5%
California	13,044,266	99.6%	98.9%
Source: American Community Survey, 5-Year Estimates, 2019.			

Future Growth Need

The City's future growth need is based on the RHNA production of 1,102 extremely low/very low and 570 low income units within the 2021 – 2029 planning period. **Appendix A** of this Housing Element shows the City's ability to meet its 2021 – 2029 RHNA needs at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low income households. The City of Arcadia has multiple housing projects which include units with affordability covenants. According to **Table 3-35** below, the City has no affordable units at risk of conversion to market rates.

Table 3-35: Affordable Housing Units in Arcadia with Covenants

Accessor Parcel Number	Project Name/Address	Number of Affordable Unit	Units by Bedroom Size					Year Built/Rehabilitated	Covenant Recordation Number	Recordation Date	Covenant Expiration	Affordability Period
			Studio	1 BR	2 BR	3 BR	4 BR					
5788-022-014	Heritage Park Apts., 150 West Las Tunas	54		45	9				03-2733831	2004	2059	
5778-014-012	Campus Commons, 16 Campus Dr.	42		33	9				20101891076	2012	2067	
5773-014-062	Alta Street Classics, 119 Alta St., #A	1							20080589887	2007	2052	
5773-014-063	Alta Street Classics, 119 Alta St., #B	1							20080589895	2007	2052	
5773-014-064	Alta StreetC Classics, 119 Alta St., #C	1							20120199978	2007	2052	
5773-014-059	Alta Street Classics, 121 Alta St., #A	1							20080601949	2007	2052	
5773-014-060	Alta Street Classics, 121 Alta St., #B	1							20080589878	2007	2052	
5773-014-061	Alta Street Classics, 121 Alta St., #C	1							20080589882	2007	2052	

Cost of Preservation and Replacement Analysis

"At-Risk" Analysis

Jurisdictions are required by State Housing Element Law to analyze assisted housing that may convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage payments, or expiration of affordability restrictions. Other affordable housing developments in the City such as Naomi Gardens, Heritage Park, and the Campus Commons have received LIHTC funding and are not at-risk of conversion to market-rate. There are no housing units with covenants in Arcadia at-risk of converting to market-rate between 2021 and 2031.

Summary of Disproportionate Housing Needs Factors

As part of the Housing Element, the City considers characteristics of the current housing stock and housing needs as key factors in fair housing. Federal, State, and local data provide regional context, background information, and supportive data which helps the City to understand fair housing issues and to identify key fair housing factors for Arcadia. Some key findings identified through this analysis are stated below:

- The City of Arcadia has a high amount of persons with disabilities in the City compared to the State and County. Therefore, the City should support furthering reasonable accommodations in the municipal code.
- Arcadia has the second highest amount of persons experiencing homelessness compared to surrounding cities. The City should therefore look into ways to house and invest in persons experiencing homelessness through policy.
- Cost burden greater than 50 percent is highest in Arcadia compared to the county and state
- the majority (60.4 percent) is detached single family housing, which indicates that Arcadia's housing cost is disproportionately high. This suggests a lack of affordable housing in the City.
- The majority of residences were built between 1940 and 1989. This suggests that the housing stock of Arcadia is relatively older and should be upgraded or redone in order to provide acceptable housing for residents.
- Arcadia has a higher rate of substandard housing compared to the County and State, which suggests to the City that efforts should be put towards ensuring housing with standard facilities through municipal code.

H. Assessment of Local Contributing Factors to Fair Housing in Arcadia

The AI does not identify impediments to fair housing specific to Arcadia, however, some of the regional impediments to fair housing identified within jurisdictions in Los Angeles County may assist Arcadia in opening the community up to a broader range of future residents.

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.

- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Arcadia.

The analysis conducted in this section regarding fair housing issues within Arcadia yielded the following conclusions in order of priority:

- **Lack of Affordable Housing** – Arcadia residents generally earn a high annual income, approximately 38 percent higher than the Los Angeles County median household income. Additionally, Community Profile states that the median home value in Arcadia is $1,097,600 which is high for surrounding jurisdictions and greater than the County overall. The cost burden of housing in Arcadia is higher when compared to the County and the state. 36 percent of the City's households earn a lower income (at or below 80 percent of the area median family income). Additionally, 37 percent of the City's households pay over 30 percent of their income for housing and are considered cost burdened. The City currently does not have a diverse stock of affordable housing and will implement programs to increase production of housing for all income levels.
- **Barriers to Housing for Persons with Disabilities** – Affordability, design, and location limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. The City of Arcadia has a higher population with disabilities than the surrounding region. Additionally, a majority of the residences were built between 1940 and 1989 suggesting that the housing stock was not required to be accessible to persons with disabilities. The City could provide additional enforcement and outreach on fair housing for both landlords and residents with regards to people with disabilities. Additionally, the City has plans to update its reasonable accommodation procedures to address some issues associated with physical disabilities.
- **Fair Housing Enforcement and Outreach** - Previous fair housing inquiries in Arcadia have gone unresolved. Additionally, the City only conducts outreach through the Housing Rights Center. The City could provide additional general information and outreach on fair housing within Arcadia. The City is considered a high opportunity and resource area, additional enforcement and outreach on fair housing may improve opportunities for households in the region to move to Arcadia.

AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix A**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figure 3-21 through **Figure 3-26** below identify the sites to accommodate future housing as identified in the adequate sites analysis, overlaid on demographic data using the 2019 American Community Survey 5-Year Estimates.

- **Figure 3-21** Arcadia proposed RHNA Sites, Hispanic/Latino, 2018
- **Figure 3-22** Arcadia Proposed RHNA Sites, Non-White Population, 2018
- **Figure 3-23** Arcadia Proposed RHNA Sites, Low and Moderate Income, 2015
- **Figure 3-24** Arcadia Proposed RHNA Sites, Racially Concentrated Areas of Affluence, 2018
- **Figure 3-25** Arcadia Proposed RHNA Sites, Racially/Ethnically Concentrated Areas of Poverty, 2009-2013

- **Figure 3-26** Arcadia Proposed RHNA Sites, TCAC/HCD Opportunity Areas, 2021

Figure 3-21 shows the proposed candidate sites to meet the RHNA for Arcadia in relation to the location of residents of Hispanic origin. These sites take into consideration access to goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community, specifically in single unit residential neighborhoods. Additionally, the City meets its RHNA obligation for Above Moderate income through projects in the pipeline (which are also mapped in the figure below). **Figure 3-21** shows the following findings:

- ~~510~~ 519 proposed sites to accommodate the RHNA allocation (totaling ~~6,232~~ 6.587 potential units, or ~~51~~ 48 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 20 percent. Of those units, ~~1,266~~1,684 are proposed as affordable to low and very low incomes.
- ~~168~~ 205 proposed sites to accommodate the RHNA allocation (totaling ~~5,297~~6,381 potential units, or 4~~3~~ percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of those units, 1,~~062~~ 459 are proposed as affordable to low and very low incomes.
- 27~~19~~ proposed sites to accommodate the RHNA allocation (totaling ~~653~~ 831 potential units, or ~~5.3~~6~~%~~ percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of those units, ~~130~~ 165 are proposed as affordable to low and very low incomes.
- There are no block groups that have a percentage of the population that identifies as Hispanic above 60 in Arcadia.

Figure 3-21:Proposed RHNA Sites in Arcadia, Hispanic/Latino Population

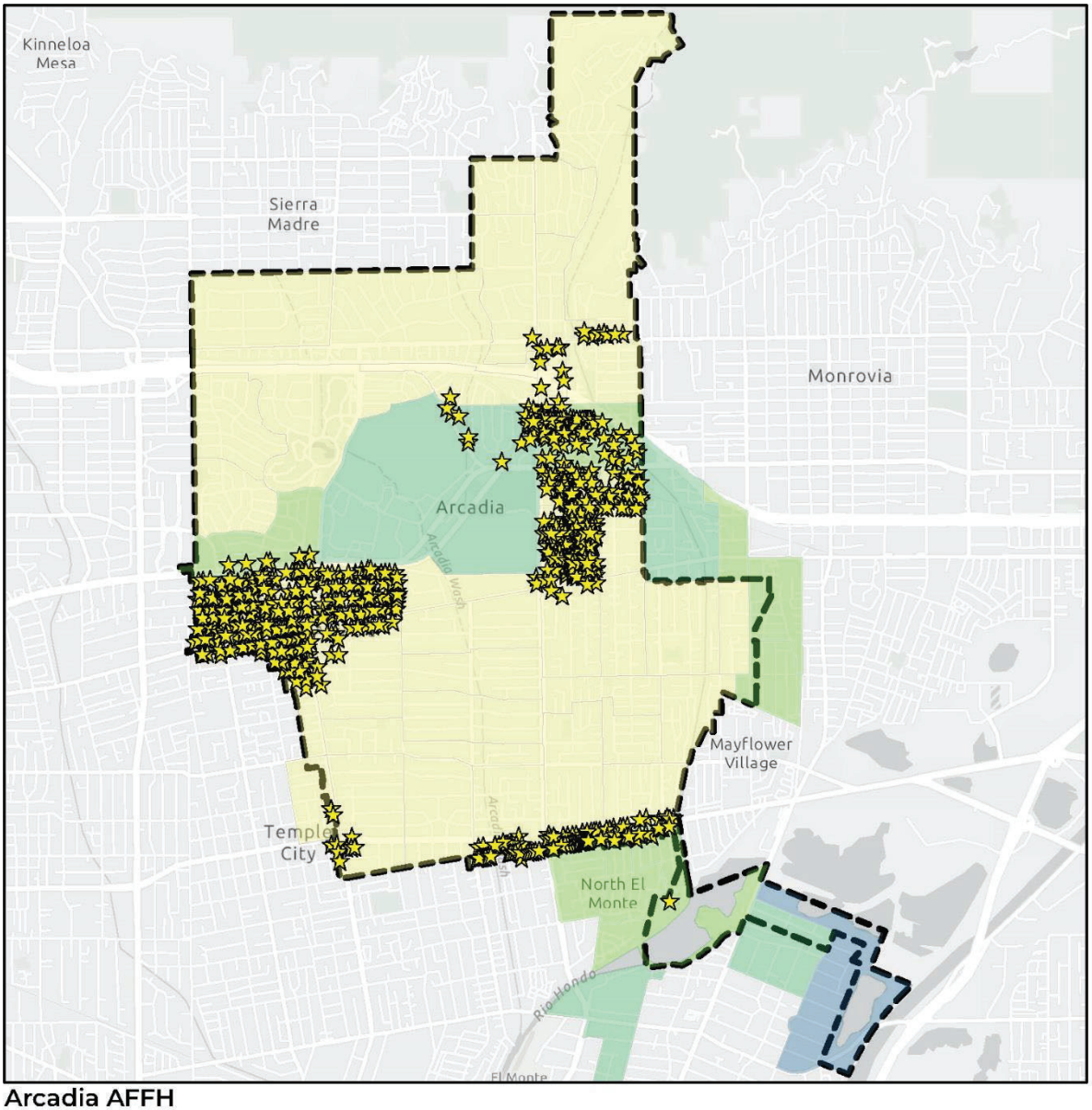


Figure 3-22 shows the proposed candidate sites to meet the RHNA for Arcadia in relation with census data showing the percentage of the population within each block group that is Non-White. **Figure 3-22** shows the following findings:

- One proposed site to accommodate the RHNA allocation (totaling 80 potential units, or one percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent. Of those units, none are proposed as affordable to low and very low incomes.
- ~~372~~ 413 proposed sites to accommodate the RHNA allocation (totaling ~~8,751~~10,044 potential units, or ~~72%~~73 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, ~~1,760~~2,389 are proposed as affordable to low and very low incomes.
- ~~325~~ 337 proposed sites to accommodate the RHNA allocation (~~3431~~3,675 potential units, or ~~28%~~27 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White above 80 percent. Of those units, ~~698~~ 919 are proposed as affordable to low and very low incomes.

Figure 3-22: Proposed RHNA Sites in Arcadia, Non-White Population

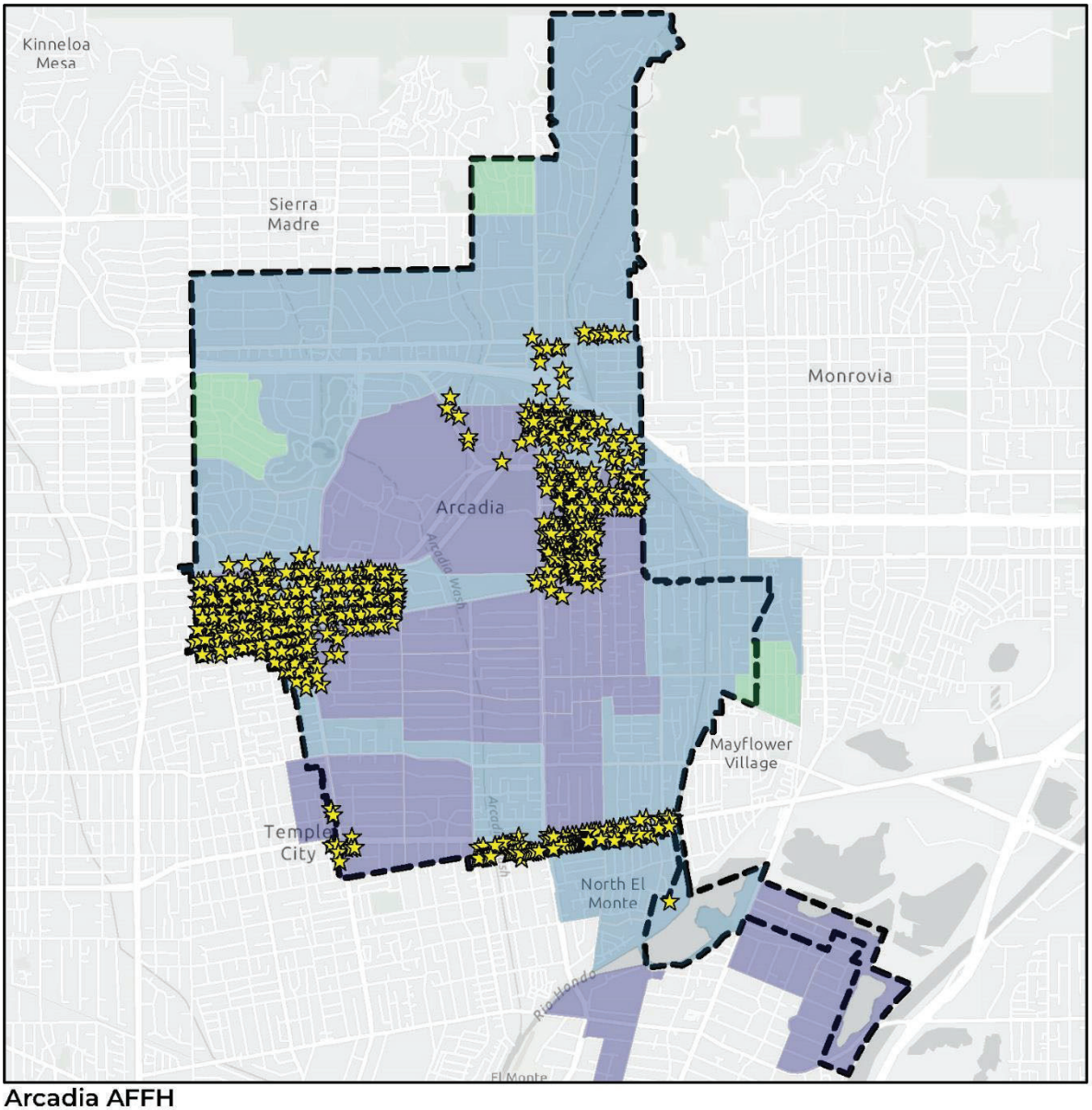
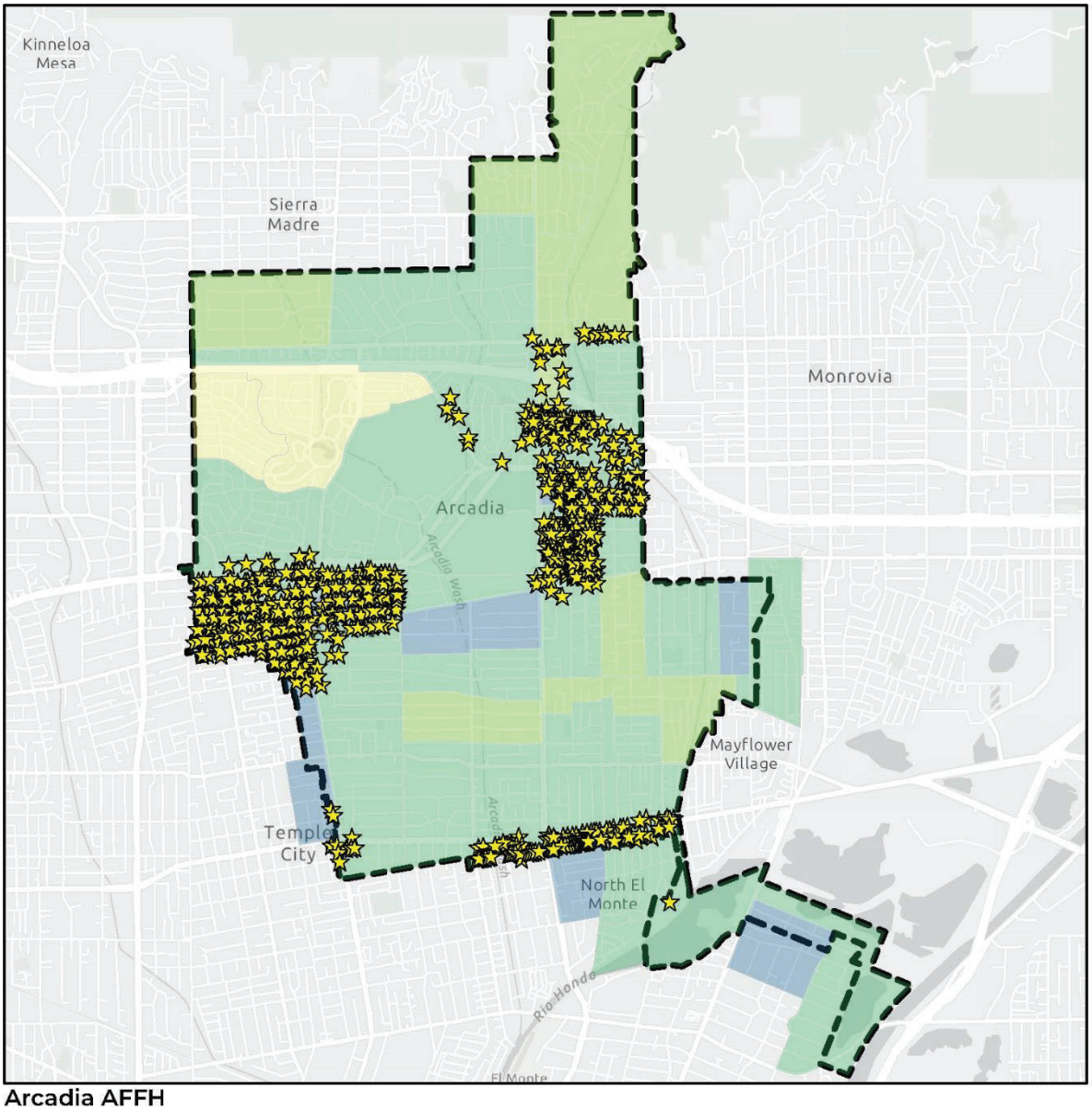


Figure 3-23 shows location of proposed candidate sites to meet the RHNA for Arcadia in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate income by the American Community Survey. **Figure 3-23** shows the following findings:

- One proposed site to accommodate the RHNA allocation (totaling 80 potential units, or one percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income less than 10 percent. Of those units, none are proposed as affordable to low and very low incomes.
- ~~There are no block groups that have a percentage of the population that identifies as low or moderate income less than 10 percent.~~
- ~~17~~ 18 proposed sites to accommodate the RHNA allocation (totaling ~~393~~ 395 potential units, or 3~~.2~~ percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between 10 and 25 percent. Of those units, 99~~79~~ are proposed as affordable to low and very low incomes.
- 582~~532~~ proposed sites to accommodate the RHNA allocation (totaling 11,326~~9,803~~ potential units, 8~~20~~ percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between 25 and 50 percent. Of those units, ~~1,977~~2,690 are proposed as affordable to low and very low incomes.
- ~~148~~ 150proposed sites to accommodate the RHNA allocation (totaling ~~1,986~~1,998 potential units, or 1~~46~~ percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between 50 and 75 percent. Of those units, ~~402~~ 519 are proposed as affordable to low and very low incomes.
- There are no block groups that have a percentage of the population that identifies as low or moderate income above 75 percent.

Figure 3-23: Arcadia Proposed RHNA Sites, Low and Moderate Income



Arcadia AFFH

Legend

- City Boundary
- Site Candidates

Percent Low- and Moderate-Income Population

- < 10%
- 10% - 25%
- 25% - 50%
- 50% - 75%
- > 75%

NORTH

Figure 3-24 shows locations of Racially Concentrated Areas of Affluence (RCAA) in the City of Arcadia. RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national the median household income in 2016.[34] While the City has census tracts where the median household income is greater than or equal to $125,000, there are no tracts where the population is greater than or equal to 80 percent White, resulting in no RCAAs identified within the City bounds (See **Figure 3-24**).

[34] HCD. (2021). Affirmatively Furthering Fair Housing. Available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Figure 3-24: RCAAs in Arcadia

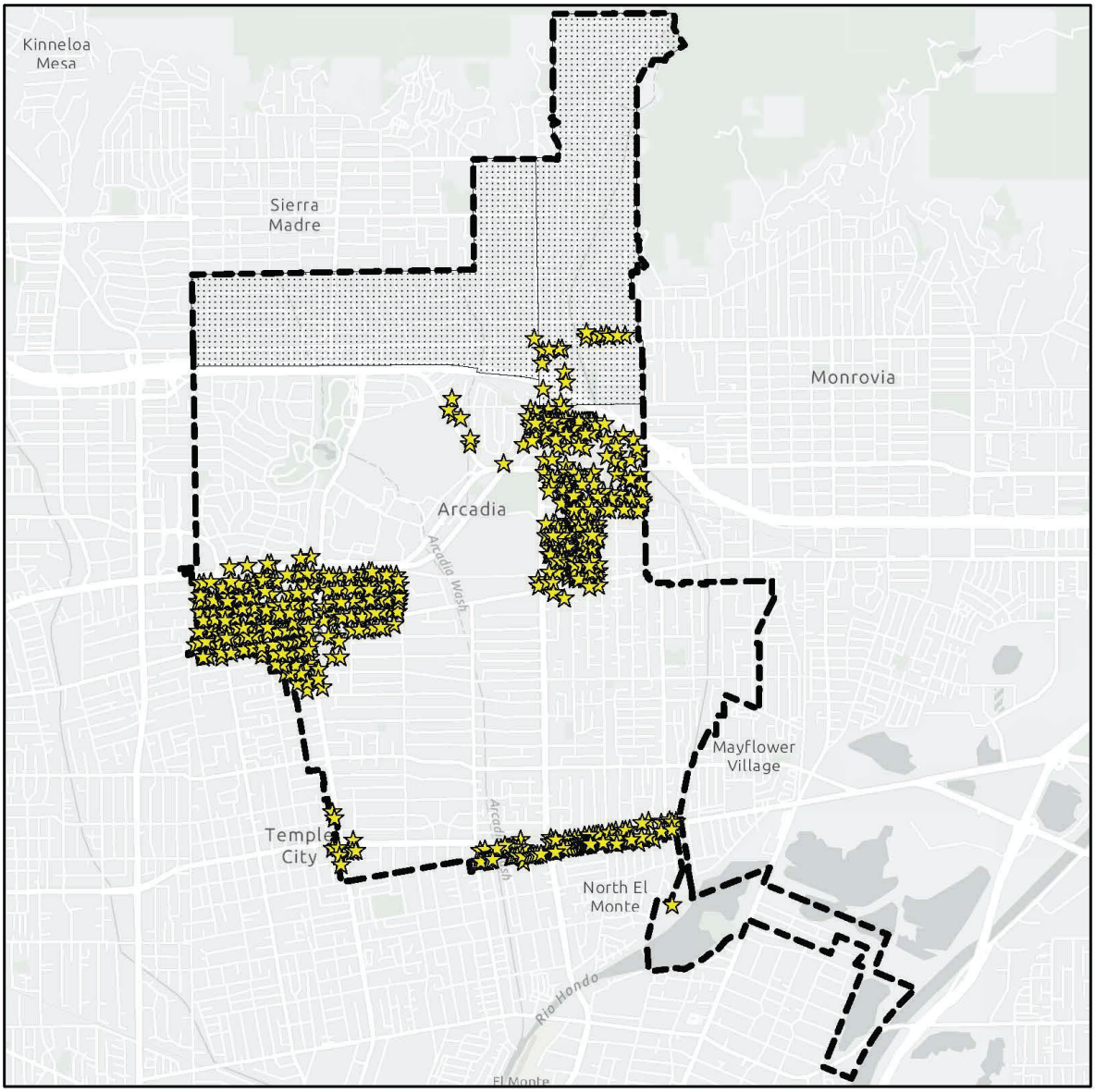
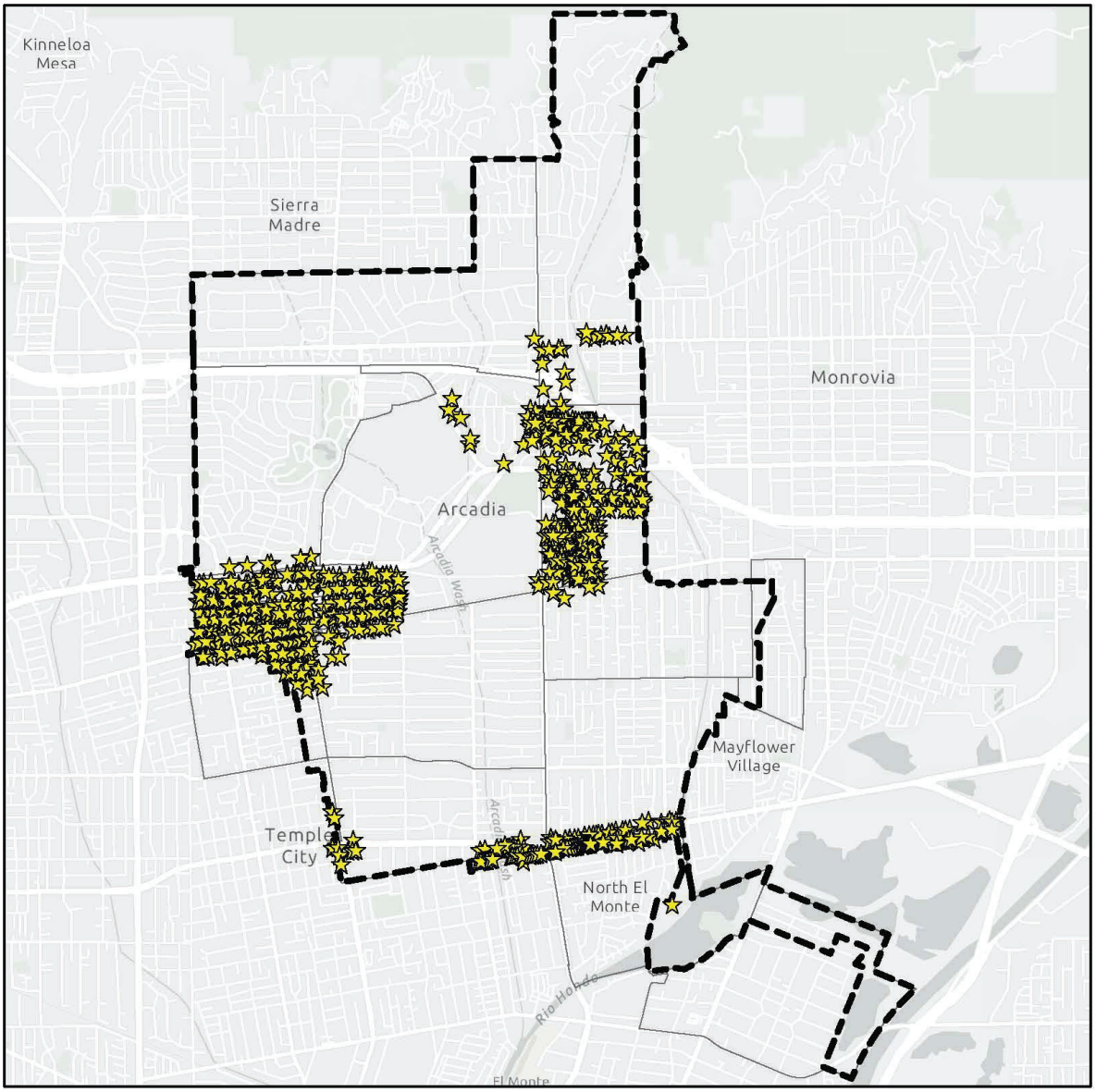


Figure 3-25 shows location of Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) in the City of Arcadia. R/ECAPs are defined as census tracts where 1) 50 percent or more of the community identifies as non-white, and 2) 40 percent or more of the population lives at or below the federal poverty line.[35] **Figure 3-25** shows that there are no R/ECAPS within the City of Arcadia.

[35] Ibid.

Figure 3-25: R/ECAPs in Arcadia



Arcadia AFFH

Legend

City Boundary

Site Candidates

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

HUD, 2009 - 2013 by Census Tract

0 - Not a R/ECAP

1 - R/ECAP

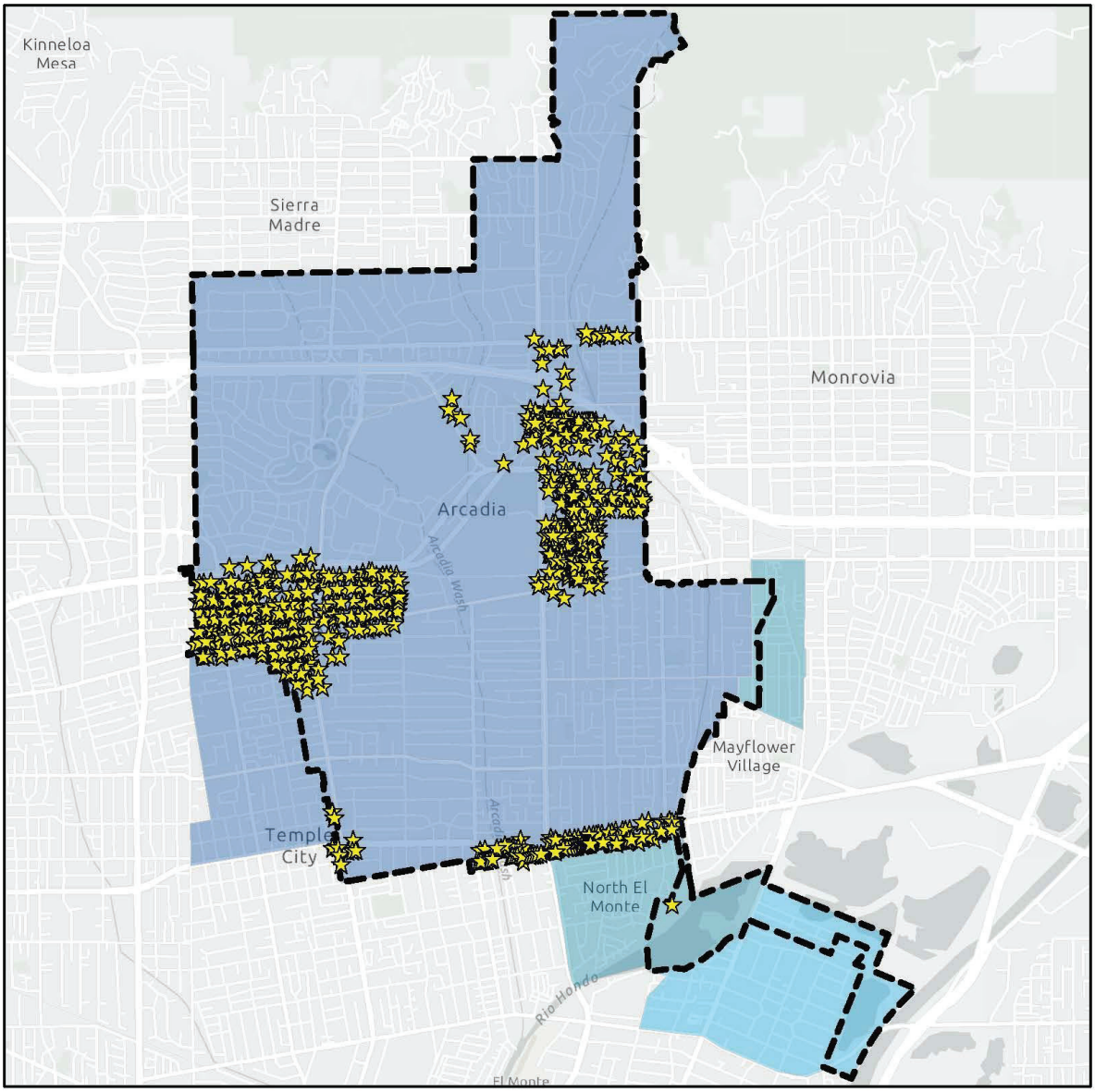
NORTH

Figure 3-26 shows location of Opportunity Composite Score by Census Tract (TCAC/HCD) in the City of Arcadia. TCAC/HCD Opportunity composite scores are a measure of the concentration of race in a small area compared to a county level along with 30 percent of the population living below the poverty line.[36] **Figure 3-26** concludes that:

- 670 proposed sites to accommodate the RHNA allocation (totaling 11,231 potential units, or 92 percent of the total potential units) are located within a highest resource zone. Of the proposed units, 2,257 are proposed as affordable to Low and Very Low incomes.
- 27 proposed sites to accommodate the RHNA allocation (totaling 951 potential units, or 8 percent of the total potential units) are located within a high resource zone. Of the proposed units, 201 are proposed as affordable to Low and Very Low incomes.

[36] Ibid.

Figure 3-26 TCAC/HCD in Arcadia



Arcadia AFFH
Legend

- City Boundary
- Site Candidates

TCAC Opportunity Areas (2021)
Composite Scores by Census Tract

- Highest Resource
- High Resource
- Moderate Resource

NORTH

AB 686 Sites Analysis AFFH Findings

The fair housing analysis above displays the following results:

- The City has capacity to accommodate the future housing at all income levels
- The sites identified to accommodate the RHNA allocation are concentrated in areas proximate to transit.
- The areas identified to accommodate the low and very low income RHNA create opportunities for lower income residents to access housing in higher resource areas.
- The areas identified to accommodate the low and very-low income RHNA are in areas where the City will plan for higher density housing and are in resource rich areas.

I. Summary of Programs to Support Fair Housing

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas, as demonstrated by the analysis of the housing resource sites contained in **Appendix A.** Programs listed in **Chapter 10: Implementation Plan** that affirmatively further fair housing issues in Arcadia include the following:

- Program 5-4: Section 8 Housing Choice Voucher Program
- Program 5-25. Fair Housing
- Program 5-26: Fair Housing Assistance
- Program 5-23: Homeless Program Assistance
- Program 5-27: Supportive Housing/Low Barrier Navigation Centers

Enhancing Housing Mobility Strategies

- 5-6. Residential Sites Inventory
- 5-7. Expansion of the Downtown Mixed-Use Area to Permit Residential Uses
- 5-8. Establish an Overlay in the Downtown Mixed-Use Area to Permit Residential Uses
- 5-9: Increase Density of the Mixed Use Zone
- 5-10. Expand and Update the Residential Flex Overlay in the Las Tunas Corridor
- 5-11. Expand and Update the Residential Flex Overlay in the Live Oak Corridor
- 5-12. Establish an Overlay to Permit Residential Uses in the Commercial General Zone
- 5-13. Increase Density of the R-3 Zone
- 5-16. Housing Density Bonus
- 5-23. Public Information about Affordable Housing
- 5-24. Emergency Shelters, Transitional, and Supportive Housing
- 5-28. Affordable Housing for Families and Persons with Special Needs
- 5-29. Homeless Program Assistance
- 5-33. Supportive Housing/Low Barrier Navigation Centers
- 5-34. Update Reasonable Accommodation Procedures
- 5-35. Water and Sewer Service Providers

Encouraging the Development of New Affordable Housing in High Resource Areas

- 5-6. Residential Sites Inventory
- 5-7. Expansion of the Downtown Mixed-Use Area to Permit Residential Uses
- 5-8. Establish an Overlay in the Downtown Mixed-Use Area to Permit Residential Uses

- 5-9: Increase Density of the Mixed Use Zone
- 5-10. Expand and Update the Residential Flex Overlay in the Las Tunas Corridor
- 5-11. Expand and Update the Residential Flex Overlay in the Live Oak Corridor
- 5-12. Establish an Overlay to Permit Residential Uses in the Commercial General Zone
- 5-15. Encourage Development of Housing Sites Listed in Inventory
- 5-17. ADU and JADU Incentive and Monitoring Program
- 5-18. Candidate Sites Used in Prior Housing Element Planning Cycle
- 5-19. Inclusionary Housing Policy
- 5-20. Lot Consolidation Incentives
- 5-21. Preservation of Rental Opportunities
- 5-25. Participation in the San Gabriel Valley Housing Trust
- 5-26. SB 35 Streamlining
- 5-27. Section 8 Housing Choice Voucher Program
- 5-28. Affordable Housing for Families and Persons with Special Needs
- 5-32. Fair Housing Assistance
- 5-35. Mitigating High Development Fees and Development Standards for Affordable Housing Projects

Improving Place-Based Strategies to Encourage Community Conservation and Revitalization, including preservation of existing Affordable Housing

- 5-1. Home Rehabilitation
- 5-2. Code Enforcement
- 5-3. Residential Design Guidelines
- 5-4. Preservation of At-Risk Units
- 5-5. Preservation of Middle-Income Housing through New Housing Providers
- 5-19. Inclusionary Housing Policy
- 5-20. Lot Consolidation Incentives
- 5-21. Preservation of Rental Opportunities
- 5-30. Housing Sustainability
- 5-35. Mitigating High Development Fees and Development Standards for Affordable Housing Projects

Protecting Existing Residents from Displacement

- 5-1. Home Rehabilitation
- 5-4. Preservation of At-Risk Units
- 5-18. Candidate Sites Used in Prior Housing Element Planning Cycle
- 5-21. Preservation of Rental Opportunities
- 5-22. Replacement Unit Program

4. Housing Resources

A. Regional Housing Needs Allocation

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA allocation. The sites identified within the Housing Element represent the City of Arcadia's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-

2029). The identified sites are either residentially zoned or within Focus Areas identified by the City with the potential to accommodate residential uses. As described in **Appendix A: Adequate Sites**, the development capacity for each site depends on its permitted density, consistency with surrounding uses, the City's past performance and development trends and the site's location as well as known development factors.

Residential Sites Inventory

The residential sites inventory can be found in ~~a table~~Table A-22 within **Appendix A**. The table identifies each candidate housing site within Arcadia's inventory by APN. The sites inventory contains, by parcel, relevant information to the calculation of unit capacity and an assessment of redevelopment propensity based on existing use present on the site.

Selection of Suitable Sites

The City of Arcadia conducted a thorough analysis of all parcels within the City to determine which areas may have the most realistic potential to redevelop for residential uses within the planning period. The City has identified 23 parcels within residentially zoned land at existing densities. Additionally, the City has identified several Focus Areas to allow for residential use and/or higher density that is compatible with adjacent development.

~~Unit Capacity~~Net Unit Capacity Calculation

Total unit capacity for the City was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating for buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any existing units. As opposed to calculating capacity using maximum density, the City assumed a build out density at 80 percent of the maximum density to provide a more conservative estimate of actual unit production. Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel. The City is also utilizing a calculation of affordability to project a more conservative and realistic buildout of affordable units. These assumptions are outlined within in Table A-21 within **Appendix A**.

Development of Non-Vacant Sites and Conversion to Residential Uses

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the Low and Very Low income RHNA. To accommodate the need at all income levels, the City has analyzed 700 sites to permit residential development in the Downtown area, Las Tunas/Live Oak Corridor, and Commercial-General properties.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped to include residential units. Those projects are shown in **Table A-3** of **Appendix A**~~**Appendix A.1.**~~

Use of Small Parcels

The City has identified 400 parcels which do not meet the HCD sizing criteria standards. The City believes there is viable opportunity for residential development on these sites through regulatory incentives and waivers. For sites smaller than one half of an acre, the City has codified a program to incentivize small lot development and consolidation. A program to encourage developers to utilize small sites is described in **Chapter 10: Implementation Plan** and a detailed description of the assumptions related to these~~se~~ sites is outlined in **Section 6** of **Appendix A**.

Accessory Dwelling Unit Production

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

The City of Arcadia has determined based on past performance that it is appropriate to anticipate the development of ~~351~~ 296 ADUs from 2021 – 2029. This projection is based primarily on the uptick in permitting that the City experienced between 2018 and 2020. The calculation based on this projection is outlined in **Appendix A**.

Regional Housing Needs Allocation

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) has supplied a regional housing goal to the Southern California Association of Governments (SCAG). SCAG was then required to allocate the housing goal to each jurisdiction within the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type of tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its Regional Housing Needs Allocation (RHNA Plan) in March 2021. The RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region, so that every community provides an opportunity for a mix of housing for all economic segments.

Arcadia's share of the SCAG regional growth allocation is 3,214 new units for the current planning period (2021-2029). **Table 3-36** Housing Needs for 2021-2029, indicates the City's RHNA need for the stated planning period.

Table 3-36: Housing Needs for 2021 – 2029

Income Category	Percent of Median Family Income (MFI)	Arcadia's RHNA Allocation for the 2021 – 2029 Planning Period
Very Low Income	0-50% MFI	1,102
Low Income	51-80% MFI	570
Moderate Income	81-120% MFI	605
Above Moderate Income	>120% MFI	937

Total	3,214

Summary of Sites Inventory and RHNA Obligations

Table 3-37: Summary of RHNA Status and Sites Inventory

	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	1,102	570	605	937	3,214
Remaining Unmet RHNA	1,102	570	605	937	3,214
Unit Capacity on Site Inventory					
Pipeline Projects	26		80	981	1,087
Existing Residentially Zoned Land	277		112	702	1,091
Accessory Dwelling Unit Projection	202		6	88	296
Remaining RHNA	1,167		407	--	1,574
Rezone Strategies					
Downtown Mixed-Use	374		148	958	1,480
Mixed-Use Upzone	124		51	302	477
Live Oak and Las Tunas Residential Flex Overlay	203		82	509	794
C-G Residential Flex	252		100	640	992
R-3 Upzone	213		84	513	810
Arcadia Golf Course	48		72	72	192
Rezone Strategies Potential Development Capacity	1,214		537	2,994	4,745
Total Potential Development Capacity	1,719		735	4,765	7,219
Sites Surplus/Shortfall	**+47**		**+261**	**+5,042**	--
Percentage Buffer	**3%**		**22%**	**409%**	--

5. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following funding sources.

A. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher Program is a Federal government program established by the 1974 Housing and Community Development Act to assist very low income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The

Los Angeles Housing Authority Administers Section 8 Housing Choice vouchers within the City. In 2020 the County allocated 101 Section 8 vouchers to residents in the community.

B. Grants and Programs

The City receives a variety of financial resources towards expanding economic opportunities for the community of Arcadia.

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis for cities to develop viable urban communities by providing suitable living environments and expanding economic opportunities, primarily for low and moderate income persons (up to 80% AMI). CDBG funds can be used for a wide variety of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Construction or rehabilitation of public-facilities and infrastructure; and
- Public services for low income households and those with special needs.

San Gabriel Valley Regional Housing Trust

The City has participated in the San Gabriel Valley Regional Housing Trust (SGVRHT) since 2020. This housing trust allows San Gabriel Valley cities to work together in order to build affordable housing.[37] The Trust has sought funds, which would be matched, to retain, build, and or support affordable housing in the City and region.

CalCHA and CSCDA-CIA

The City Council adopted resolutions to join two newly formed Housing Authorities, CalCHA and CSCDA-CIA. These authorities create middle income multifamily housing through the

Create opportunity to create middle income multifamily housing through issuance of tax-exempt bonds to acquire existing apartment buildings. Units acquired are converted to rent restricted housing for middle income households earning no greater than 120% of Area Median Income with rent capped at no…

Proposed acquisition

C. Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy

[37] San Gabriel Valley Housing Trust. Available at https://www.sgvrht.org/about. Accessed on September 7, 2021.

consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Providers

The Clean Power Alliance (CPA) is the new electricity generation provider for the City of Arcadia. The CPA is a nonprofit entity, formed to bring clean, renewable power choices to the communities it serves. The Clean Power Alliance purchases clean power which is delivered to residents through Southern California Edison (SCE). The City of Arcadia has selected CPA's Lean Power as the default option for the community, which provides 36 percent clean power. The SCE is still responsible for delivering grid reliability and resolving any issues with electricity service. Currently, SCE has no immediate plans for expansion of infrastructure. However, every year SCE expands and improves existing facilities according to demand.

The Southern California Gas Company (SCGC) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCGC. SCGC has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCGC will continue to extend its service to accommodate development and supply the necessary gas lines.

CITY OF
ARCADIA

Technical Background Report
Section 4
Review of Past Performance









Section 4: Review of Past Performance

1. Review of Past Performance

The following chart is a review of the City of Arcadia's housing project and program performance in the 2013-2020 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers the City's progress towards completing all programs outlined within the 5th Cycle Housing Element.

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
5-1 Home Rehabilitation	Maintain the City's housing stock by offering low income homeowners grants up to $18,000 to make necessary home improvements including plumbing, electrical, roofing, termite control, painting, energy improvements and accessibility improvements.	The City made minor modifications to the program during the 5th Cycle. Most recently, the City Council authorized an increase in the maximum grant for single-family homes from $15,000 to $20,000 and for condominiums from $10,000 to a maximum of $15,000. From 2017 to 2020, approximately 10 – 13 grants were issued to qualified homeowners each year and a total of 48 homeowners during this time frame have received grants.	Continued. The City of Arcadia has been successful in assisting an estimated 13 households per year within the 5th cycle. The City understands that safe and adequate housing is essential for healthy living, and that home rehabilitation assistance can help increase access to healthy homes and support the ability for residents to age in place in appropriate living situations. The City will continue to incorporate the homeowner grants available during the 6th cycle.
5-2 Code Enforcement	Implement adopted regulations aimed at property maintenance in a manner that is helpful to homeowners and property owners to maintain beautiful neighborhoods and high property values.	The City's Code Enforcement department continues to provide code enforcement activities and connect households with City rehabilitation programs and provides proactive code enforcement of vacant properties in an effort to resolve code violations. In addition, the City banned Air BNB's in an effort to keep housing units for housing purposes.	Continued. It is necessary for the City to respond to and enforce building code and safety requirements. Code enforcement supports safe, accessible, and sanitary housing opportunities. The City will continue to address noncompliant properties through existing methods as well as new methods should they become available during the 6th cycle.

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
		From 2018 to 2020, the City received approximately 1,000 property maintenance code enforcement cases each year. Approximately 600 of these cases were related to housing maintenance.	
5-3 Residential Design Guidelines	Preserve neighborhood character and encourage high-quality residential design throughout the city through the implementation of Residential Design Guidelines for single-family and multifamily development.	The City continues to implement the Design Guidelines during the City's architectural design review process of single-family and multifamily development applications. In October 2019, the City updated the City's Residential, Non-Residential and Signage Design Guidelines and created new Guidelines for Mixed-Use Developments. The City also implemented a City Center Design Plan for the Downtown Area.	Continued. The City will continue to review and encourage high-quality residential design that will enhance the City's character and the quality of life. The program was ongoing in the 2014-2021 planning period and will continue into the 2021-2029 planning period.
5-4 Preservation of At-Risk Units	Monitor status of units at-risk of losing their affordability and converting to market-rate.	The City continues to monitor Naomi Gardens, which provides 100 units affordable to very low and low income elderly mobility impaired households, on annual basis by maintaining contact with the property owner and HUD Multifamily Housing division to ensure continued funding through the Section 8 program.	Continued. The City monitored Naomi Gardens through the 5th cycle and will continue to monitor the property on an annual basis to ensure that it remains affordable through the 6th cycle. The City will continue to work with property owners to maintain and preserve exiting affordable housing stock. Naomi Gardens has received LIHTC funding.
5-5 Residential Sites Inventory	Maintain an inventory of vacant and underutilized properties with the appropriate densities and development standards to accommodate the remaining	The City annually updates the inventory of vacant and underutilized sites, provides inventory to interested developers and monitors development trend in the City.	Continued. The City will continue to make available appropriate sites to accommodate their RHNA allocations and will continue to provide information to interested developers. Annual reports will be prepared throughout the planning period and the program will be included in the 6th cycle.

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
	Regional Housing Needs Assessment of 1,054 units.		
5-6 Lot Consolidation Initiatives	Incentivize the process to consolidate lots to provide housing opportunity sites by streamlining the Lot Line Adjustment process, which can consolidate four or fewer lots without the need of a public hearing or discretionary action; by offering fee waivers and priority in permit processing.	The City's fee schedule was updated to include the fee waiver to incentivize the consolidation process. In addition, the City continues to streamline the consolidation process through its Lot Line Adjustment process by providing short processing times (10 business days), however, some of the Lot Line Adjustment applications are accompanied by various other development applications which cannot be processed in that short timeframe.	Continued: The City adjusted the fee schedule, waiver, and shortened the processing time when possible to incentivize lot consolidation during the 5th cycle. The City will continue to promote the lot consolidation program through the 6th cycle and will work with developers to utilize the program to increase housing options, specifically affordable housing, in the City.
5-7 Section 8 Housing Choice Voucher Program	Participate in HUD's Section 8 Housing Choice Voucher Program, administered by the Los Angeles County Housing Authority, to provide assistance to extremely low and very low income households by paying the difference between 30% of the household income and the cost of rent.	The City continues to participate in the Section 8 Housing Choice Voucher program through the Los Angeles County Housing Authority. The City provides specific information about the Section 8 program, but forwards inquiries for participation to the Los Angeles County Housing Authority for further processing. From 2017 – 2020 approximately 385 households received vouchers and approximately 50 – 60 households were on the waiting list each year.	Continued: Arcadia participated in Los Angeles County Housing Authority's Section 8 Voucher program in the 5th cycle and will continue to do so in the 6th cycle. The City recognizes the importance of housing support programs and will continue to advertise and provide information about the program.
5-8 Affordable Housing for Families and Persons with Special Needs	Facilitate the development of housing affordable to persons with disabilities, including persons with development disabilities.	The City continues to explore affordable housing opportunities when presented and encourage housing developers to include accessibility for individuals with disabilities in their project designs. In addition, the City updated the Reasonable	Continued: The program was ongoing during the 5th cycle. The City will continue to promote the adopted ordinance to housing developers during the 6th Cycle to ensure the development of affordable housing to those with disabilities. The City will also continue to investigate ways to lower barriers and

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
		Accommodation ordinance in 2010, and again under the Development Code update, that was adopted on November 15, 2016.	distribute information regarding the development of housing for people with disabilities during the 6th Cycle.
5-9 Housing Sustainability	Provide programs that promote sustainable development in the City.	Through the development process, the City continues to enforce City building codes and ordinances, including Green building codes, construction recycling, water efficiency and sustainable Arcadia education program to enhance energy efficiency in residential construction and maintenance.	Continued: The City established the Sustainable Arcadia educational programs and enforced green building codes during the 5th cycle. The City provides information on water conservation and several environmental programs to promote and support sustainability on the City's website. The City also provides the current California Green Building Standards Checklist for residential and commercial development through the City website. The City recognizes the need to work toward more sustainable development to protect the environment and will continue to do so during the 6th cycle.
5-10 Residential Neighborhood Integrity	Preserve the City's residential neighborhood integrity by addressing commercial housing uses such as birthing homes, boarding homes, single-room occupancy housing, and similar uses in residential zones.	The City's updated Development Code was adopted on November 15, 2016 which addressed location and development standards for single-room occupancy housing and classified birthing hotels as boarding homes which are prohibited in City per the updated Development Code. In addition, short-term rentals are not allowed in the City.	Completed: The City updated the Development Code to address the uses listed within the 5th cycle, as it will remain moving forward.
5-11 Fair Housing	Provide information to residents, landlords of residential property and other professionals involved in the insurance, construction, sale or lease of	The City continues to contract with HRC to provide fair housing services to residents. The City also provides information on fair housing programs, HRC and services provided by the City through the City newsletter and	Continued: The City of Arcadia contracts with HCR who provides information to residents on fair housing services during the 5th cycle. The City acknowledges the importance of fair housing access for a community, and the City is committed to understanding and mitigating

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
	residential property of the laws pertaining to fair housing by contracting with the Housing Rights Center.	community events, including the annual Senior Fair.	fair housing issues that may arise. The City provides HRC contact information and shares informational flyers provided by the HRC on the City website. The City will continue to contract with HCR during the 6th cycle to provide necessary and appropriate fair housing resources and information to the community.
5-12 Transitional and Supportive Housing	Amend City zoning ordinance to be in accordance with Government Code Section 655839(a)(5) to consider transitional housing and supportive housing as a residential use of property.	The City's updated Development Code was adopted on November 15, 2016 which included provisions to accommodate transitional and supportive housing as a residential use and defined both terms in accordance with Government Code Section 65582.	Completed: The City updated the Zoning Ordinance in accordance with Government Section 655839(a)(5) within the 5th cycle, as it will remain moving forward. Going forward with the 6th Cycle, the City will ensure that the use table is amended so ensure that the use table is amended to allow supportive and transitional housing is otherwise permitted.

CITY OF ARCADIA

Technical Background Report
Appendix A
Adequate Sites









Appendix A: Adequate Sites

A. Adequate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Arcadia's plan for housing at the designated income levels within the 6th housing cycle planning period (2021 – 2029). The identified sites are either residentially zoned at a minimum of 30 du/acre or within ~~areas of focus~~Focus Areas identified by the City with supporting strategies to stimulate future housing growth. As described in this appendix, the development capacity of each site depends on permitted density and specific assumptions identified for each "~~"~~Focus Area~~"~~. Currently, there are 48 sites that meet the default density and 700~~3~~ sites that will be rezoned or upzoned ~~in order~~ to meet the default density.

The appendix contains **Table A-22**, which identifies each candidate housing site within Arcadia's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

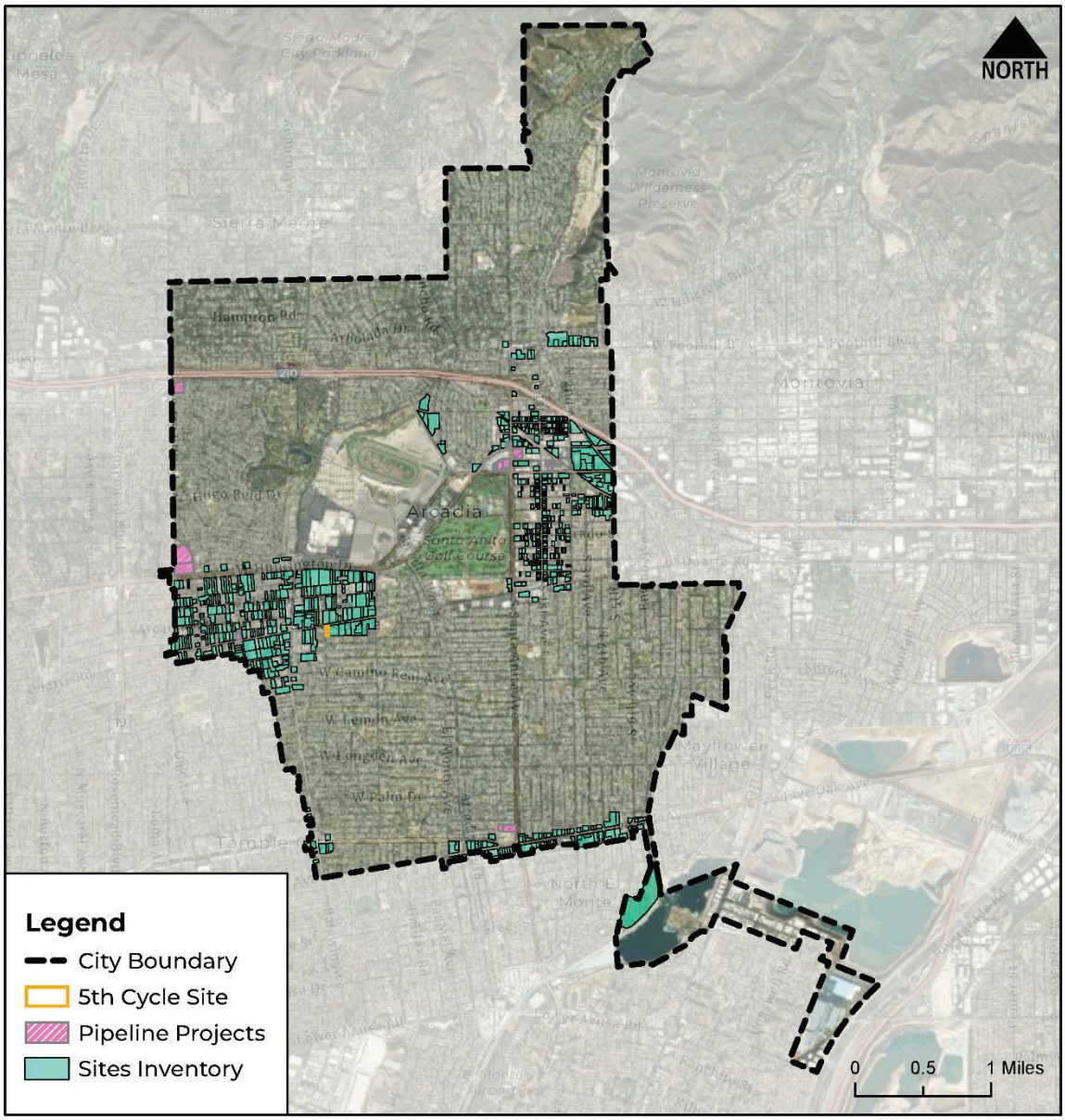
- Address
- Ownership
- Zoning (including overlays if applicable)
- Size (net developable acres removing known development constraints)
- Assumed density
- Vacancy status
- Previous housing element identification
- Potential development capacity (dwelling units) by income category
- Description of existing use

Table A-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet the need. The analysis within this appendix shows that the City of Arcadia has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which permit development of residential uses at or above 30 dwelling units per acre
- Development of approved projects which do not have certificates of occupancy (Pipeline Projects)
- Future development of Accessory Dwelling Units (ADUs)
- Identification of residential property for rezone to higher-density residential use
- Identification of non-residential property for rezone to residential use
- Identification of property with expressed developer interest

Table A-1: Summary of RHNA Status and Sites Inventory					
	Very Low Income	**Low Income**	**Moderate Income***	**Above Moderate Income**	**Total**
RHNA (2021-2029)	**1,102**	**570**	**605**	**937**	**3,214**
Unit Capacity on Site Inventory					
Pipeline Projects	26		80	981	1,087
Existing Residentially Zoned Land	277		112	702	1,091
Accessory Dwelling Unit Projection	202		6	88	296
Remaining RHNA	1,167		407	--	1,574
Focus Areas					
Downtown Mixed-Use	374		148	958	1,480
Mixed-Use Upzone	124		51	302	477
Live Oak and Las Tunas Residential Flex Overlay	203		82	509	794
C-G Residential Flex	252		100	640	992
R-3 Upzone	213		84	513	810
Arcadia Golf Course	48		72	72	192
Rezone Strategies Potential Development Capacity	1,214		537	2,994	4,745
Total Potential Development Capacity	1,719		735	4,765	7,219
Sites Surplus/Shortfall	**+47**		**+261**	**+5,042**	**--**
Percentage Buffer	**3%**		**22%**	**409%**	**--**

Figure A-1: Sites Inventory



1. Selection of Sites

The City of Arcadia has identified sites with capacity to accommodate the 2021-2029 RHNA. The identified sites were evaluated based on surrounding and existing on-site development to determine the extent to which on-site uses have the potential to redevelop within the planning period (2021-2029). The City has also conducted an analysis to identify non-residentially zoned sites with characteristics indicating they have the potential to redevelop within the planning period. Through the analysis of existing residentially zoned sites, the City has identified 23 properties at their existing densities and six "Focus Areas" to apply strategies and programs to allow for and encourage the development of residential uses. The City has identified the following number of properties as part of specific Focus Areas to accommodate the 6th cycle RHNA: ~~and non-residentially zoned sites, the City has identified the following categories of properties to accommodate the 6th Cycle RHNA:~~

- ~~23 existing residentially zoned parcels at their existing densities~~
- ~~75~~ 30 ~~parcels~~ ~~properties~~parcels as part of the Downtown Mixed-Use Expansion s~~S~~trategy~~rezone strategy~~
- ~~30~~75 ~~properties~~parcels as part of the Downtown Mixed-Use Overlay s~~S~~trategy ~~parcels as part of the Downtown Mixed Use residential flex overlay implementation strategy~~
- 10~~67~~ ~~parcels as part of the Mixed Use Upzone strategy~~properties~~parcels as part of the Mixed-Use Upzone Strategy
- 5~~76~~ parcels as part of the Las Tunas and Live Oak R~~r~~esidential F~~f~~lex O~~o~~verlay ~~implementation~~ strategy
- 76 parcels as part of the C-G R~~r~~esidential F~~f~~lex O~~o~~verlay ~~implementation~~ strategy
- 355 parcels as part of the High Density Residential (R-3) Upzone strategy
- The Arcadia Golf Course ~~site~~~~property~~redevelopment

2. Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process. These projects are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. The City has currently identified 14~~28~~ projects with a planned development of 1,087 net units, 26 of which will be affordable to Low and Very Low income households. These pipeline projects are projected to provide additional housing to the City have not yet been built and are in various stages of the development process. **Table A-2** below summarizes the details for each pipeline project.

Two of the Pipeline Projects described below are designated ~~as being able~~ to accommodate affordable housing. Project ID 24, the Alexan Project, includes 26 units affordable to Low and Very Low income households and the units will be deed-restricted for this income category. Project ID 26 includes 80 moderate income units that are senior housing units within an assisted living project. The designation of the affordability level for Project ID 26 was agreed upon by both the City and the developer. The City will continue to work with the developer to ensure the affordability of these units for moderate income ~~persons~~households.



Table A-2: Pipeline Projects											
ID	Project APN's	Project Name	Acres	Existing General Plan Land Use	Existing Zoning	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Net Yield	Project Status
15,19, 3,4,6,7	5773-010-901,-007,-008,-018,-019,-020	Huntington Plaza Mixed-Use Project	1.56	DMU, C 1.0	DMU, CBD	0	0	0	139	139	Entitled – Building Plan Check Submittal Pending
26	5776-001-012	Artis Senior Living Senior Assisted Living Care Facility	2.82	C	C-G	0	0	80	0	80	Entitled – Building Plan Check Submittal Pending
17	5775-022-032	205 N. Santa Anita Ave	0.38	DMU	DMU	0	0	0	22	22	Planning Review
21	5783-002-013	901 W. Duarte	0.68	HDR	R-3	0	0	0	12	12	Entitled – Building Plan Check Submittal Pending
20, 25	5788-020-015, 5788-020-029	2607 S. Santa Anita	2.89	MDR	R-2	0	0	0	33	33	Planning Review
10,9	8573-024-005, 8573-024-006	122-128 E. Live Oak Mixed-Use Project	0.41	MU	MU	0	0	0	12	12	Planning Review
1, 2, 11, 12, 16, 22, 23	5775-025-029,-031,-032, -033,-037, -038, -034	25 N. Santa Anita Ave Mixed-Use Project	3.79	CBD, DMU	C 1.0 DMU	0	0	0	157	157	Planning Review
13	5772-002-001	921 N. Santa Anita Ave	0.34	HDR	R-3	0	0	0	2	2	Planning Review
8	5779-012-030	43 Genoa St	0.19	HDR	R-3	0	0	0	2	2	Planning Review
5	5779-010-010	141 Fano St	0.18	HDR	R-3	0	0	0	2	2	Planning Review
18	5778-010-017	1022 La Cadena	0.48	HDR	R-3	0	0	0	9	9	Planning Review
14	5779-019-007	416 Genoa St	0.36	MDR	R-2	0	0	0	1	1	Entitled – In Building Plan Check Review
24	5773-006-036	150 N. Santa Anita Mixed-Use Project	2.18	DMU	DMU	26	0	0	293	319	Conceptual
27,28	5777-038-014, -012	Huntington Village Mixed-Use Project	11.52	C-G	C	0	0	0	297	297	Conceptual

3. Redevelopment of Nonvacant Sites for Residential Use

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the housing need at all income levels, the City has analyzed sites that currently permit residential development.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped on non-vacant sites to include residential units. Those projects, including the zoning, land use prior to redevelopment, and a project analysis of the approved development plan, are shown in ~~Table A-11~~ **Table A-3**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use could redevelop within the next eight years, is provided in **Table A-22**. This analysis is based on information readily available to the City, existing use data, and other information that can be found through online research. As part of the site selection process, the City analyzed existing residentially zoned parcels that have propensity to develop at their existing densities. The City identified 23 parcels to accommodate a total of 1,091 units, 2771~~5~~ of which can accommodate Low and Very Low income households.

In addition to sites that can accommodate housing at their existing capacity, the City identified six Focus Areas that would benefit from residential development to apply strategies such as upzoning and rezoning to achieve the remaining unmet RHNA.

Table A-3: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
57 Wheeler Avenue	38	Downtown Mixed-Use	Commercial	The project required approval of a Conditional Use Permit, Tentative Parcel Map, and Architectural Design Review applications for a mixed-use development consisting of three stories of 38 residential apartment units over 17,850 square feet of ground floor commercial. The property was previously developed with a restaurant and parking lot. Construction has been completed.
56 E. Duarte Road APN: 5781-005-036	37	Mixed-Use	Commercial	The project required approval of General Plan Amendment, Zone Change, Conditional Use Permit, Tentative Tract Map, and Architectural Design Review applications for a mixed-use development consisting of two stories of 37 residential condominium units over 19,360 square feet of ground floor commercial. The property was previously developed with a commercial building and

				parking lot. Construction has been completed
17 Las Tunas APN: 5788-020-030 & 5788-020-031	77 MF Units 3 Live Work Units	Mixed-Use	Commercial	The project required approval of a Planned Development, Tentative Tract Map, Lot Line Adjustment, Multiple-Family Architectural Design Review, Protected Tree Encroachment and Protected Healthy Tree Removal applications for 77 residential condominium units, three (3) live/work unit with 2,487 SF of commercial space, and 8,500 square feet of ground. Construction has been completed.
180 W. Huntington Drive APN: 5775-024-023	96	SP-SP	Commercial	The project required approval of a Specific Plan, General Plan Amendment and Zone Change applications to allow a hotel and a 50-unit condominium development. Subsequent modifications to the specific plan changed the condominium development to a mixed-use project and increase the number of units from 50 to 96 units. Project has been entitled and construction plans have been approved for permit issuance.
117-129 E. Huntington Drive & 124-134 Wheeler Avenue APNs 5773-010-007 – 008, 5773-010-901, -018, -019, -020, and -021.	139	Central Business District & Downtown Mixed-Use	Commercial	The project required approval of a Minor Use Permit, Major Administrative Modification, Architectural Design Review, and Vesting Tentative Tract Map applications for the mixed-use development consisting a 4 and 5 story building with 139 residential condominium units over 10,000 square feet of ground floor commercial. The project has been entitled and is in plan check review with Building Services.
656 W. Huntington Dr APN: 5778-001-137 - 170	34	R-3	Commercial	The project required approval of an Architectural Design Review, Modification, and Tentative Tract Map applications a 34-unit condominium residential development. Construction has been completed.

968 - 998 Arcadia Ave APN: 5783-002-112 - 129	28	R-3	28-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 28-unit condominium residential development. Construction has been completed.
919 Fairview Ave APN: 5783-006-087 - 098	12	R-3	One Single Family Dwelling & an eight-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review, Protected Tree Encroachment, and Tentative Tract Map applications for a 12-unit condominium residential development. Construction has been completed.
736 – 738 Camino Real Ave APN: 5383-029-041 - 058	18	R-3	Four Single Family Dwellings & a four-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 18-unit condominium residential development. Construction has been completed.
330 - 340 Genoa St APN: 5779-019-124 - 129	6	R-2	Six-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 6-unit condominium residential development. Construction has been completed.
825 Arcadia Ave APN: 5783-014-088 - 105	18	R-3	18-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 18-unit condominium residential development. Construction has been completed.
506 - 586 S. 2nd Ave APN: 5779-008-065 - 080	20	R-2	Church	The project required approval of an Multiple-Family Architectural Design Review, Protected Tree Encroachment and Tentative Tract Map applications for a 20-unit condominium residential development. Construction has been completed.
598 - 608 S. 2nd Ave APN: 5779-008-041 - 049	8	R-2	8-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 8-unit

				condominium residential development. Construction has been completed.
415 California St APN: 5773-016-188 - 207	20	R-3	10-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 10-unit condominium residential development. Construction has been completed.
627 - 633 Fairview Ave APN: 5778-002-053 - 064	12	R-3	3-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 3-unit condominium residential development. Construction has been completed.
501 N. Santa Anita Ave APN: 5775-027-031 - 050	20	R-3	Church	The project required approval of a Multiple-Family Architectural Design Review, Variance, Modification, Protected Tree Encroachment and Tentative Tract Map applications for a 20-unit condominium residential development. Construction has been completed.
414 S. 2nd Ave APN: 5779-004-023	6	R-2	4-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a 6-unit condominium residential development. The project is under construction.
901 W. Duarte Rd APN: 5783-002-013	13	R-3	Single Family Dwelling	The project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a 13-unit condominium residential development. The project has been entitled.

4. Accessory Dwelling Units

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Other ADUs provide housing for family members or are rented to members of the community. In accordance with State Law, ADUs are

allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications. In 2018, the City permitted 16 ADUs, followed by 21 in 2019 and 22 in 2020. As of November 9, 2021, the City had issued 36 ADU permits, had 8 ADU Zoning Clearance projects in review, 9 ADUs approved for Zoning Clearance, and 36 ADU permits in Plan Check accounting for a total count of 89 potential ADUs. While the City is still processing these applications, these ADUs are likely to receive permits in 2021.

Additionally, ~~T~~the passing of SB 9 allows property owners to split a single-family lot into two lots, and either add a second home to their lot or split the lot into two and place duplexes on each. This creates the opportunity for four housing units on a property that is currently limited to a single-family home. The City anticipates that the passing of SB 9 will encourage the creation of ADUs and second units on single-family lots.~~This law was designed to create additional housing while also preserving low-income, affordable units. Through July 2021, the City has approved 18 ADUs for development. The City is still processing these applications, which will likely receive permits in 2021. In accordance with State Law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.~~

The City of Arcadia has determined based on past performance that it is appropriate to anticipate the development of ~~351~~ 296 accessory dwelling units ~~from 2021 to 2029~~during the 6th planning cycle. **Table A-4** below displays the calculation and estimated projection for the 8-year planning period. To project the number of ADUs throughout the planning period, the City has taken the average of the ADU counts from 2018 to 2021 with the anticipation that new legislation and housing policies will continue to generate a high number of ADUs throughout the planning cycle.

$$\frac{2018\ to\ 2021\ ADU\ Production}{2018\ to\ 2021\ (in\ years)} = Projected\ ADUs$$

$$\frac{16 + 21 + 22 + 89}{4} = 37$$

~~doubled the average assumption based on the average ADUs per year from 2018 to 2020 with the anticipation that new legislation and housing policies will increase the number of ADUs permitted.~~

Table A-4: ADU Assumptions

Year	ADUs
Projection Period Total	**296**
2029	37
2028	37
2027	37
2026	37
2025	37

2024	37
2023	37
2022	37
2021	89
2020	22
2019	21
2018	16

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed several policies and programs to encourage the development of ADUs for lower income households (see **Chapter 10: Implementation**). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). The SCAG conducted analysis consists of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Table A-5: SCAG Affordability Breakdown for LA County II

Income Category	Units
Extremely Low	15.0%
Very Low	8.5%
Low	44.6%
Moderate	2.1%
Above Moderate	29.8%

Using the proportions SCAG created for Los Angeles County, the City has allocated the following ADUs for each income category:

Table A-6: Accessory Dwelling Unit Projections by Income Category

Income Category	Units
Low and Very Low Income	202
Moderate Income	6
Above Moderate Income	88
Total	**296**

To assist the City's ADU development projections, Arcadia has included **Program 5-17**, which explores actions the City will take to promote and monitor the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Developing public awareness campaigns
- Working with existing ADU owners to maintain existing affordable ADU rentals
- Establishing fee-waivers for ADUs that will be made affordable
- ~~Establishing an ADU amnesty program~~
- Exploring potential State and Regional funding sources for affordable ADUs

5. Selection of Sites to Accommodate Remaining Need

Downtown Mixed-Use Expansion & Overlay

The City has identified General Commercial and Commercial Manufacturing zoned properties in and adjacent to Downtown Arcadia as an opportunity to introduce high density residential flex overlays ~~and~~ to expand existing Downtown Mixed-Use zoning. Expanding the opportunity for high density residential in the downtown area is ~~that is~~ compatible with adjacent Central Business District and Downtown Mixed-Use zoned parcels and will~~that~~ allow up to 80 units per acre ~~in conjunction with a commercial development and other uses that will support residential development.~~ ~~The Downtown Mix-Use zone would be expanded to create an overlay, and new residential developments would be allowed by-right, and a commercial component would be required as part of all proposed projects.~~ **Table A-7** b~~B~~elow ~~are~~contains highlights examples of recently redeveloped Downtown Mixed-Use sites. ~~project that have supported the 80 percent buildout on mixed-use sites.~~

Table A-7: Downtown Mixed-Use Development

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Density (du/acre)
57 Wheeler Avenue[1]	DMU	0.78	38	48
117-129 E. Huntington Drive & 124-134 Wheeler Avenue	CBD & DMU	1.74	139	80
150 North Santa Anita Avenue	DMU	2.18	319	146
[1]*At the time of this development, the DMU zone allowed a maximum density of 50 du/acre*				

Downtown Mixed-Use Expansion

The City has identified 30 sites that are currently commercially zoned to be rezoned to Downtown Mixed-Use. Rezoning these sites will allow for residential uses at 80 du/acre. Of the 39.22 acres of land identified as part of this strategy, 37.36 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. An assumed density of 64 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 2,405 units. However, a planning-level redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of

these sites is projected at 1,214 units, 305 of which are projected to be affordable to Low and Very Low income households. 7 parcels smaller than the criteria required by AB 1397 were also identified as part of the Downtown Mixed-Use Expansion. See **Section 6** of this Appendix and **Table A-20** for the assumptions and projected redevelopment of small parcels.

Downtown Mixed-Use Overlay

The City has identified 75 sites that are currently commercially zoned to implement a Downtown Mixed-Use Overlay that will allow for residential uses at 80 du/acre. Of the 18.19 acres of land identified as part of this strategy, 2.69 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. An assumed density of 64 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 352 units. However, a planning-level redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of these sites is projected at 266 units, 69 of which are projected to be affordable to Low and Very Low income households. 73 parcels smaller than the criteria required by AB 1397 were also identified as part of the Downtown Mixed-Use Expansion. See **Section 6** of this Appendix and **Table A-20** for the assumptions and projected redevelopment of small parcels.

Table A-8 displays the capacity and opportunity for the Downtown Mixed-Use Expansion and Downtown Mixed-Use Overlay which will ~~help accommodate~~contribute capacity towards the City's RHNA allocation. **Figure A-2** and **Figure A-3** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation. These parcels were identified due to their potential to revitalize Arcadia's downtown district and provide high density housing near transit. The implementation of Program 5-7: Expansion of the Downtown Mixed-Use Area to Permit Residential Uses, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

Table A-8: Downtown Mixed-Use Expansion and Overlay – Redevelopment Analysis

Focus Area	Acreage	Max Density	Assumed Density	Net Units			
				Low/Very Low	Moderate	Above Moderate	Total
DMU Expansion	39.22	80	64	305	122	787	1,214
DMU Overlay	18.19	80	64	69	26	171	266
Total	**57.41**	**--**	**--**	**374**	**148**	**958**	**1,480**

Figure A-2: Downtown Mixed-Use Expansion

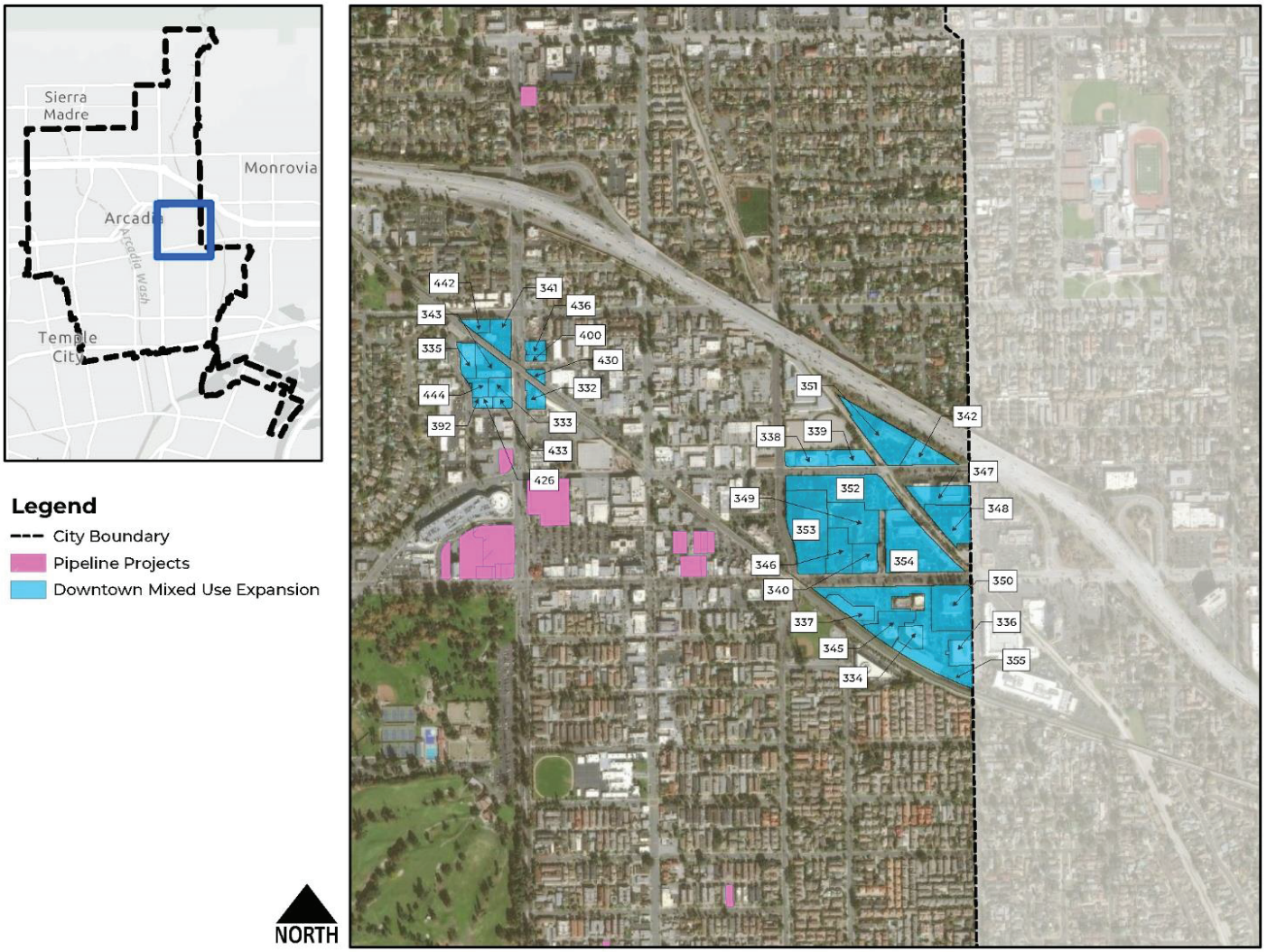
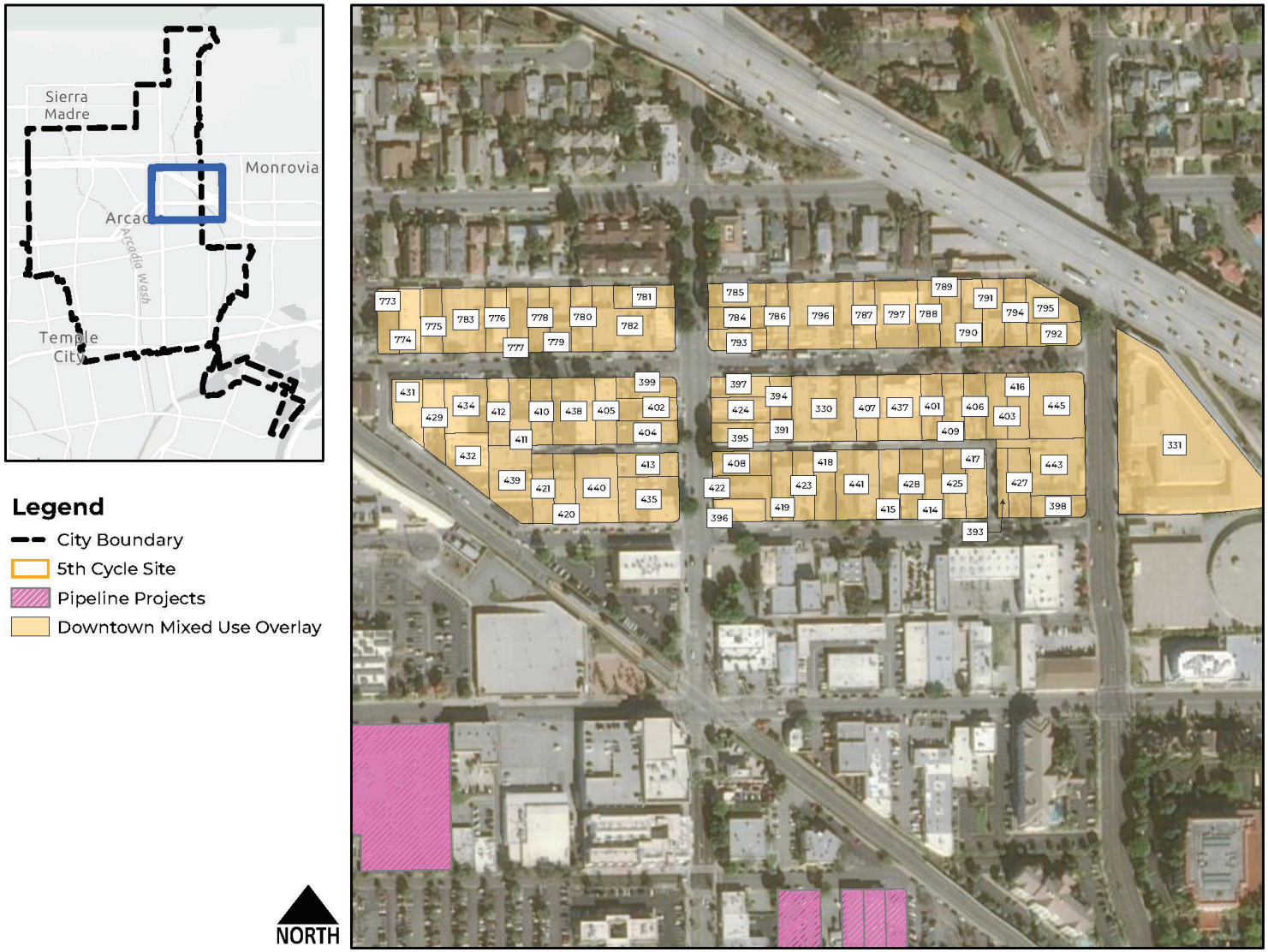


Figure A-3: Downtown Mixed-Use Overlay



Mixed-Use Upzone

The City has identified the Mixed-Use zone as an opportunity to increase density to promote the development of more residential units which could be supported by adjacent uses. The City will increase the maximum density on Mixed-Use sites from 30 du/acre to 50 du/acre. **Table A-9** below describes examples of previously completed projects in the focus area.

Table A-9: Mixed-Use Development

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Existing Max Density (du/acre)	Density (du/acre)
122-128 E. Live Oak	MU	0.41	12	30	30
56 East Duarte	MU	1.67	37	30	22
314 East Live Oak	MU	0.87	32	30	37

There are ~~106~~106 sites or 36.15 acres that are within the Mixed-Use zone. Of the 36.15 acres of land, approximately 17.26 acres met the criteria required by AB 1379 for sites projected to accommodate Low and Very Low income units. An assumed density of 40 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 817 units. However, a redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of these sites is projected at 477 units, 124 of which are projected to be affordable to Low and Very Low income households. 92 parcels smaller than the criteria required by AB 1397 were also identified as part of the Mixed-Use Upzone. See **Section 6** of this Appendix and **Table A-20** for the assumptions and projected redevelopment of small parcels.

~~Of the 36 acres of land deemed suitable for residential development in the Mixed-Use Zone, approximately 17 acres met the criteria required by AB 1379 for sites projected to accommodate Low and Very Low income units. Parcels with the potential to develop have the capacity to accommodate 821 units of development at an assumed density of 50 du/acre, 162 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397 were identified as part of the Mixed-Use Upzone. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.~~

Table A-10 below displays the capacity and opportunity in this Focus Area to help accommodate the City's RHNA allocation. **Figure A-4** and **Figure A-5** below maps the sites identified within this Focus Area and the distribution across income categories. The implementation of Program 5-9 Increase Residential Density of the Mixed-Use Zone, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for ~~including these sites in the inventory~~the net capacity assumptions.

Table A-10: Mixed-Use Upzone – Redevelopment Analysis

Acreage	Rezoned Max Density	Assumed Density	Net Units			
			Low/Very Low	Moderate	Above Moderate	Total
36.15	50	40	124	51	302	477

Figure A-4: Site Inventory – Mixed-Use Upzone (1)

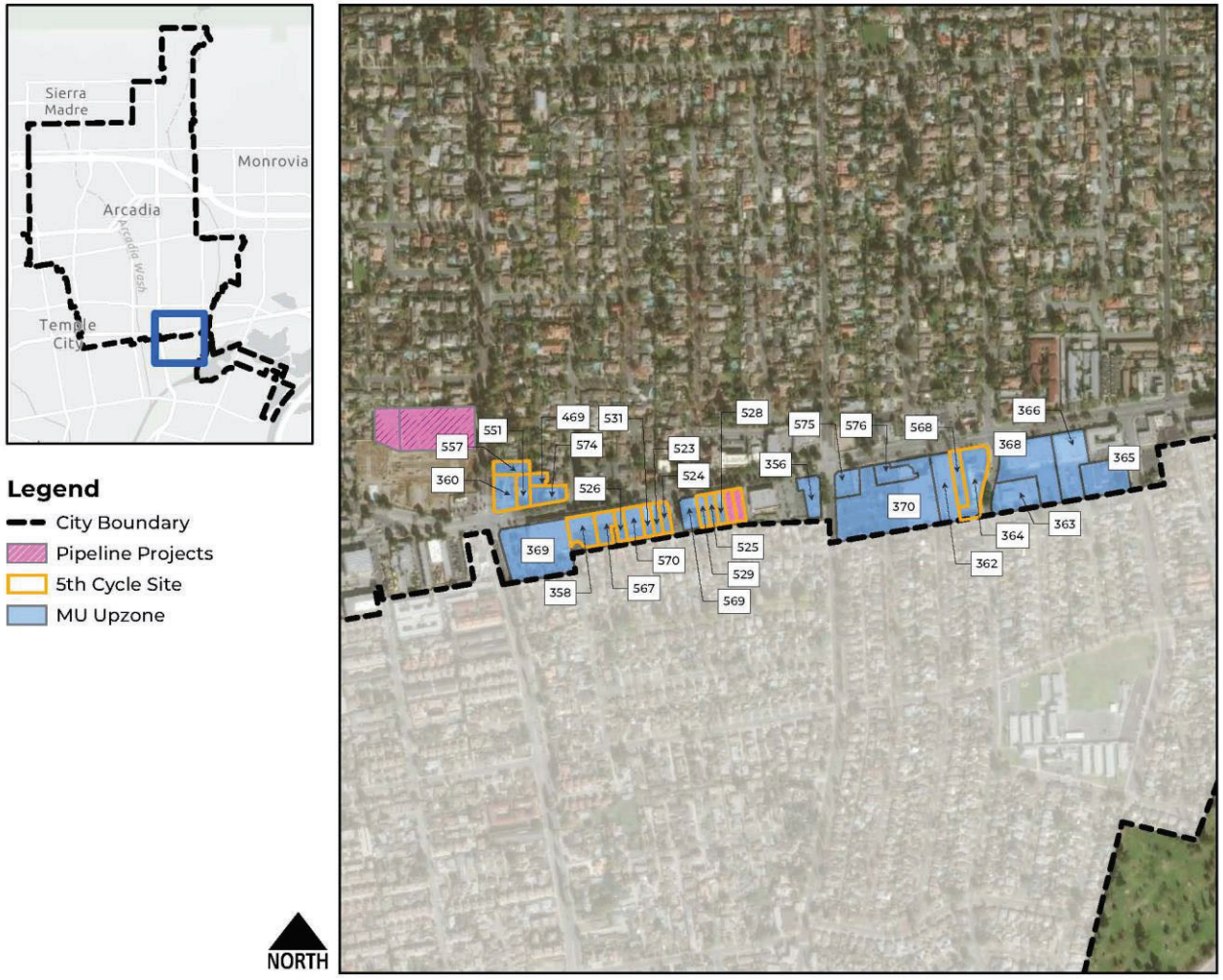


Figure A-5: Site Inventory – Mixed-Use Upzone (2)



Las Tunas and Live Oak Corridor

The City has identified the Las Tunas and Live Oak Corridor as an opportunity to both increase density and introduce residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. The City identified two sets areas along the corridor with opportunities based on adjacent use and densities to introduce Residential Flex Overlays ~~on commercial properties~~ within the corridor. **Table A-11** below shows examples of previously completed projects in the Live Oak and Las Tunas Corridor.

Table A-11: Las Tunas and Live Oak Corridor Development

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Density (du/acre)
135 – 139 W Live Oak Ave	R-F Overlay	0.81	17	21
122-128 E. Live Oak	MU	0.41	12	30
314 East Live Oak	MU	0.87	32	37
17 Las Tunas Dr	MU	1.8	77	42

~~Residential Flex Ovrlay (1)~~***Las Tunas Residential Flex Overlay***

The City has identified 31 sites on Las Tunas Dr that are currently commercially zoned to implement a Residential Flex Overlay that will allow for residential uses at 60 du/acre. Of the 15.92 acres of land identified as part of this strategy, 12.07 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Las Tunas corridor have the capacity to accommodate 609 units of development at an assumed density of 48 du/acre, 155 of which are projected to accommodate housing affordable to low and very low income households. 17 parcels smaller than the criteria required by AB 1397 were also identified as part of the Las Tunas Residential Flex Overlay. See **Section 6** of this Appendix and **Table A-20** for the assumptions and projected redevelopment of small parcels.

~~The City identified parcels east of Santa Anita Avenue suitable for higher density development. Of the 16 acres of land deemed suitable for residential development in this area, 12 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Live Oak corridor have the capacity to accommodate 505 units of development at an assumed density of 50 du/acre, 100 of which are projected to develop affordably.~~

~~Residential Flex Overlay (2)~~Live Oak Residential Flex Overlay

~~The City identified parcels east of Santa Anita Avenue suitable for higher density development. Of the 10 acres of land deemed suitable for residential development in this area, 4 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Live Oak corridor have the capacity to accommodate 114 units of development at an assumed density of 30 du/acre, 23 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397 were identified as part of the Live Oak Corridor Focus Area. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.~~

The City has identified 26 sites on Live Oak Ave that are currently commercially zoned to implement a Residential Flex Overlay that will allow for residential uses at 50 du/acre. Of the 10.60 acres of land

identified as part of this strategy, 3.65 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Las Tunas corridor have the capacity to accommodate 185 units of development at an assumed density of 40 du/acre, 48 of which are projected to accommodate housing affordable to low and very low income households. 21 parcels smaller than the criteria required by AB 1397 were also identified as part of the Residential Flex Overlay (1). See **Section 6** of this Appendix and **Table A-20**~~**Table A-5**~~ for the assumptions and projected redevelopment of small parcels.

Table A-12 displays the capacity and opportunity for the Live Oak and Las Tunas Residential Flex Overlays which will help accommodate the City's RHNA allocation. **Figure A-6** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation. These parcels were identified due to their potential to revitalize Arcadia's downtown district and provide high density housing near transit. The implementation of Program 5-10: Expand and Update the Residential Flex Overlay in the Las Tunas Corridor, Program 5-11: Expand and Update the Residential Flex Overlay in the Live Oak Corridor, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory. ~~below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. Figure A-6 below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.~~

Table A-12: Live Oak and Las Tunas – Redevelopment Analysis

Focus Area	Acreage	Max Density	Assumed Density	Net Units			
				Low/Very Low	Moderate	Above Moderate	Total
Las Tunas Residential Flex Overlay	15.92	60	48	155	63	391	609
Live Oak Residential Flex Overlay	10.60	50	40	48	19	118	185
Total	**26.52**	**--**	**--**	**203**	**82**	**509**	**794**

Figure A-6: Site Inventory – Residential Flex Overlay



C-G Residential Flex Overlay

The City has identified General Commercial zoned properties as a redevelopment opportunity where underutilized, smaller scale commercial development can transition to support residential development. **Table A-13** below describes the history of residential development on C-G Zoned parcels.

Table A-13: Residential Development on C-G Properties

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Density (du/acre)
135-139 West Live Oak	C-G	0.81	17	21
656 West Huntington Drive	C-G	1.69	34	20
180 West Huntington Drive	C-G	2.88	96	33

The City identified 76 sites (84.38 acres) as part of the C-G Residential Flex Overlay Focus Area. An assumed density of 24 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 1,983 units. However, a redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development in this Focus Area. The realistic capacity of these sites is projected at 992 units, 252 of which are projected to be affordable to Low and Very Low income households

~~Of the 84 acres of land deemed suitable for residential development in C-G Zone, all acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Although the parcels within the Sites Inventory have the capacity to accommodate 1,983 units of development at an assumed density of 30 du/acre, an assumption of approximately 50% redevelopment has been applied considering development history, economic factors, and AFFH requirements. In addition, the 50% redevelopment limit would preserve commercial zoned parcels to maintain a commercial base throughout the City. Therefore, the assumed development is projected at 992 units, 198 of which are projected to develop affordably.~~

Table A-14 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure A-7** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation. The implementation of Program 5-12: Establish an Overlay to Permit Residential Uses in the Commercial General Zone, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

Table A-14: C-G Residential Flex Overlay – Redevelopment Analysis

Feasible Acreage	Max Density	Assumed Density	Net Units			
			Low/Very Low	Moderate	Above Moderate	Total
84.38	30	24	252	100	640	992

Figure A-7: Site Inventory - C-G Residential Flex Overlay



R-3 Upzone

The R-3 Zone has been identified by the City as an area with the opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units.

Table A-15: Residential Redevelopment on R-3 Properties

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Density (du/acre)
656 W. Huntington Dr	R-3	1.69	34	20
968 - 998 Arcadia Ave	R-3	0.83	28	34
919 Fairview Ave	R-3	0.64	12	18
736 – 738 Camino Real Ave	R-3	0.89	18	20
825 Arcadia Ave	R-3	0.87	18	20
415 California St	R-3	0.70	20	29
627 - 633 Fairview Ave	R-3	0.57	12	21
901 W. Duarte Rd	R-3	0.68	13	19

There are ~~106~~355 sites or 236.28 acres that are within the R-3 zone. Of the 236.28 acres of land, approximately 177.21 acres met the criteria required by AB 1379 for sites projected to accommodate Low and Very Low income units. An assumed density of 32 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 2,715 units. Through the history of redevelopment of R-3 sites, additional incentives for affordable housing, and inclusionary policy programs, a reasonable redevelopment of 25 percent has been applied. This redevelopment percentage will ~~A~~project a more feasible assumption of future housing development on non-vacant sites with existing multi-family housing. The realistic capacity of these sites is projected at 810 units, 213 of which are projected to be affordable to Low and Very Low income households. 190 parcels smaller than the criteria required by AB 1397 were also identified as part of the R-3 Upzone. See Section 3 of this Appendix and **Table A-20** for the assumptions and projected redevelopment of small parcels.

~~Of the 236 acres of land deemed suitable for residential development in R-3, 177 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Although the parcels within the Sites Inventory have the capacity to accommodate 2,540 units of development at an assumed density of 40 du/acre, an assumption of approximately 20% redevelopment has been applied considering development history, economic factors, and AFFH requirements. Therefore, the assumed development is projected at 682 units, 142 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397 were identified as part of the R-3 Upzone. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.~~

Table A-16 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure A-8, Figure A-9** and **Figure A-10** below map the sites identified within this Focus Area which can help accommodate the City's RHNA allocation. The implementation of Program

5-13: Increase Density of the R-3 Zone, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

Table A-16: R- 3 Upzone – Redevelopment Analysis

Acreage	Max Density	Assumed Density	Net Units			
			Low/Very Low	Moderate	Above Moderate	Total
236.28	40	32	213	84	513	810

Figure A-8: Site Inventory – R-3 Upzone (1)

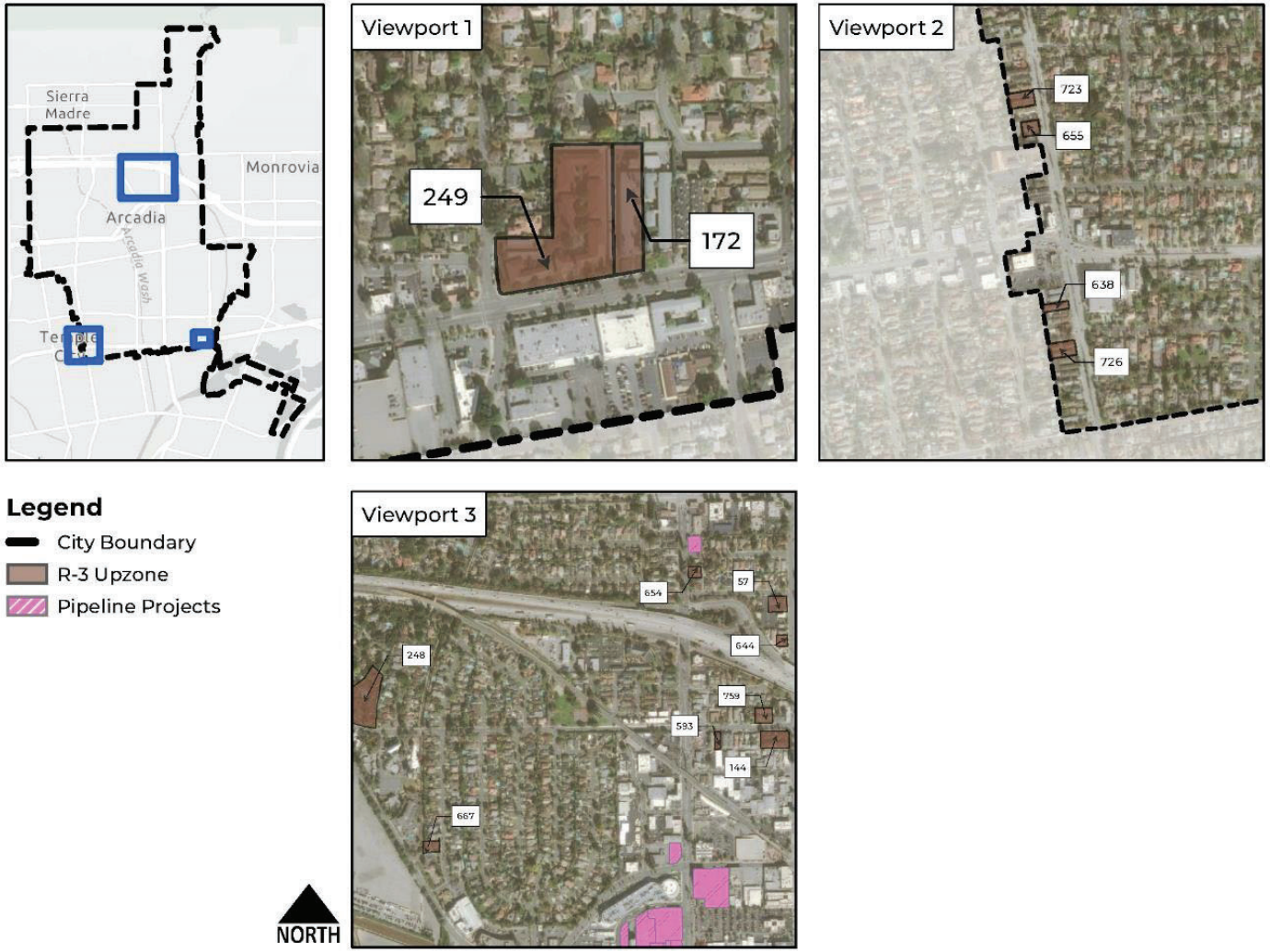


Figure A-9: Site Inventory – R-3 Upzone (2)



Figure A-10: Site Inventory – R-3 Upzone (3)



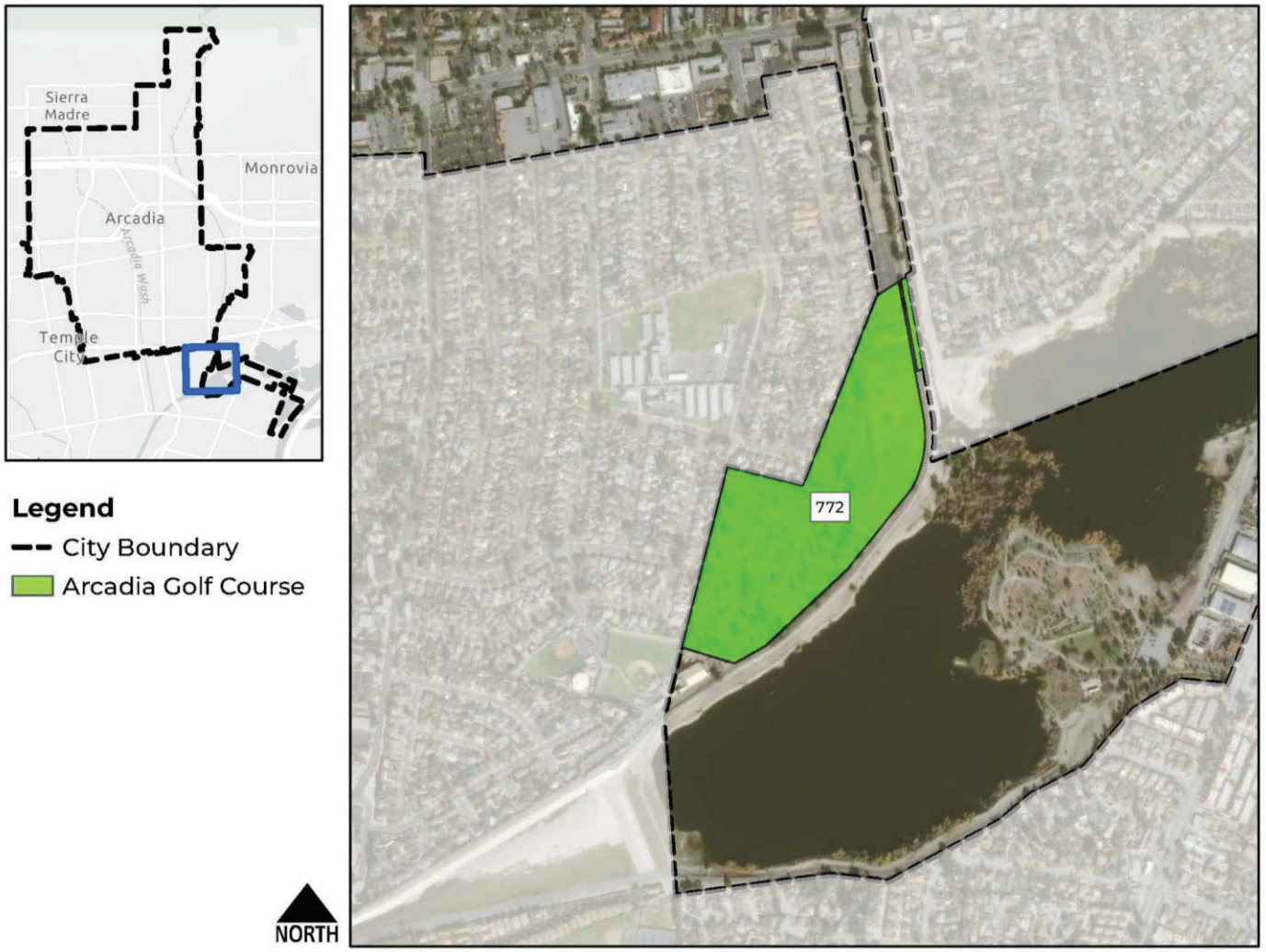
Arcadia Golf Course

The City has also identified the Arcadia Golf Course as a site to accommodate units across the income categories. The City owns the Arcadia Par 3 Golf Course and is currently negotiating with development teams to evaluate the future sale of the property and/or redevelopment of the site. The City has released a Request for Proposals through the Surplus Land Act (SLA) process and is working through the steps of the SLA process with the development teams mentioned above. It is anticipated that the City will enter into a Purchase and Sale Agreement and a Development Agreement with a selected Development Team on the entitlement of the site. Per the requirements of the SLA, a portion of the project will be dedicated to affordable housing units (at least 25% of all units developed). In addition, the resulting project will also likely retainiain a substantial open space component and provide market-rate units in a Specific Plan format. The projected number of units in this area reflect the current proposals under evaluation, not the number of units the final approved development will include. ~~The projected units for the Arcadia Golf Course developer interest the City received.~~ **Table A-17** below displays the projected assumptions for net unit yield based on expressed developer interest. **Figure A-11** below maps the Arcadia Golf Course. The implementation of Program 5-14: Develop a Specific Plan for the Arcadia Golf Course, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

Table A-17: Arcadia Golf Course – Projected Redevelopment

Acreage	Assumed Density	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
25.86	N/A	48	72	72	192

Figure A-11: Site Inventory – Arcadia Golf Course



6. Development of Small Site Parcels

The City of Arcadia has identified candidate housing sites that are smaller than half an acre in size within several Focus Areas. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has an existing Lot Consolidation program and a history of densifying housing on parcels less than a half an acre. **Table A-18** provides examples of development on parcels smaller than half an acre. ~~with examples shown in **Table A-XX.**~~

Table A-18: Development of Small Sites

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Density (du/acre)	Use Prior to Redevelopment
54 El Dorado	R-3	0.18	3	17	Three unit multi-family development
900 N. Santa Anita Ave	R-3	0.25	4	16	Single Family Dwelling
1036 Sunset Blvd	R-3	0.42	8	19	Four unit Multi-Family Development
148 El Dorado St.	R-3	0.18	3	17	Single Family Dwelling
225 Santa Rosa Rd	R-3	0.30	4	13	Two single family dwellings
31 S. 2nd Ave..	R-3	0.17	3	18	Two single family dwellings
33 California St	R-3	0.18	4	22	Single Family Dwelling
316 – 320 S. $3^{0.45}$ Ave.	R-2	0.39	4	10	Two single family dwellings
1013 – 1019 Holly Ave.	R-3	0.45	9	20	Two single family dwellings
130 Alta St	R-3	0.18	3	17	Three unit multi-family development
19-23 Christina St.	R-3	0.32	6	19	Eight unit multi-family development
799 - 803 Arcadia Ave.	R-3	0.30	6	20	Two unit multi-family development
40 - 42 Fano St	R-3	0.18	3	17	Three unit multi-family development
681 N. 1st Ave	R-3	0.18	6	33	Church
215 - 217 El Dorado St.	R-2	0.18	2	11	Two unit multi-family development
613 - 615 S. 2nd Ave.	R-3	0.18	4	22	Single Family Dwelling

138 California St.	R-3	0.18	3	17	Single Family Dwelling
20 Alta St.	R-3	0.18	3	17	Single Family Dwelling
507 W. 3rd Ave	R-2	0.17	2	12	Single Family Dwelling
5731 -5735 Baldwin Ave.	R-3	0.20	4	20	Single Family Dwelling
323 & 327 S. 3rd Ave	R-2	0.37	4	11	Three detached Single Family Dwellings
616 - 618 S. 3rd Ave	R-2	0.17	2	12	Single Family Dwelling
129 El Dorado St	R-3	0.18	3	17	Two detached Single Family Dwellings
1118 Sunset Blvd	R-3	0.15	2	13	Single Family Dwelling
907-915 Arcadia Ave (Lot Consolidation)	R-3	0.18 & 0.43	13	21	Six detached Single Family Dwellings
329 Diamond St	R-2	0.15	2	13	Single Family Dwelling
1222 Temple City Blvd	R-3	0.43	10	23	Four unit multi-family development
216 S. 3rd Ave	R-3	0.14	2	14	Single Family Dwelling
126 - 128 Diamond St	R-3	0.18	3	17	Single Family Dwelling
118 – 120 Alta St (Lot Consolidation)	R-3	0.13 & 0.13	6	23	Two Single Family Dwellings
139 – 145 Alice St (Lot Consolidation)	R-3	0.16 & 0.27	8	19	Single Family Dwelling
30 Fano St	R-3	0.18	3	17	Three-unit Multi-Family development
22 – 26 E. Colorado Blvd (Lot Consolidation)	R-3	0.16 & 0.16	8	25	Seven-unit Multi-Family development
116 Bonita St	R-3	0.18	3	17	Vacant
155 Alice St	R-3	0.17	3	18	Three-unit Multi-Family development
1028 W. Duarte Rd	R-3	0.16	3	19	Single Family Dwelling

157 – 159 Genoa St	R-3	0.19	4	21	Two Single Family Dwellings
121 Bonita St	R-3	0.18	3	17	Two Detached Single Family Dwellings
418 Fairview Ave	R-3	0.32	6	19	Single Family Dwelling
135 El Dorado St	R-3	0.18	3	17	Single Family Dwelling
9828 E. Naomi Ave	R-3	0.22	3	14	Single Family Dwelling
1027 Arcadia Ave	R-3	0.26	6	23	Three-unit Multi-Family development
230 California St	R-3	0.26	5	19	Single Family Dwelling
837 – 843 W. Huntington Dr	R-3	0.44	10	23	Eight-unit Multi-Family development
314 California St	R-3	0.29	5	17	Single Family Dwelling
1111- 1117 La Cadena Ave	R-3	0.38	8	21	Two Attached Single Family Dwellings
147 Alice St	R-3	0.17	3	18	Three Single Family Dwellings
125 California St	R-3	0.18	3	17	Three Single Family Dwellings
122 – 128 E. Live Oak Ave (Lot Consolidation)	MU	0.20 & 0.20	12	30	Vacant
405 S. 1st Ave	MU	0.19	4	21	Two Single Family Dwellings

This history of development, combined with additional policy programs to increase density, incentive programs targeting small sites and promoting small lot consolidation, and the implementation of an inclusionary policy serves ~~the~~as the basis of justification for the inclusion of small sites in the ~~project~~ sites inventory for Low and Very Low incomes within identified focus areas. Many of the sites identified to as part of the sites inventory are not vacant. To account for the challenges of infill development and potential for redevelopment that would be required on many of these sites, a feasibility assumption of 20 percent was applied to the net unit capacity identified on small sites. The small sites feasibility adjustment is used in lieu of the feasibility adjustment that is applied to each of the Focus Areas. ~~capacityidentified on To account for the challenges of infill development that would be required on many of these sites, a feasibility assumption of 20% of net units on small sites was applied. Table A-3~~ **Table A-19** summarizes the theoretical capacity

of the identified sites smaller than half an acre using the assumptions identified for each focus area while **Table A-20** summarizes the realistic capacity of small sites after applying the redevelopment percentage.

~~below displays the capacity and opportunity for small sites within Focus Areas identified by the City~~

Table A-19: Small Site Parcels – Theoretical Development Analysis

Focus Area	# of Sites	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
Downtown Mixed-Use	80	268	99	651	1,018
Mixed-Use Upzone	92	187	86	405	678
Las Tunas and Live Oak Corridor	38	103	43	239	385
R-3 Upzone	190	244	81	548	873

Table A-20: Small Site Parcels – Feasible Redevelopment Analysis

Focus Area	# of Sites	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
Downtown Mixed-Use	80	54	20	130	204
Mixed-Use Upzone	92	37	17	81	135
Las Tunas and Live Oak Corridor	38	21	9	48	78
R-3 Upzone	190	49	16	110	175

The potential candidate sites which are anticipated to be consolidated into groups of parcels with propensity for higher-density residential development are identified within **Table A-22**. This analysis is further supported by an existing City program to expedite the processing of lot consolidation and an additional program, **Program 5-~~X~~20~~X~~: Lot Consolidation Incentives** which can be seen in **Chapter 10: Implementation Plan**.

7. Water, Sewer and Dry Utility Availability

The City of Arcadia has water, sewer, and dry utilities (gas and electric) that exist or are planned to accommodate residential development in the community. The City has the infrastructure in place which is designed and located to accommodate potential for additional housing identified for the 6th Cycle Housing Element. Existing utilities would have the capacity to serve future housing development.

Water and Sewer

The City of Arcadia's Urban Water Management Plan (2020) identifies the water services and sewer system distribution throughout the community. The City is the sole provider of water services and sewer system distribution for all residents in the City. All the identified sites are within areas that the City services. According to the UWMP, the City of Arcadia has identified potential reservoir, pipeline, and booster station projects in addition to a joint well project with the City of Sierra Madre to increase water supply.

As a built-out community, the City's existing water system services all areas within the City limits through various trunk and main lines. The City also provides storm drains, sewer system lines, and other waste water infrastructure to all areas within the City. The wastewater generated in Arcadia flows into regional trunk lines operated by the County Sanitation Districts of Los Angeles. The Sanitation Districts manage a joint sewer outfall system that conveys collected wastewater to treatment plants located in Whittier. Since

new development has the potential to result in increased demand for water and wastewater flows, the City regularly monitors the water and sewage systems to ensure adequate service is provided for existing and future planned residential development. The City's Urban Water Management Plan (UWMP[1]) in conjunction with their Sewer System Management Plan (SSMP[2]) outline plans to accommodate for future use and plans for the maintenance and expansion of existing utility infrastructure.

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities such as electric, gas, and telecommunication lines. Most sites are situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate sites.

Utilities

The Southern California Gas Company provides natural gas services to the City. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. Clean Power Alliance (CPA) is the main electrical service provider for Arcadia. CPA is a non-profit electric utility that works to bring clean power to the people of Arcadia. Southern California Edison (SCE) will assist CPA in providing services through allowing the use of SCE infrastructure to deliver electricity to households and buildings throughout the City. CPA and SCE will continue to provide adequate services to Arcadia including increased household growth as projected by the City's RHNA allocation.

In accordance with the California Public Utilities Commission all electric and gas service will be provided for future development in Arcadia as requested. SoCal Gas and Southern California Edison regularly partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Internet and telephone line connections are also available within the City. According to the City of Arcadia's website, telephone and internet companies that serve the City include AT&T, Frontier Communications, Giggle Fiber, and Spectrum.[3] The City has existing utility lines in residential, commercial, and industrial use areas that would be able to be utilized for future housing development.

B. Calculations of Unit Capacity

This section contains a description of the candidate sites identification to meet Arcadia's RHNA need at all income levels. The full list of these sites is presented in **Table A-22**.

8. Capacity Calculations

~~*Total*~~ *Net Unit Calculations*

[1] City of Arcadia. (2020). Urban Water Management Plan. Available at: https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf.

[2] City of Arcadia. (2014). Sewer System Management Plan. Available on https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Sewer%20System%20Management%20Plan%202014.pdf .

[3] City of Arcadia. Cable & Internet. Available at https://www.arcadiaca.gov/discover/living_in_arcadia/cable___internet_.php. Accessed on November 15, 2021.

~~As outlined in **Table A-1**,~~The total unit capacity for the City was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any existing units. As opposed to calculating capacity using max density, the City used an assumed density that is 80 percent~~assumes a buildout density that is 80%~~ of the max density to provide a more conservative estimate of actual unit production. Currently there are 23 sites that meet the default density of 30 du/acre and 700 sites that will be rezoned to meet the default density. Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel. ~~Currently there are XX sites that meet the default density and XX sites that will be rezoned to meet the default density.~~

Buildout Capacity Assumption

The total net unit capacity for certain Focus Areas and strategies were also adjusted based on a feasibility percentage identified by the City through an analysis of development trends in the City and historical development. ~~Density bonus, 80% etc.~~ Additionally, density bonuses were not factored into any of the net unit calculations.

Affordability Calculation

Arcadia's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop at a range of income levels. Arcadia recognizes that not all sites within the inventory will develop such that they meet the exact affordability assumptions identified. For example, some sites may develop at higher density or affordability levels through the use of density bonus incentives and some may develop with majority market rate units (units affordable to the moderate and above moderate income households).

With the implementation of an Inclusionary Policy and other policies to incentivize the development of affordable housing as established within the goals, policies, and programs within the Housing Element, the City assumed the following affordability characteristics for sites within the inventory:~~It is assumed that sites identified within **Table A-11** will redevelop with the following affordability characteristics~~:

- 2~~0~~50% of units available in the low and very-low income categories
- 10% in the moderate income category
- 65~~70~~% in the above moderate income category

The City has established goals, policies, and programs within the Housing Element (**Chapter 5: Housing Element**; **Chapter 10: Implementation Plan**) aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. The City recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites.

To avoid overestimating potential housing development in the City, feasibility adjustments were applied based on past performance to the Focus Areas identified by the City. **Table A-21** below summarizes the Focus Area assumptions that were used to calculate the capacity of the Sites Inventory.

Table A-21: Capacity Calculation Overall Assumptions

Focus Area	Redevelopment Percentage	Max Density	Assumed Density (80%)
Downtown Mixed-Use Expansion	50%	80	64
Downtown Mixed-Use Overlay	50%	80	64
Mixed-Use Upzone	50%	50	40

Las Tunas Residential Flex Overlay	100%	60	48
Live Oak Residential Flex Overlay	100%	50	40
C-G Residential Flex Overlay	50%	30	24
R-3 Upzone	25%	40	32
Development of Small Sites (< 0.5 acres)*	20%	Dependent on Underlying Zoning	Dependent on Underlying Zoning
*Note: Small sites were analyzed separately from the Focus Areas. The Focus Area density assumptions apply **only** to small sites within their underlying zone, however, the redevelopment percentage for small sites is applied to sites smaller than half an acre **instead of** the Focus Area redevelopment percentage.			

8. Zoning and General Plan Designations

The City of Arcadia is able to accommodate a portion of the RHNA allocation using existing general plan and land use designations on parcels within the City. The City has also identified a number of sites which require a change to an existing Zone's development standards, the Zone or an Overlay Zone designation to accommodate housing at appropriate densities for all income levels. All changes align with the goals of the General Plan land use designations.

- Downtown Mixed-Use Zone Expansion – The existing DMU site will be expanded across 30 adjacent sites that have been identified to be able to accommodate high density residential development at 64 to 80 du/ac.
- Downtown Mixed-Use Overlay – 75 commercially zoned sites adjacent to the Downtown Mixed-Use Zone have been identified as having capacity to allow for higher density residential uses at 64 to 80 du/acre.
- Mixed-Use Zone – 106 sites have been identified as part of the existing mixed-use zone to allow for a higher density of residential development at 40 to 50 du/acre.~~that will allow for residential uses at 50 du/ac.~~
- Las Tunas Residential Flex Overlay – 31 commercially zoned sites have been identified for the implementation of an overlay that will allow for residential uses at 48 to 60 du/ac.
- Live Oak Residential Flex Overlay – 26 commercially zoned sites have been identified for the implementation of an overlay that will allow for residential uses at 40 to 50 du/ac.
- C-G Residential Flex Overlay – 76 commercially zoned sites have been identified as part of the C-G zone as being able to support residential development at 24 to 30 du/ac.
- R-3 Upzone – 355 sites have been identified as part of the existing R-3 zone to allow for a higher density of residential development at 32 to 40 du/ac.

9. Adequate Sites Table



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
29	5773-014-037	128 E Huntington Dr	Sterpa, Sebastiano And Carole Trs	CBD	C 1.0	No	No	No	2	0.51	Yes	80	64	N/A	No Rezone	Propensity	32	30	8	3	19	This parcel contains a strip mall and surface parking lot that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
30	5773-007-038	140 E Saint Joseph St	Rmk Partnership	DMU	DMU	No	No	No	2	0.51	Yes	80	64	N/A	No Rezone	Propensity	32	30	8	3	19	This parcel contains a surface parking lot and auto shop that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
31	5773-013-034	10 S Santa Anita Ave	Fadell, James J Co Tr	CBD	C 1.0	No	No	No	0	0.52	Yes	80	64	N/A	No Rezone	Propensity	32	32	8	3	21	This parcel contains a strip mall and large surface parking lot that could be redeveloped to contain new dwelling units.
32	5773-012-023	30 S Santa Anita Ave	Weiner, Milton And Adeline Trs	DMU	DMU	No	No	No	0	0.54	Yes	80	64	N/A	No Rezone	Propensity	34	34	9	3	22	This parcel contains a surface parking lot that is feasible for infill development. The site can be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
33	5773-011-062	108 E Santa Clara St	Link, Norma D Co Tr	DMU	DMU	No	No	No	0	0.54	Yes	80	64	N/A	No Rezone	Propensity	34	34	9	3	22	This parcel contains a surface parking lot and construction business building that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
34	5773-006-053	13 E Santa Clara St	Recreational Equipment Inc	DMU	DMU	No	No	No	0	0.57	Yes	80	64	N/A	No Rezone	Propensity	36	36	9	4	23	This parcel contains a surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
35	5773-014-038	102 E Huntington Dr	Arcadia Investment Holding Llc	CBD	C 1.0	No	No	No	0	0.58	Yes	80	64	N/A	No Rezone	Propensity	36	36	9	4	23	This parcel contains a strip mall and surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
36	5773-013-018	60 E Huntington Dr	Metropolitan Life Insurance Co	CBD	C 1.0	No	No	No	0	0.58	Yes	80	64	N/A	No Rezone	Propensity	37	37	9	4	24	This parcel contains a bank building and large surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						being allocated to lower income housing
37	5773-012-022	55 E Huntington Dr	Foothill Mountain View Office	CBD	C 1.0	No	No	No	0	0.59	Yes	80	64	N/A	No Rezone	Propensity	37	37	9	4	24	This parcel contains an office building and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
38	5775-022-035	305 N Santa Anita Ave	Drake Financial Llc	DMU	DMU	No	No	No	0	0.61	Yes	80	64	N/A	No Rezone	Propensity	38	38	10	4	24	This parcel contains an indoor recreation building and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
39	5775-022-031	251 N Santa Anita Ave	Drake Financial Llc	DMU	DMU	No	No	No	1	0.62	Yes	80	64	N/A	No Rezone	Propensity	39	38	10	4	24	This parcel contains a strip mall and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
40	5773-006-907	41 Wheeler Ave	U S Postal Services	DMU	DMU	No	No	No	0	0.66	Yes	80	64	N/A	No Rezone	Propensity	42	42	11	4	27	This parcel contains a surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
41	5773-006-065	0	Continental Store Equipment Co	DMU	C 1.0	No	No	No	0	0.72	Yes	80	64	N/A	No Rezone	Propensity	46	46	12	5	29	This parcel contains a surface parking lot that could be reconfigured to accommodate new dwelling units, with some allocated to lower income housing
42	5773-007-036	125 E Santa Clara St C	Berberian, O R And F L Trs	DMU	DMU	No	Yes	Yes	0	0.73	Yes	80	64	N/A	No Rezone	Propensity	46	46	12	5	29	This parcel contains low density office buildings and surface parking that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
43	5773-006-067	223 N 1st Ave	223 North First St I Llc Et Al	DMU	DMU	No	No	No	0	0.74	Yes	80	64	N/A	No Rezone	Propensity	47	47	12	5	30	This parcel contains a medical business service building and surface parking that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units,



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						with some being allocated to lower income housing.
44	5773-006-929	29 E Santa Clara St	Metro Gold Line Foothill	DMU	DMU	No	No	No	0	0.79	Yes	80	64	N/A	No Rezone	Propensity	50	50	13	5	32	This parcel contains a commercial building and parking lot that are feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
45	5775-022-805	21 W Santa Clara St	Pacific Bell	DMU	DMU	No	No	No	0	0.87	Yes	80	64	N/A	No Rezone	Propensity	55	55	14	6	35	This parcel contains an old commercial building and parking lot that are feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
46	5773-007-033	225 N 2nd Ave	Apw Developme nt Co	DMU	DMU	No	No	No	0	0.90	Yes	80	64	N/A	No Rezone	Propensity	57	57	14	6	37	This parcel contains an office building, brewery, and surface parking lot that is feasible for redevelopment.
47	5773-006-068	125 N First Ave	Ittah, Marc Tr	DMU	DMU	No	No	No	0	0.94	Yes	80	64	N/A	No Rezone	Propensity	60	60	15	6	39	This parcel contains an indoor gym, surface parking, and parking structure is feasible for redevelopment.
49	5773-014-051	166 E Huntingto n Dr	Perasso, Tommy Tr	CBD	C 1.0	No	No	No	1	1.15	Yes	80	64	N/A	No Rezone	Propensity	73	72	18	7	47	This parcel contains a strip mall and surface parking that is feasible for redevelopment.
50	5773-006-064	214 N Santa Anita Ave	Recreation al Equipment Inc	DMU	DMU	No	No	No	0	1.22	Yes	80	64	N/A	No Rezone	Propensity	77	77	19	8	50	This parcel contains a large retail store and surface parking that is feasible for redevelopment.
51	5773-011-036	136 E Santa Clara St	Winnaman, Phyllis B Tr	DMU	DMU	No	Yes	Yes	0	1.22	Yes	80	64	N/A	No Rezone	Propensity	77	77	19	8	50	This parcel contains low-density office suites and surface parking that is feasible for redevelopment.
52	5773-012-901	0	Arcadia City	DMU	DMU	No	No	No	0	1.26	Yes	80	64	N/A	No Rezone	Propensity	80	80	20	8	52	This parcel is part of a larger surface parking lot that could be developed to accommodate high density housing with a portion of units allocated to lower income housing.
332	5773-005-034	310 N Santa Anita Ave	Tucker, Frank And Judith And	C-G	C 1.0	Yes	No	No	0	0.52	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	33	33	8	3	22	This parcel contains industrial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						of which can be allocated to lower income housing.
333	5775-022-049	325 N Santa Anita Ave	Tf And Tb Lp	SP-AP	C 1.0	No	No	No	0	0.55	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	35	35	9	4	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
334	5773-015-053	440 E Huntington Dr	Arcadia Gateway Centre Delaware	C-G	C	No	No	No	0	0.63	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	40	40	10	4	26	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
335	5775-022-047	400 Rolyn Pl	Gernon Holdings Llc	SP-AP	C 1.0	No	No	No	0	0.68	Yes	N/A		80	64	Downtown Mixed Use Expansion	43	43	11	4	28	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
336	5773-015-054	450 E Huntington Dr	Post Exchange Llc	C-G	C	No	No	No	0	0.75	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	48	48	12	5	31	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
337	5773-015-049	300 E Huntington Dr	Post Exchange Llc	C-G	C	No	No	No	0	0.76	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	48	48	12	5	31	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
338	5773-008-014	225 E Santa Clara St	L A District Church Of The	C-G	C	No	No	No	0	0.81	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	52	52	13	5	34	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
339	5773-008-013	255 E Santa Clara St	Gary W Morris Llc	C-G	C	No	No	No	0	0.83	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	52	52	13	5	34	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
340	5773-009-065	301 E Huntington Dr	Kaku, Shigenobu And Hikaru Trs	C-G	C	No	No	No	0	0.89	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	57	57	14	6	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
341	5775-022-045	0	Fasching, George W Co Tr	C-G	C 1.0	No	No	No	0	0.93	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	59	59	15	6	38	This parcel contains strip mall -style retail and a carwash with a parking lot with propensity to redevelop as housing.
342	5773-008-012	0	Industrial Investors Llc	C-G	C	Yes	No	No	0	0.96	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	61	61	15	6	40	This parcel contains commercial office space with a large surface parking lot with propensity to redevelop as housing.
343	5775-022-046	333 N Santa Anita Ave	Ulcickas, Julie A Tr	C-M	C 1.0	No	No	No	0	0.98	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	62	62	16	6	40	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
345	5773-015-052	420 E Huntington Dr	Automobile Club Of Southern	C-G	C	No	No	No	0	1.21	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	77	77	19	8	50	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
346	5773-009-070	233 E Huntington Dr	Sturniolo, Charles A Co Tr	C-G	C	No	No	No	0	1.34	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	85	85	21	9	55	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						allocated to lower income housing.
347	5773-009-081	488 E Santa Clara St	Fifth Avenue Group Llc	C-G	C	No	No	No	0	1.35	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	86	86	22	9	55	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
348	5773-009-080	51 N 5th Ave	Glenn And Blt Llc And	C-G	C	No	No	No	0	1.65	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	105	105	26	11	68	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
349	5773-009-062	311 E Huntington Dr	Heprand Hospitality Inc	C-G	C	No	No	No	0	2.07	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	132	132	33	13	86	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
350	5773-015-026	444 E Huntington Dr	Everwin Investment Inc	C-G	C	No	No	No	0	2.24	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	143	143	36	14	93	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
351	5773-008-011	401 E Santa Clara St	Bre Esa Properties Llc	C-G	C	No	No	No	0	2.34	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	149	149	37	15	97	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
352	5773-009-064	321 E Huntington Dr	Bre Newton Hotels Property Owner	C-G	C	No	No	No	0	3.23	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	206	206	52	21	133	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
353	5773-009-082	0	Arcadia Hotel Venture Lp	C-G	C	No	No	No	0	3.74	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	239	239	60	24	155	This parcel contains a hotel and large surface parking lot. This parcel presents the opportunity to redevelop as housing due to its proximity to the Arcadia train station and its Downtown nature.
354	5773-009-069	333 E Huntington Dr	Huntington Lanmark Llc	C-G	C	No	No	No	0	3.75	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	239	239	60	24	155	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
355	5773-015-055	440 E Huntington Dr	Arcadia Gateway Centre Delaware	C-G	C	No	No	No	0	5.18	Yes	N/A	0	80	64	Downtown Mixed Use Expansion	331	331	83	33	215	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
392	5775-022-012	300 Rolyn Pl	Petrone, James V	C-M	C 1.0	No	No	No	0	0.08	No	N/A	0	80	64	Downtown Mixed Use Expansion	5	5	1	1	3	There is a commercial business currently on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
400	5773-002-059	400 N Santa Anita Ave	Lz Group Llc	C-G	C 1.0	No	No	No	0	0.17	No	N/A	0	80	64	Downtown Mixed Use Expansion	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
426	5775-022-003	15 W Saint Joseph St	Trilogy Partnership Llc	C-M	C 1.0	No	No	No	0	0.19	No	N/A	0	80	64	Downtown Mixed Use Expansion	12	12	3	1	8	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
430	5773-005-033	2 La Porte St	4 By 2 Llc	C-M	C 1.0	No	No	No	0	0.21	No	N/A	0	80	64	Downtown Mixed-Use Overlay	13	13	3	1	9	This triangluar parcel currently has a commercial business and associated parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
433	5775-022-042	311 N Santa Anita Ave	Arcadia Properties Llc	C-M	C 1.0	No	No	No	0	0.26	No	N/A	0	80	64	Downtown Mixed Use Expansion	16	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
436	5773-002-058	408 S Santa Anita Ave	Rosenberg, Shirley Tr	C-G	C 1.0	No	No	No	0	0.35	No	N/A	0	80	64	Downtown Mixed Use Expansion	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
442	5775-022-026	0	Fasching, George W Co Tr	C-G	C 1.0	No	No	No	0	0.39	No	N/A	0	80	64	Downtown Mixed Use Expansion	24	24	6	2	16	This parcel currently has a commercial business, associated parking, and a drive-thru carwash that has the potential to be redeveloped into housing, with some units being allocated to low-income households.
444	5775-022-048	325 N Santa Anita Ave	Tf And Tb Lp	SP-AP	C 1.0	No	No	No	1	0.43	No	N/A	0	80	64	Downtown Mixed Use Expansion	27	26	7	3	16	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
330	5773-004-028	126 La Porte St	M And R 2	C-M	C	No	No	No	0	0.52	Yes	N/A	0	80	64	Downtown Mixed-Use Overlay	33	33	8	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
331	5773-008-003	324 N 2nd Ave	Johnson, Shane A Tr Et Al	C-M	C	No	No	No	0	2.16	Yes	N/A	0	80	64	Downtown Mixed-Use Overlay	138	138	35	14	89	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
391	5773-004-021	114 1/2 La Porte St	Garcia, Carmen C Ana Adolfo Trs	C-M	C	No	No	No	0	0.06	No	N/A	0	80	64	Downtown Mixed-Use Overlay	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
393	5773-004-801	0	So Calif Edison Co	C-M	C	No	No	No	0	0.10	No	N/A	0	80	64	Downtown Mixed-Use Overlay	6	6	2	1	3	This parcel contains paved and landscaped spaces that are undeveloped that are adjacent to an existing multi-family housing development to the west. Through the City's proposed and existing lot consolidation programs, these lots could be consolidated to provide housing with lower-income units.
394	5773-004-022	114 La Porte St	Kardasinski, Danny S Co Tr Et Al	C-M	C	No	No	No	1	0.12	No	N/A	0	80	64	Downtown Mixed-Use Overlay	7	6	2	1	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
395	5773-004-023	320 N 1st Ave	Garcia, Carmen and Adolfo Trs	DMU	DMU	No	No	No	0	0.14	No	80	64	80	64	Downtown Mixed-Use Overlay	8	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing lower income housing.
396	5773-004-029	302 N 1st Ave	Younessi, Jim And Michele Trs	DMU	DMU	No	No	No	0	0.14	No	80	64	80	64	Downtown Mixed-Use Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
397	5773-004-025	330 N 1st Ave	Peterson, Sheila Tr	DMU	DMU	No	No	No	0	0.15	No	80	64	80	64	Downtown Mixed-Use Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
398	5773-004-803	0	So Calif Edison Co	C-M	C	No	No	No	0	0.15	No	N/A	0	80	64	Downtown Mixed-Use Overlay	9	9	2	1	6	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's proposed and existing lot consolidation programs, these lots could be consolidated to provide housing with lower income units.
399	5773-005-010	331 N 1st Ave	Nguyen, Tuan A And	DMU	DMU	No	No	No	0	0.16	No	80	64	80	64	Downtown Mixed-Use Overlay	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units,



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						with some being allocated to lower income housing.
401	5773-004-015	142 La Porte St	Howd, Mary L Tr	C-M	C	No	No	No	1	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	10	9	2	1	6	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
402	5773-005-009	325 N 1st Ave	Kly Arcadia Llc	DMU	DMU	No	No	No	0	0.17	No	80	64	80	64	Downtown Mixed-Use Overlay	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
403	5773-004-808	0	So Calif Edison Co	C-M	C	No	No	No	0	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's proposed and existing lot consolidation programs, these lots could be consolidated to provide housing with lower income units.
404	5773-005-008	323 N 1st Ave	Kly Arcadia Llc	DMU	DMU	No	No	No	0	0.17	No	80	64	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
405	5773-005-011	54 La Porte St	Joseph, Benny And Paula Trs	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
406	5773-004-013	150 La Porte St	La Porte Properties Llc	C-M	C	No	No	No	1	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	10	3	1	6	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
407	5773-004-018	132 La Porte St	Aguirre, Enrique D And Alicia Trs	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
408	5773-004-002	314 N 1st Ave	First Avenue Property Inc	DMU	DMU	No	No	No	0	0.18	No	80	64	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
409	5773-004-014	148 La Porte St	La Porte Properties Llc	C-M	C	No	No	No	2	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	9	2	1	6	This parcel has two single family homes and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
410	5773-005-014	44 La Porte St	Bit Enterprises Lp	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
411	5773-005-015	40 La Porte St	Bit Enterprises Lp	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
412	5773-005-016	34 La Porte St	Bit Enterprises Lp	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
413	5773-005-007	0	Post Property Management Llc	DMU	DMU	Yes	No	No	0	0.18	No	80	64	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
414	5773-004-010	141 E Saint Joseph St	Beijing Trt America Institute Of	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
415	5773-004-008	133 E Saint Joseph St	Schubert, Margaret M Tr	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
416	5773-004-807	0	So Calif Edison Co	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's proposed and existing lot consolidation programs, these lots could be consolidated to provide housing with lower income units.
417	5773-004-012	149 E Saint Joseph St	Lind, Wesley And Arlette Trs	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower-income housing.
418	5773-004-005	125 E Saint Joseph St	Marosi, Tibor And Eva	C-M	C	No	No	No	6	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
419	5773-004-003	115 E Saint Joseph St	Brown, Robert K And Denise A	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
420	5773-005-004	45 E Saint Joseph St	Cha, Steve And Stephanie	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
421	5773-005-025	33 Flower St	Sanchez, Cesar A Jr Co Tr	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
422	5773-004-001	308 N 1st Ave	Amagrande, Marie Tr	DMU	DMU	No	No	No	0	0.19	No	80	64	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
423	5773-004-004	119 E Saint Joseph St	Jg Saint Joseph Investments Llc	C-M	C	No	No	No	0	0.19	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units,



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						with some being allocated to lower income housing.
424	5773-004-024	326 N 1st Ave	Gs 3475 Peck Llc	DMU	DMU	No	No	No	0	0.19	No	80	64	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
425	5773-004-011	145 E Saint Joseph St	Jones, Steven L And Joanne V	C-M	C	No	No	No	1	0.19	No	N/A	0	80	64	Downtown Mixed-Use Overlay	12	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
427	5773-004-802	157 E Saint Joseph St	So Calif Edison Co	C-M	C	No	No	No	0	0.19	No	N/A	0	80	64	Downtown Mixed-Use Overlay	12	12	3	1	8	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's proposed and existing lot consolidation programs, these lots could be consolidated to provide housing with lower income units.
428	5773-004-009	139 E Saint Joseph St	Guerra, James M And Maria A	C-M	C	No	No	No	4	0.20	No	N/A	0	80	64	Downtown Mixed-Use Overlay	12	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
429	5773-005-020	11 Flower St	Reinhardt, William C Et Al	C-M	C	No	No	No	0	0.21	No	N/A	0	80	64	Downtown Mixed-Use Overlay	13	13	3	1	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
431	5773-005-021	20 La Porte St	Reinhardt, William C Et Al	C-M	C	No	No	No	0	0.21	No	N/A	0	80	64	Downtown Mixed-Use Overlay	13	13	3	1	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
432	5773-005-031	21 Flower St	Reinhardt, William C Et Al	C-M	C	No	No	No	0	0.26	No	N/A	0	80	64	Downtown Mixed-Use Overlay	16	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
434	5773-005-032	26 La Porte St	Carl W Reinhardt And Assoc Inc	C-M	C	No	No	No	0	0.29	No	N/A	0	80	64	Downtown Mixed-Use Overlay	18	18	5	2	11	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
435	5773-005-006	303 N 1st Ave	Post Property Management Llc	DMU	DMU	No	No	No	0	0.34	No	80	64	80	64	Downtown Mixed-Use Overlay	21	21	5	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
437	5773-004-027	134 La Porte St	Fujimoto, Toshiaki And Haruko Trs	C-M	C	No	No	No	0	0.35	No	N/A	0	80	64	Downtown Mixed-Use Overlay	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
438	5773-005-023	48 La Porte St	Let Enterprises Lp And	C-M	C	No	No	No	0	0.36	No	N/A	0	80	64	Downtown Mixed-Use Overlay	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
439	5773-005-024	25 Flower St	Sanchez, Cesar A Jr Co Tr	C-M	C	No	No	No	0	0.36	No	N/A	0	80	64	Downtown Mixed-Use Overlay	23	23	6	2	15	There are two commercial businesses and associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
440	5773-005-005	47 E Saint Joseph St	Post Property Management Llc	C-M	C	No	No	No	0	0.37	No	N/A	0	80	64	Downtown Mixed-Use Overlay	23	23	6	2	15	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
441	5773-004-026	127 E Saint Joseph St	Carone, Michael Co Tr	C-M	C	No	No	No	0	0.38	No	N/A	0	80	64	Downtown Mixed-Use Overlay	24	24	6	2	16	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
443	5773-004-811	0	So Calif Edison Co	C-M	C	No	No	No	0	0.42	No	N/A	0	80	64	Downtown Mixed-Use Overlay	27	27	7	3	17	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's proposed and existing lot consolidation programs, these lots could be consolidated to provide housing with lower income units.
445	5773-004-810	0	So Calif Edison Co	C-M	C	No	No	No	0	0.45	No	N/A	0	80	64	Downtown Mixed-Use Overlay	28	28	7	3	18	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's proposed and existing lot consolidation programs, these lots could be consolidated to provide housing with lower income units.
773	5773-002-004	Na	Na	C-M	C	No	No	No	0	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
774	5773-002-005	Na	Na	C-M	C	No	No	No	0	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
775	5773-002-006	Na	Na	C-M	C	No	No	No	7	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
776	5773-002-009	Na	Na	C-M	C	No	No	No	7	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
777	5773-002-010	Na	Na	C-M	C	No	No	No	4	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
778	5773-002-011	Na	Na	C-M	C	No	No	No	4	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
779	5773-002-012	Na	Na	C-M	C	No	No	No	0	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
780	5773-002-013	Na	Na	C-M	C	No	No	No	7	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
781	5773-002-017	Na	Na	C-M	C	No	No	No	2	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	9	2	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
782	5773-002-035	Na	Na	C-M	C	No	No	No	0	0.50	No	N/A	0	80	64	Downtown Mixed-Use Overlay	31	31	8	3	20	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
783	5773-002-052	Na	Na	C-M	C	No	No	No	0	0.35	No	N/A	0	80	64	Downtown Mixed-Use Overlay	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
784	5773-003-003	Na	Na	C-M	C	No	No	No	1	0.16	No	N/A	0	80	64	Downtown Mixed-Use Overlay	10	9	2	1	6	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
785	5773-003-004	Na	Na	C-M	C	No	No	No	0	0.17	No	N/A	0	80	64	Downtown Mixed-Use Overlay	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
786	5773-003-005	Na	Na	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
787	5773-003-009	Na	Na	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
788	5773-003-012	Na	Na	C-M	C	No	No	No	3	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
789	5773-003-013	Na	Na	C-M	C	No	No	No	1	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
790	5773-003-014	Na	Na	C-M	C	No	No	No	0	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
791	5773-003-015	Na	Na	C-M	C	No	No	No	1	0.18	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
792	5773-003-016	Na	Na	C-M	C	No	No	No	2	0.16	No	N/A	0	80	64	Downtown Mixed-Use Overlay	9	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
793	5773-003-029	Na	Na	C-M	C	No	No	No	0	0.16	No	N/A	0	80	64	Downtown Mixed-Use Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
794	5773-003-034	Na	Na	C-M	C	No	No	No	0	0.19	No	N/A	0	80	64	Downtown Mixed-Use Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
795	5773-003-035	Na	Na	C-M	C	No	No	No	0	0.20	No	N/A	0	80	64	Downtown Mixed-Use Overlay	13	13	3	1	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
796	5773-003-036	Na	Na	C-M	C	No	No	No	0	0.54	No	N/A	0	80	64	Downtown Mixed-Use Overlay	34	34	9	3	22	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
797	5773-003-037	Na	Na	C-M	C	No	No	No	0	0.35	No	N/A	0	80	64	Downtown Mixed-Use Overlay	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
356	8573-024-030	162 E Live Oak Ave	Meeker Family Partners Lp	MU	MU	No	No	No	0	0.51	Yes	30	24	50	40	Mixed-Use Upzone	20	20	5	2	13	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
357	5773-019-025	201 S 1st Ave	Huang, Martin	MU	MU	No	Yes	Yes	0	0.54	Yes	30	24	50	40	Mixed-Use Upzone	21	21	5	2	14	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
358	8573-023-009	30 E Live Oak Ave	Live Oak Development I Llc	MU	MU	No	Yes	Yes	0	0.56	Yes	30	24	50	40	Mixed-Use Upzone	22	22	6	2	14	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
359	5779-009-068	620 S 1st Ave	First Church Of Christ Scientist	MU	MU	No	No	No	0	0.56	Yes	30	24	50	40	Mixed-Use Upzone	22	22	6	2	14	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
360	5789-028-024	11 E Live Oak Ave	Elmasri, Fawaz	MU	MU	No	Yes	Yes	0	0.56	Yes	30	24	50	40	Mixed-Use Upzone	22	22	6	2	14	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
361	5779-017-027	121 Alice St	Arcadia Presbyterian Church	MU	MU	No	No	No	0	0.59	Yes	30	24	50	40	Mixed-Use Upzone	23	23	6	2	15	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
362	8572-002-005	314 E Live Oak Ave	Wu, Yi-Shuen M And Shi-Hung K	MU	MU	No	No	No	0	0.97	Yes	30	24	50	40	Mixed-Use Upzone	38	38	10	4	24	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
363	8572-001-022	405 Lynrose St	Optimate Inc	MU	MU	No	Yes	No	0	0.99	Yes	30	24	50	40	Mixed-Use Upzone	39	39	10	4	25	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
364	8572-002-900	330 E Live Oak Ave	L A County	MU	MU	No	Yes	Yes	0	1.05	Yes	30	24	50	40	Mixed-Use Upzone	42	42	11	4	27	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
365	8572-001-027	5705 Lenore Ave	Evangelical Friends Church	MU	MU	No	No	No	1	1.10	Yes	30	24	50	40	Mixed-Use Upzone	44	43	11	4	28	The parcel contains a temple building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
366	8572-001-029	418 E Live Oak Ave	Kraln Co	MU	MU	No	No	No	0	1.36	Yes	30	24	50	40	Mixed-Use Upzone	54	54	14	5	35	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
368	8572-001-030	406 E Live Oak Ave	Arcadia Enterprise Llc	MU	MU	No	No	No	0	1.97	Yes	30	24	50	40	Mixed-Use Upzone	78	78	20	8	50	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
369	8573-023-020	16 E Live Oak Ave	Ralphs Grocery Co	MU	MU	No	No	No	0	2.55	Yes	30	24	50	40	Mixed-Use Upzone	101	101	25	10	66	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
370	8572-002-010	298 E Live Oak Ave	Abs Ca O Llc	MU	MU	No	No	No	0	3.94	Yes	30	24	50	40	Mixed-Use Upzone	157	157	39	16	102	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
450	5773-017-004	114 S 1st Ave	Achilles, Achilles Z Tr	MU	MU	No	Yes	Yes	0	0.08	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
451	5779-010-003	512 S 1st Ave	Garcia, Edward G And Beatrice Trs	MU	MU	No	No	No	0	0.08	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
452	5773-018-014	107 S 1st Ave	Chen, Lu Lu	MU	MU	No	Yes	Yes	0	0.08	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
453	5779-013-011	705 S 1st Ave	Sale, Betty M Tr	MU	MU	No	Yes	Yes	0	0.09	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
454	5779-013-010	701 S 1st Ave	King, Paul A Tr	MU	MU	No	Yes	Yes	0	0.09	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
455	5773-017-003	118 S 1st Ave	Achilles, Achilles Z Tr	MU	MU	No	Yes	Yes	0	0.09	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
456	5773-019-009	227 S 1st Ave	Choy, Anastasia Et Al	MU	MU	No	No	No	0	0.09	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
457	5779-010-002	516 S 1st Ave	1045 Ftl Properties Llc	MU	MU	No	No	No	0	0.10	No	30	40	50	40	Mixed-Use Upzone	3	3	1	0	2	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
458	5773-018-015	105 S 1st Ave	Andy Chen Llc	MU	MU	No	Yes	Yes	0	0.10	No	30	40	50	40	Mixed-Use Upzone	4	4	1	0	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units,



Table A-22: Candidate Housing Sites Inventory																					
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						with some being allocated to lower income housing.
459	5773-017-002	124 S 1st Ave	Mori, Robert Y And Ann K	MU	MU	No	Yes	Yes	0	0.10	No	30	40	50	40	Mixed-Use Upzone	4	4	1	0	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
460	5779-013-012	68 Genoa St	Chan, Sunny S Co Tr	MU	MU	No	Yes	Yes	0	0.12	No	30	40	50	40	Mixed-Use Upzone	4	4	1	0	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
461	5779-014-021	805 S 1st Ave	Lee, Nancy	MU	MU	No	Yes	Yes	1	0.14	No	30	40	50	40	Mixed-Use Upzone	5	4	1	0	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
462	5779-013-072	711 S 1st Ave	Chan, Philip	MU	MU	No	No	No	0	0.14	No	30	40	50	40	Mixed-Use Upzone	5	5	1	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
463	5779-016-004	824 S 1st Ave	Hildreth, Bruce And Sonnie	MU	MU	No	Yes	Yes	0	0.14	No	30	40	50	40	Mixed-Use Upzone	5	5	1	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
464	5779-016-005	820 S 1st Ave	Ku, Lemuel And Cathy	MU	MU	No	Yes	Yes	0	0.14	No	30	40	50	40	Mixed-Use Upzone	5	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
466	5773-020-035	206 S 1st Ave	Chen, Ying Shen Tr	MU	MU	No	No	No	0	0.14	No	30	40	50	40	Mixed-Use Upzone	5	5	1	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
467	5779-014-018	817 S 1st Ave	Minadeo, Anthony And Wende Trs	MU	MU	No	No	No	0	0.14	No	30	40	50	40	Mixed-Use Upzone	5	5	1	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
469	5789-028-029	0	Seltman, Bobby W And Marlene Trs	MU	MU	No	Yes	Yes	0	0.15	No	30	40	50	40	Mixed-Use Upzone	5	5	1	1	3	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
473	5779-003-001	0	Hartman, Jay L And Lynda J Trs	MU	MU	No	Yes	Yes	0	0.15	No	30	40	50	40	Mixed-Use Upzone	5	5	1	1	3	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
475	5773-017-090	130 S First Ave	Suns Residential Developme nt Llc	MU	MU	No	No	No	0	0.15	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
477	5779-014-020	803 S 1st Ave	Lee, Nancy	MU	MU	No	Yes	Yes	1	0.15	No	30	40	50	40	Mixed-Use Upzone	6	5	1	1	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
478	5779-014-019	823 S 1st Ave	Muller Investment s Llc	MU	MU	No	No	No	1	0.15	No	30	40	50	40	Mixed-Use Upzone	6	5	1	1	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
479	5779-003-035	400 S 1st Ave	Myrdahl, Garry L And Vivian A Trs	MU	MU	No	Yes	Yes	0	0.15	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business currently on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
480	5779-017-023	706 S 1st Ave	Arcadia Presbyterian Church	MU	MU	Yes	Yes	Yes	0	0.15	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a park on this parcel that could be redeveloped into housing with some units allocated to lower income units.
482	5773-020-001	234 S 1st Ave	Nbm Investments Llc	MU	MU	No	Yes	Yes	0	0.15	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business currently on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
483	5779-009-035	606 S 1st Ave	Lee, Harold T And Patti T	MU	MU	No	Yes	Yes	2	0.16	No	30	40	50	40	Mixed-Use Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
484	5779-016-006	816 S 1st Ave	Wang, Qing H	MU	MU	No	Yes	Yes	1	0.16	No	30	40	50	40	Mixed-Use Upzone	6	5	1	1	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
485	5773-018-016	101 S 1st Ave	60 Alta Llc	MU	MU	No	Yes	Yes	0	0.16	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
486	5779-011-014	523 S 1st Ave	First Arcadia Llc	MU	MU	No	Yes	Yes	1	0.16	No	30	40	50	40	Mixed-Use Upzone	6	5	1	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
487	5779-001-015	423 S 1st Ave	Hess Rentals Llc	MU	MU	No	Yes	Yes	0	0.16	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
488	5779-001-020	401 S 1st Ave	Cantwell Columbian Building Corp	MU	MU	No	Yes	Yes	0	0.16	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
489	5773-013-015	31 S 1st Ave	Cross Property Management Llc	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
490	5779-003-033	406 S 1st Ave	406 S First Ave Associates Llc	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
491	5779-003-034	404 S 1st Ave	Fu Wah Yu And	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
492	5779-009-036	602 S 1st Ave	Hsu, Eric Y And Lydia R	MU	MU	No	Yes	Yes	2	0.17	No	30	40	50	40	Mixed-Use Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
493	5773-017-033	100 S 1st Ave	Glendale Fed Sav And Loan Assn	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
494	5779-003-002	420 S 1st Ave	Hartman, Jay L And Lynda J Trs	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
495	5779-003-003	414 S 1st Ave	Wilson, Clayton And Elaine Trs	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
497	5773-020-003	220 S 1st Ave	220 S First Ave Llc	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
498	5773-020-034	212 S 1st Ave	Wu, Shen S And	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
499	5779-009-034	610 S 1st Ave	Cordova Associates Inc	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
500	5773-020-002	222 S 1st Ave	Wu, Hui Hsiung And Chen H And	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
501	5773-013-017	21 S 1st Ave	Huang, Jun L Co Tr	MU	MU	No	Yes	Yes	0	0.17	No	30	40	50	40	Mixed-Use Upzone	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
502	5779-002-002	316 S 1st Ave	Hidalgo Holdings Llc	MU	MU	No	Yes	Yes	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
503	5779-017-024	700 S 1st Ave	Arcadia Presbyterian	MU	MU	No	Yes	Yes	1	0.18	No	30	40	50	40	Mixed-Use Upzone	7	6	2	1	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
504	5773-014-001	30 S 1st Ave	Foothill Federal Credit Union	MU	MU	No	No	No	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
505	5773-019-011	219 S 1st Ave	Saenz, Jess L And Sheila M Trs	MU	MU	No	Yes	Yes	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
506	5779-012-015	617 S 1st Ave	Wong, Henry And	MU	MU	No	Yes	Yes	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
507	5779-011-016	515 S 1st Ave	Wu, Frank C And Tracy S	MU	MU	No	No	No	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
508	5779-012-016	611 S 1st Ave	Patel, Dilip S And Sharda D Trs	MU	MU	No	Yes	Yes	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
509	5779-001-016	419 S 1st Ave	Pisano, Judith M Tr	MU	MU	No	No	No	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
510	5773-018-012	115 S 1st Ave	Bernstein, Monty Tr	MU	MU	No	Yes	Yes	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
511	5779-011-015	519 S 1st Ave	Jay And Dee Investments Llc	MU	MU	No	No	No	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
512	5773-019-010	225 S 1st Ave	Delahooke, Scott And Mona Trs	MU	MU	No	No	No	1	0.18	No	30	40	50	40	Mixed-Use Upzone	7	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
513	5779-012-014	619 S 1st Ave	Lee, Henry C And Mei Trs	MU	MU	No	No	No	1	0.18	No	30	40	50	40	Mixed-Use Upzone	7	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
514	5779-011-017	511 S 1st Ave	Yip, Alvin And	MU	MU	No	Yes	Yes	0	0.18	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
515	5779-010-033	500 S 1st Ave	Universal Funeral Chapel Llc	MU	MU	No	Yes	Yes	0	0.19	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
516	5779-012-013	625 S 1st Ave	Cho, Christine H	MU	MU	No	Yes	Yes	0	0.19	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
517	5773-020-036	200 S 1st Ave	Jwll Llc	MU	MU	No	No	No	0	0.19	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
518	5773-018-013	111 S 1st Ave	Brennan, Roland And Majorie Trs	MU	MU	No	Yes	Yes	0	0.19	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
519	5779-001-017	415 S 1st Ave	Velk Properties Inc	MU	MU	No	No	No	1	0.19	No	30	40	50	40	Mixed-Use Upzone	7	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units,



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						with some being allocated to lower income housing.
520	5779-001-019	405 S 1st Ave	Qian, Davy And	MU	MU	No	Yes	Yes	0	0.19	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
521	5773-013-016	25 S 1st Ave	Cross Property Management Llc	MU	MU	No	Yes	Yes	0	0.20	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
522	5779-001-018	409 S 1st Ave	Ding, Jean And	MU	MU	No	No	No	1	0.20	No	30	40	50	40	Mixed-Use Upzone	7	6	2	1	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
523	8573-023-002	0	Assistance League Of Arcadia	MU	MU	No	Yes	Yes	0	0.20	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
524	8573-023-001	74 E Live Oak Ave	Angelclan Llc	MU	MU	No	Yes	Yes	0	0.20	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
525	8573-024-003	114 E Live Oak Ave	Chou, Dee Tr	MU	MU	No	Yes	Yes	0	0.20	No	30	40	50	40	Mixed-Use Upzone	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
526	8573-023-006	52 E Live Oak Ave	Live Oak Development I Llc	MU	MU	No	Yes	Yes	0	0.20	No	30	40	50	40	Mixed-Use Upzone	8	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
528	8573-024-004	118 E Live Oak Ave	Worthy, Parker Jr And Ruth Trs	MU	MU	No	Yes	Yes	0	0.20	No	30	40	50	40	Mixed-Use Upzone	8	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
529	8573-024-002	108 E Live Oak Ave	Live Oak Development I Llc	MU	MU	No	Yes	Yes	0	0.21	No	30	40	50	40	Mixed-Use Upzone	8	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
531	8573-023-003	64 E Live Oak Ave	Assistance League Of Arcadia	MU	MU	No	Yes	Yes	0	0.21	No	30	40	50	40	Mixed-Use Upzone	8	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
533	5779-016-029	810 S 1st Ave	Arcadia Presbyterian Church Inc	MU	MU	No	Yes	Yes	1	0.22	No	30	40	50	40	Mixed-Use Upzone	8	7	2	1	4	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
540	5779-016-030	802 S 1st Ave	Chang, Lu Ying Co Tr	MU	MU	No	Yes	Yes	0	0.24	No	30	40	50	40	Mixed-Use Upzone	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
544	5779-014-033	815 S 1st Ave	Koeper, Kevin J Tr Et Al	MU	MU	No	No	No	0	0.26	No	30	40	50	40	Mixed-Use Upzone	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
549	5779-010-032	506 S 1st Ave	Universal Funeral Chapel Llc	MU	MU	No	Yes	Yes	1	0.30	No	30	40	50	40	Mixed-Use Upzone	12	11	3	1	7	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
550	5779-010-001	518 S 1st Ave	Crupi, Rocco F Co Tr	MU	MU	No	No	No	0	0.30	No	30	40	50	40	Mixed-Use Upzone	12	12	3	1	8	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units,



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						with some being allocated to lower income housing.
551	5789-028-025	13 E Live Oak Ave	Seltman, Marlene F Tr	MU	MU	No	Yes	Yes	0	0.31	No	30	40	50	40	Mixed-Use Upzone	12	12	3	1	8	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
555	5779-002-001	324 S 1st Ave	Women's Club Of Arcadia	MU	MU	No	No	No	0	0.32	No	30	40	50	40	Mixed-Use Upzone	12	12	3	1	8	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
556	5773-017-034	100 S 1st Ave	Glendale Federal Sav And Loan	MU	MU	No	Yes	Yes	0	0.33	No	30	40	50	40	Mixed-Use Upzone	13	13	3	1	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
557	5789-028-010	2626 S Santa Anita Ave	Ou, Yueh L Tr	MU	MU	No	Yes	Yes	1	0.34	No	30	40	50	40	Mixed-Use Upzone	13	12	3	1	8	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
559	5779-011-018	501 S 1st Ave	Gourley, Robert D Tr	MU	MU	No	No	No	0	0.34	No	30	40	50	40	Mixed-Use Upzone	13	13	3	1	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
560	5779-012-017	601 S 1st Ave	Arcadia Board Of Realtors	MU	MU	No	No	No	1	0.35	No	30	40	50	40	Mixed-Use Upzone	13	12	3	1	8	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
561	5773-018-011	125 S 1st Ave	Sheu, George Co Tr Et Al	MU	MU	No	No	No	6	0.35	No	30	40	50	40	Mixed-Use Upzone	14	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
567	8573-023-008	42 E Live Oak Ave	Cusimano, Phillip	MU	MU	No	Yes	Yes	0	0.39	No	30	40	50	40	Mixed-Use Upzone	15	15	4	2	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units,



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						with some being allocated to lower income housing.
568	8572-002-007	0	Wu, Yi-Shuen M And Shi-Hung K	MU	MU	No	Yes	Yes	0	0.39	No	30	40	50	40	Mixed-Use Upzone	15	15	4	2	9	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
569	8573-024-001	100 E Live Oak Ave	B And W Xu Llc	MU	MU	No	No	No	1	0.40	No	30	40	50	40	Mixed-Use Upzone	16	15	4	2	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
570	8573-023-004	60 E Live Oak Ave	Live Oak Developme nt I Llc	MU	MU	No	Yes	Yes	0	0.40	No	30	40	50	40	Mixed-Use Upzone	16	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
571	5779-013-061	57 Alice St A	Wan, James Z And	MU	MU	No	No	No	0	0.41	No	30	40	50	40	Mixed-Use Upzone	16	16	4	2	10	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
574	5789-028-012	19 E Live Oak Ave	Bay State Manageme nt Co	MU	MU	No	Yes	Yes	1	0.44	No	30	40	50	40	Mixed-Use Upzone	17	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
575	8572-002-001	200 E Live Oak Ave	Choi, Kwang J And Sook I Tr	MU	MU	No	No	No	0	0.46	No	30	40	50	40	Mixed-Use Upzone	18	18	5	2	11	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
579	5773-014-002	30 S 1st Ave	Foothill Federal Credit Union	MU	MU	No	No	No	0	0.49	No	30	40	50	40	Mixed-Use Upzone	19	19	5	2	12	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
580	5779-002-110	306 S 1st Ave 108	Sun Homeland Inc	MU	MU	No	No	No	8	0.49	No	30	40	50	40	Mixed-Use Upzone	19	11	3	1	7	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
371	8573-019-900	22 W Live Oak Ave	22 West Live Oak Ave Llc	C-G	C	No	No	No	0	0.50	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	24	24	6	2	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
372	8573-019-003	28 W Live Oak Ave	Live Oak Auto Center Llc	C-G	C	No	No	No	0	0.52	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	25	25	6	3	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
373	8573-019-002	36 W Live Oak Ave	Chin Sheng Tu And	C-G	C	No	No	No	0	0.53	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	25	25	6	3	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
374	8573-019-001	40 W Live Oak Ave	Stathes, Nick And Sonia Trs	C-G	C	No	No	No	0	0.55	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	26	26	7	3	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
375	5788-021-016	46 Las Tunas Dr	Rdw Enterprises Lp	C-G	C	No	No	No	0	0.67	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	32	32	8	3	21	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
376	5788-021-017	82 Las Tunas Dr	D A D E S Inc	C-G	C	No	No	No	0	0.70	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	33	33	8	3	22	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
377	5788-022-017	168 Las Tunas Dr	Dukeland Llc	C-G	C	No	No	No	0	0.72	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	34	34	9	3	22	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
378	5788-022-034	139 W Live Oak Ave E	Live Oak Ave 17 Llc	C-G	C	No	No	No	0	0.81	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	38	38	10	4	24	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
379	5788-020-052	59 Las Tunas Dr	59 Las Tunas Llc	C-G	C	No	No	No	0	0.83	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	39	39	10	4	25	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
380	8573-015-023	58 W Live Oak Ave	Oak Enterprises Ltd	C-M	C/LI	No	No	No	0	0.89	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	42	42	11	4	27	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
381	5788-021-001	123 W Live Oak Ave	Car Investment Llc	C-G	C	No	No	No	0	0.94	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	45	45	11	5	29	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
382	8573-020-056	16 W Live Oak Ave	Arcadia Live Oak Partners	C-G	C	No	No	No	0	0.99	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	47	47	12	5	30	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
383	8573-015-043	60 W Live Oak Ave	Oak Enterprises Ltd	C-M	C/LI	No	No	No	0	1.39	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	66	66	17	7	42	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
385	5788-022-016	188 Las Tunas Dr	Rfa Arcadia Lp Lessor	C-G	C	No	No	No	0	2.03	Yes	N/A	24	60	48	Las Tunas Residential Flex Overlay	97	97	24	10	63	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
554	8573-013-047	80 W Live Oak Ave	Global Skyline Investment Group	C-M	C/LI	No	No	No	0	0.32	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	15	15	4	2	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
552	5788-021-006	102 Las Tunas Dr	Chou, Ching Hsien Co Tr	C-G	C	No	No	No	0	0.32	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	15	15	4	2	9	This parcel only contains area for parking that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
547	8573-010-013	142 W Live Oak Ave	Monrovia Myrtle Property Llc	C-M	C/LI	No	No	No	0	0.30	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	14	14	4	1	9	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
542	8573-001-001	174 W Live Oak Ave	Goldin, Steven W Tr	C-M	C/LI	No	No	No	0	0.24	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
538	8573-013-044	88 W Live Oak Ave	Erical Llc	C-M	C/LI	No	No	No	0	0.24	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
534	5788-021-018	118 Las Tunas Dr	Cosmopolitan Development Llc	C-G	C	No	No	No	0	0.23	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
535	5788-021-011	50 Las Tunas Dr	Rdw Enterprises Lp	C-G	C	No	No	No	0	0.23	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
465	8573-013-045	84 W Live Oak Ave	Arellano, Samuel M And Lola F Trs	C-M	C/LI	No	No	No	0	0.14	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
468	8573-001-007	154 W Live Oak Ave	Alexander, Sam A And Mary F Trs	C-M	C/LI	No	No	No	0	0.14	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
470	8573-010-001	146 W Live Oak Ave	D And Drew Management Llc	C-M	C/LI	No	No	No	0	0.15	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
471	8573-001-006	158 W Live Oak Ave	Nocero, John R And Christine Trs	C-M	C/LI	No	No	No	0	0.15	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
472	8573-001-026	170 W Live Oak Ave	Goldin, Steven W Tr	C-M	C/LI	No	No	No	0	0.15	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
474	8573-001-004	166 W Live Oak Ave	Goldin, Steven W Tr	C-M	C/LI	No	No	No	0	0.15	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
476	8573-001-005	164 W Live Oak Ave	Liu, Shinn C And	C-M	C/LI	No	No	No	0	0.15	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
481	8573-013-048	68 W Live Oak Ave	Pochan, Chu And	C-M	C/LI	No	No	No	0	0.15	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	7	7	2	1	4	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
563	5788-021-003	119 E Live Oak Ave	Fong, Derek Co Tr	C-G	C	No	No	No	0	0.36	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	17	17	4	2	11	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
572	5788-021-012	108 Las Tunas Dr	Peterson, Robert E Tr	C-G	C	No	No	No	0	0.42	No	N/A	40	60	48	Las Tunas Residential Flex Overlay	20	20	5	2	13	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
386	5789-020-042	115 E Live Oak Ave	Green Oak Medical Building Inc	C-O	C	No	No	No	0	0.63	Yes	N/A	0	50	40	Live Oak Residential Flex Overlay	25	25	6	3	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
387	8572-010-023	600 E Live Oak Ave	Faithkay Llc	C-G	C	No	No	No	0	0.69	Yes	N/A	0	50	40	Live Oak Residential Flex Overlay	27	27	7	3	17	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
388	5789-020-045	135 E Live Oak Ave	Apollo Reit Ii Llc	C-G	C	No	No	No	0	0.70	Yes	N/A	0	50	40	Live Oak Residential Flex Overlay	28	28	7	3	18	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
389	5790-027-001	225 E Live Oak Ave	Evangelical Formosan Church	C-G	C	No	No	No	0	0.76	Yes	N/A	0	50	40	Live Oak Residential Flex Overlay	30	30	8	3	19	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
390	5789-021-031	41 E Live Oak Ave	Calif Federal Sav And Loan Assn	C-O	C	No	No	No	0	0.87	Yes	N/A	0	50	40	Live Oak Residential Flex Overlay	34	34	9	3	22	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to lower income housing.
496	8572-009-002	510 E Live Oak Ave	Kochs, Erwin And Anna Trs	C-G	C	No	No	No	0	0.17	No	N/A	24	50	40	Live Oak Residential Flex Overlay	6	6	2	1	3	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
532	5790-027-030	211 E Live Oak Ave	Liang, Gary	C-G	C	No	No	No	0	0.22	No	N/A	24	50	40	Live Oak Residential Flex Overlay	8	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
536	5790-028-033	311 E Live Oak Ave	Sabatella, Vera A Tr	C-G	C	No	No	No	0	0.23	No	N/A	24	50	40	Live Oak Residential Flex Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
537	5791-024-016	625 E Live Oak Ave	Cabreras Family Restaurant Inc	C-G	C	No	No	No	0	0.24	No	N/A	24	50	40	Live Oak Residential Flex Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
539	8572-009-003	516 E Live Oak Ave	Ysw Investments Llc	C-G	C	No	No	No	0	0.24	No	N/A	24	50	40	Live Oak Residential Flex Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
541	5791-024-048	2534 S 6th Ave	Tsai, Susan S	C-G	C	No	No	No	2	0.24	No	N/A	24	50	40	Live Oak Residential Flex Overlay	9	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
543	5789-020-040	161 E Live Oak Ave	Anderson, David A Co Tr	C-G	C	No	No	No	0	0.25	No	N/A	24	50	40	Live Oak Residential Flex Overlay	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
545	5791-024-012	601 E Live Oak Ave	Movimiento Misionero Pentecostes	C-G	C	No	No	No	0	0.26	No	N/A	24	50	40	Live Oak Residential Flex Overlay	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
546	5790-028-032	303 E Live Oak Ave	Yeung, Amelia S Tr	C-G	C	No	No	No	0	0.27	No	N/A	24	50	40	Live Oak Residential Flex Overlay	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
548	5789-020-039	159 E Live Oak Ave	Glauber, Olivia G Tr	C-G	C	No	No	No	0	0.30	No	N/A	24	50	40	Live Oak Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
553	5789-021-019	67 E Live Oak Ave	Chu, Frankt Y And Linda C J Trs	C-O	C	No	No	No	0	0.32	No	N/A	24	50	40	Live Oak Residential Flex Overlay	12	12	3	1	8	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
558	8572-009-042	500 E Live Oak Ave	Wong Family Assn Investment	C-G	C	No	No	No	0	0.34	No	N/A	24	50	40	Live Oak Residential Flex Overlay	8	8	2	1	5	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
562	5790-027-034	0	201 E Live Oak Company Inc	C-G	C	Yes	No	No	0	0.36	No	N/A	24	50	40	Live Oak Residential Flex Overlay	8	8	2	1	5	This parcel is vacant and has the potential to be developed to contain dwelling units, with some allocated to lower income housing.
564	5791-024-057	615 E Live Oak Ave	6th Ave Investors Llc	C-G	C	No	No	No	0	0.38	No	N/A	24	50	40	Live Oak Residential Flex Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
565	5789-021-018	55 E Live Oak Ave	Chung, Jey J And Kathy C Trs	C-O	C	No	No	No	0	0.38	No	N/A	24	50	40	Live Oak Residential Flex Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
566	5789-020-033	145 E Live Oak Ave	Pak Chong Inc	C-G	C	No	No	No	0	0.39	No	N/A	24	50	40	Live Oak Residential Flex Overlay	9	9	2	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
573	5790-030-017	555 E Live Oak Ave	Tsai, Spencer And Susan	C-G	C	No	Yes	No	0	0.43	No	N/A	24	50	40	Live Oak Residential Flex Overlay	10	10	3	1	6	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
576	8572-002-009	288 E Live Oak Ave	Ahn, Sam And Linda	MU	MU	No	No	No	0	0.46	No	30	40	50	40	Live Oak Residential Flex Overlay	18.58188	18.58188	5	2	11.58188	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
577	5789-020-027	171 E Live Oak Ave	Tsai, Tony T	C-G	C	No	No	No	0	0.48	No	N/A	24	50	40	Live Oak Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
578	5789-021-013	111 E Live Oak Ave	Kelly, David L And Jean R Trs	C-O	C	No	No	No	0	0.49	No	N/A	24	50	40	Live Oak Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
581	5790-028-028	325 E Live Oak Ave	Onubby Llc	C-G	C	No	No	No	0	0.50	No	N/A	24	50	40	Live Oak Residential Flex Overlay	11	11	3	1	7	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
254	5383-029-035	1505 S Baldwin Ave	Clarizio, Dino And Hope	C-G	C	No	No	No	0	0.51	Yes	N/A	0	30	24	C-G Residential Flex Overlay	12	12	3	1	8	This parcel contains a structure with office space and a surface parking lot. The site can be redeveloped to accommodate residential use.
255	5779-016-031	165 E Duarte Rd	Stuehrman n, Barbara R Tr	C-G	C	No	No	No	0	0.51	Yes	N/A	0	30	24	C-G Residential Flex Overlay	12	12	3	1	8	This parcel contains a strip mall with a surface parking lot. The site can be redeveloped to accommodate residential use.
256	8586-001-010	558 Las Tunas Dr	Sien, Richard And Grace Trs Et Al	C-G	C	No	No	No	0	0.52	Yes	N/A	0	30	24	C-G Residential Flex Overlay	12	12	3	1	8	This parcel contains an aging strip mall with several restaurants and a parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
257	5773-001-045	610 N Santa Anita Ave	7933 Ajay Drive Lp	C-G	C	No	No	No	0	0.53	Yes	N/A	0	30	24	C-G Residential Flex Overlay	12	12	3	1	8	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
258	5784-006-007	534 W Duarte Rd	Gill Medical Building Llc	C-G	C	No	Yes	Yes	0	0.54	Yes	N/A	0	30	24	C-G Residential Flex Overlay	12	12	3	1	8	This parcel contains a large parking lot and small office building that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
259	5778-001-101	0	Kam, Peter M And Shumei And	C-G	C	No	No	No	0	0.55	Yes	N/A	0	30	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a large parking lot and small office building that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
260	5779-016-034	117 E Duarte Rd	Wan, Robert F And Yeping C Trs	C-G	C	No	No	No	0	0.55	Yes	N/A	0	30	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a single story office building with a large surface parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
261	5771-021-018	169 E Foothill Blvd	Bank Of America	C-G	C	No	No	No	0	0.55	Yes	N/A	0	30	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a single story bank building within an existing strip mall development and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
262	5771-028-040	223 E Foothill Blvd	Ralphs Grocery Co	C-G	C	No	No	No	0	0.56	Yes	N/A	0	30	24	C-G Residential Flex Overlay	6	6	2	1	3	This parcel is a portion of a strip mall containing a parking lot and grocery store, a portion of which are feasible for housing infill development. To account for the existing grocery store, the buildable acreage of this site has been reduced by 50%. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
263	5383-031-025	1407 S Baldwin Ave	Iris And Xy Llc	C-G	C	No	No	No	0	0.57	Yes	N/A	0	30	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a parking lot within an existing strip mall that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
264	5783-010-032	849 S Baldwin Ave	Del Rey Property Management Llc	C-G	C	No	No	No	0	0.57	Yes	N/A	0	30	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a fast food restaurant and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
265	5781-006-048	160 E Duarte Rd	Mou Family Shopping Center Llc	C-G	C	No	No	No	0	0.57	Yes	N/A	0	30	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains retail, fast food, and parking lot space within an existing strip mall that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
266	5383-038-023	1225 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.59	Yes	N/A	0	30	24	C-G Residential Flex Overlay	14	14	4	1	9	This parcel contains large retail stores and parking lot space that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
267	5383-031-035	1407 S Baldwin Ave	Iris And Xy Llc	C-G	C	No	No	No	0	0.59	Yes	N/A	0	30	24	C-G Residential Flex Overlay	14	14	4	1	9	This parcel contains a large surface parking lot within a strip mall that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
268	5779-015-030	900 S Santa Anita Ave	Nichols, Charles P Co Tr	C-G	C	No	No	No	0	0.59	Yes	N/A	0	30	24	C-G Residential Flex Overlay	14	14	4	1	9	This parcel contains an older warehouse currently containing a gymnastics studio and a parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
269	5383-031-023	1407 S Baldwin Ave	Hns Baldwin Llc	C-G	C	No	No	No	0	0.60	Yes	N/A	0	30	24	C-G Residential Flex Overlay	14	14	4	1	9	This parcel contains a large surface parking lot that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
270	5779-016-010	133 E Duarte Rd	Abernathy, David And Nancy Trs	C-G	C	No	No	No	0	0.61	Yes	N/A	0	30	24	C-G Residential Flex Overlay	14	14	4	1	9	This parcel contains a single story office building with a large surface parking lot that are both feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
271	5778-007-011	633 W Duarte Rd	Kjr Eastern Enterprises Inc And	C-G	C	No	No	No	0	0.62	Yes	N/A	0	30	24	C-G Residential Flex Overlay	14	14	4	1	9	This parcel contains retail, restaurants, and a parking lot within a strip mall that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
272	5778-014-013	909 S Santa Anita Ave	Ckd Investment Llc	C-G	C	No	No	No	0	0.65	Yes	N/A	0	30	24	C-G Residential Flex Overlay	15	15	4	2	9	This parcel contains a single-story office property (with space available for lease) and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
273	5778-014-021	1 W Duarte Rd Ste D	Santa Duarte Plaza	C-G	C	No	No	No	0	0.65	Yes	N/A	0	30	24	C-G Residential Flex Overlay	15	15	4	2	9	This parcel contains a fast food restaurant and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
274	5771-021-017	143 E Foothill Blvd	Paul Revere Life Insurance Co	C-G	C	No	No	No	0	0.67	Yes	N/A	0	30	24	C-G Residential Flex Overlay	16	16	4	2	10	This parcel contains a fast food restaurant and parking lot in a strip mall that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
275	5770-009-026	5 W Foothill Blvd	Nahas, Ohanes J	C-G	C	No	No	No	0	0.68	Yes	N/A	0	30	24	C-G Residential Flex Overlay	16	16	4	2	10	This parcel contains a mini market and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
276	5772-001-007	50 E Foothill Blvd	Ac Foothill Llc	C-G	C	No	No	No	0	0.69	Yes	N/A	0	30	24	C-G Residential Flex Overlay	16	16	4	2	10	This parcel contains commercial office space and structured parking that are feasible for housing infill development and/or conversion. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
277	5775-011-030	250 W Colorado Blvd	Narramore Christian Foundation	C-G	C 1.0	No	No	No	0	0.69	Yes	N/A	0	30	24	C-G Residential Flex Overlay	16	16	4	2	10	This parcel contains a stand-alone commercial office building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
278	5778-001-103	850 S Baldwin Ave	Capital Sun Investment Llc	C-G	C	No	No	No	0	0.69	Yes	N/A	0	30	24	C-G Residential Flex Overlay	16	16	4	2	10	This parcel contains a parking lot that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
279	5775-021-037	41 W Santa Clara St	Demetriades, Sterge And Anna Trs	C-G	C 1.0	No	No	No	0	0.69	Yes	N/A	0	30	24	C-G Residential Flex Overlay	16	16	4	2	10	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
280	5787-024-036	601 Las Tunas Dr	601 Las Tunas Llc	C-G	C	No	No	No	0	0.70	Yes	N/A	0	30	24	C-G Residential Flex Overlay	16	16	4	2	10	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
281	5772-001-006	54 E Foothill Blvd	Kkw Investments Llc	C-G	C	No	No	No	0	0.71	Yes	N/A	0	30	24	C-G Residential Flex Overlay	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
282	5783-008-045	1107 S Baldwin Ave	Singpoli Investment Llc	C-G	C	No	No	No	0	0.71	Yes	N/A	0	30	24	C-G Residential Flex Overlay	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
283	5783-008-030	747 W Duarte Rd	Pme Investment Llc	C-G	C	Yes	No	No	0	0.73	Yes	N/A	0	30	24	C-G Residential Flex Overlay	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
284	5772-001-022	1000 N Santa Anita Ave	Choi, Helen R Tr	C-G	C	No	No	No	0	0.73	Yes	N/A	0	30	24	C-G Residential Flex Overlay	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
285	5784-001-020	1440 S Baldwin Ave	Meiloon Plus Llc	C-G	C	No	No	No	0	0.75	Yes	N/A	0	30	24	C-G Residential Flex Overlay	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
286	5383-035-019	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.75	Yes	N/A	0	30	24	C-G Residential Flex Overlay	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
287	5778-007-014	623 W Duarte Rd	623 West Duarte Road Llc	C-G	C	No	No	No	0	0.76	Yes	N/A	0	30	24	C-G Residential Flex Overlay	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
288	5783-008-031	753 W Duarte Rd	Starnes Investment Company Llc	C-G	C	No	No	No	0	0.77	Yes	N/A	0	30	24	C-G Residential Flex Overlay	18	18	5	2	11	This parcel contains a medium-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
289	5383-035-035	729 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.78	Yes	N/A	0	30	24	C-G Residential Flex Overlay	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
290	5383-035-028	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.83	Yes	N/A	0	30	24	C-G Residential Flex Overlay	19	19	5	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
291	5778-007-001	1038 S Baldwin Ave	Tripod Property Llc	C-G	C	No	No	No	0	0.83	Yes	N/A	0	30	24	C-G Residential Flex Overlay	20	20	5	2	13	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
292	5783-008-049	711 W Duarte Rd	Hsu And Miao Llc	C-G	C	No	No	No	0	0.85	Yes	N/A	0	30	24	C-G Residential Flex Overlay	20	20	5	2	13	This parcel contains a medium-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
293	5383-035-034	0	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.86	Yes	N/A	0	30	24	C-G Residential Flex Overlay	20	20	5	2	13	This parcel contains strip mall -style restaurants and a parking lot with propensity to redevelop as housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
294	5784-003-027	650 W Duarte Rd	M And H Capital Inc And	C-G	C	No	No	No	0	0.88	Yes	N/A	0	30	24	C-G Residential Flex Overlay	21	21	5	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
295	5383-035-031	1201 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.90	Yes	N/A	0	30	24	C-G Residential Flex Overlay	21	21	5	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
296	5784-003-025	632 W Duarte Rd	M And H Capital Inc And	C-G	C	No	No	No	0	0.90	Yes	N/A	0	30	24	C-G Residential Flex Overlay	21	21	5	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
297	5383-035-030	720 W Duarte Rd	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.92	Yes	N/A	0	30	24	C-G Residential Flex Overlay	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
298	5783-013-032	855 S Baldwin Ave	Lewis Properties Inc	C-G	C	No	No	No	0	0.93	Yes	N/A	0	30	24	C-G Residential Flex Overlay	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
299	5383-035-026	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	0.94	Yes	N/A	0	30	24	C-G Residential Flex Overlay	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
300	8587-033-021	9974 Las Tunas Dr	L And J Investment Co	C-G	C	No	No	No	0	0.95	Yes	N/A	0	30	24	C-G Residential Flex Overlay	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
301	8586-001-027	556 Las Tunas Dr	Sien, Richard And Grace Trs Et Al	C-G	C	No	No	No	0	0.95	Yes	N/A	0	30	24	C-G Residential Flex Overlay	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
302	5771-028-024	317 E Foothill Blvd	Wen Ren Llc	C-G	C	No	No	No	0	0.97	Yes	N/A	0	30	24	C-G Residential Flex Overlay	23	23	6	2	15	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
303	5771-028-037	211 E Foothill Blvd	Ralphs Grocery Co	C-G	C	No	No	No	0	1.06	Yes	N/A	0	30	24	C-G Residential Flex Overlay	25	25	6	3	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
304	5775-023-015	101 W Huntington Dr	Frandson, Charles L Tr	C-G	C 1.0	No	No	No	0	1.07	Yes	N/A	0	30	24	C-G Residential Flex Overlay	25	25	6	3	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
305	5383-035-025	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	1.13	Yes	N/A	0	30	24	C-G Residential Flex Overlay	27	27	7	3	17	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
306	5383-038-021	1201 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	1.17	Yes	N/A	0	30	24	C-G Residential Flex Overlay	28	28	7	3	18	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
307	5775-011-002	275 Colorado Pl	Santa Anita Church	C-G	C 1.0	No	No	No	0	1.22	Yes	N/A	0	30	24	C-G Residential Flex Overlay	29	29	7	3	19	This parcel contains low-medium density residential buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
308	5781-005-002	8 E Duarte Rd	Daquino Properties Llc	C-G	C	No	No	No	0	1.23	Yes	N/A	0	30	24	C-G Residential Flex Overlay	29	29	7	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
309	5383-031-034	1423 S Baldwin Ave	Rosewood Investment Of Arcadia	C-G	C	No	No	No	0	1.25	Yes	N/A	0	30	24	C-G Residential Flex Overlay	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
310	8587-033-020	9950 Las Tunas Dr	L And J Investment Co	C-G	C	No	No	No	0	1.28	Yes	N/A	0	30	24	C-G Residential Flex Overlay	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
311	5771-028-053	245 E Foothill Blvd	Arcadia Burge Llc	C-G	C	No	No	No	0	1.29	Yes	N/A	0	30	24	C-G Residential Flex Overlay	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
312	5771-028-038	211 E Foothill Blvd	Ralphs Grocery Co	C-G	C	No	No	No	0	1.29	Yes	N/A	0	30	24	C-G Residential Flex Overlay	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
313	5775-011-032	201 Colorado Pl	Calif Thoroughbred Breeders Assn	C-G	C 1.0	No	No	No	0	1.31	Yes	N/A	0	30	24	C-G Residential Flex Overlay	31	31	8	3	20	This parcel contains a low-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
314	5781-006-049	130 E Duarte Rd	99 Cents Only Stores	C-G	C	No	No	No	0	1.31	Yes	N/A	0	30	24	C-G Residential Flex Overlay	31	31	8	3	20	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
315	5778-006-010	1020 S Baldwin Ave	Washe Llc	C-G	C	No	No	No	0	1.35	Yes	N/A	0	30	24	C-G Residential Flex Overlay	32	32	8	3	21	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
316	5772-001-028	20 E Foothill Blvd	United Capital Investment Group	C-G	C	No	No	No	0	1.40	Yes	N/A	0	30	24	C-G Residential Flex Overlay	33	33	8	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
317	5383-035-029	1201 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	1.40	Yes	N/A	0	30	24	C-G Residential Flex Overlay	33	33	8	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
318	5383-038-027	1325 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	1.42	Yes	N/A	0	30	24	C-G Residential Flex Overlay	34	34	9	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
319	5783-010-056	700 W Huntington Dr	Great Western Saving And Loan	C-G	C	No	No	No	0	1.53	Yes	N/A	0	30	24	C-G Residential Flex Overlay	36	36	9	4	23	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
320	8586-001-009	610 Las Tunas Dr	Pic N Save Of Calif Inc	C-G	C	No	No	No	0	1.65	Yes	N/A	0	30	24	C-G Residential Flex Overlay	39	39	10	4	25	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
321	5784-003-026	638 W Duarte Rd	M And H Capital Inc And	C-G	C	No	No	No	0	1.74	Yes	N/A	0	30	24	C-G Residential Flex Overlay	41	41	10	4	27	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
322	5784-003-043	624 Duarte Rd	624 Medical Center	C-G	C	No	No	No	0	1.97	Yes	N/A	0	30	24	C-G Residential Flex Overlay	47	47	12	5	30	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
323	5778-007-029	1104 S Baldwin Ave	Soo Properties Llc	C-G	C	No	No	No	0	2.22	Yes	N/A	0	30	24	C-G Residential Flex Overlay	53	53	13	5	35	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
324	5383-035-024	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	No	0	2.43	Yes	N/A	0	30	24	C-G Residential Flex Overlay	58	58	15	6	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
325	5778-007-010	627 W Duarte Rd	Kjr Eastern Enterprises Inc And	C-G	C	No	No	No	0	2.45	Yes	N/A	0	30	24	C-G Residential Flex Overlay	58	58	15	6	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
326	5383-035-014	838 W Duarte Rd	Linkworld Properties Llc	C-G	C	No	No	No	0	2.55	Yes	N/A	0	30	24	C-G Residential Flex Overlay	61	61	15	6	40	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
327	5383-035-015	838 W Duarte Rd	Linkworld Properties Llc	C-G	C	No	No	No	0	2.91	Yes	N/A	0	30	24	C-G Residential Flex Overlay	69	69	17	7	45	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
328	5775-011-016	226 W Colorado Blvd	Santa Anita Church	C-G	C 1.0	No	No	No	0	4.90	Yes	N/A	0	30	24	C-G Residential Flex Overlay	117	117	29	12	76	This parcel contains church and school buildings as well as a parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.
329	5771-021-029	121 E Foothill Blvd	Highlander Center Llc	C-G	C	No	No	No	0	5.20	Yes	N/A	0	30	24	C-G Residential Flex Overlay	124	124	31	12	81	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
53	5783-006-018	1017 Fairview Ave	Bohls, Nancy J Tr	R-3	HDR	No	No	No	9	0.50	Yes	30.04	24	40	32	R-3 Upzone	16	7	2	1	4	This parcel contains multi-family residential building and a surface parking lot. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
54	5779-005-043	402 California St F	Chung, Patricia V	R-3	HDR	No	No	No	12	0.50	Yes	30.04	24	40	32	R-3 Upzone	16	4	1	0	3	This parcel contains mult-family townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
55	5379-028-021	1119 Arcadia Ave	Stansbury, Marilyn B Tr	R-3	HDR	No	No	No	12	0.50	Yes	30.04	24	40	32	R-3 Upzone	16	4	1	0	3	This parcel contains two-story multi-family housing, a pool, and a surface parking that can be redeveloped at a higher density to accommodate a greater number of dwelling units.
57	5772-005-001	805 N 1st Ave	Internationa l Church Of	R-3	HDR	No	No	No	0	0.50	Yes	30.04	24	40	32	R-3 Upzone	16	16	4	2	10	This parcel contains a religious structure and surface parking that is feasible for housing redevelopment or infill development. The site can be redeveloped to contain more dwelling units including affordable units.
58	5773-016-091	319 California St G	Ning He And Yuan Li	R-3	HDR	No	No	No	7	0.51	Yes	30.04	24	40	32	R-3 Upzone	16	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
59	5383-029-038	720 W Camino Real Ave	720 West Camino Real Llc	R-3	HDR	No	No	No	0	0.51	Yes	30.04	24	40	32	R-3 Upzone	16	16	4	2	10	This parcel contains older multi-family housing. With increased density, the site could be redeveloped to contain more dwelling units.
60	5382-001-042	1140 W Duarte Rd	New, Patricia R Tr Et Al	R-3	HDR	No	No	No	7	0.52	Yes	30.04	24	40	32	R-3 Upzone	16	9	2	1	6	This parcel contains low density housing and surface parking. With increased density, the site can be redeveloped to contain more dwelling units.
69	5379-022-112	1156 Arcadia Ave No 8	Lee, Richard And Shin J	R-3	HDR	No	No	No	8	0.54	Yes	30.04	24	40	32	R-3 Upzone	17	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
70	5779-003-066	167 Eldorado St A	Boguslavsky, Alexander And Irina	R-3	HDR	No	No	No	6	0.54	Yes	30.04	24	40	32	R-3 Upzone	17	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
71	5773-013-058	31 Alta St A	Piao, Xuewen And	R-3	HDR	No	No	No	11	0.54	Yes	30.04	24	40	32	R-3 Upzone	17	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
72	5773-014-050	139 Alta St No A	Chao, Crystal	R-3	HDR	No	No	No	10	0.55	Yes	30.04	24	40	32	R-3 Upzone	17	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
74	5778-015-018	409 Fairview Ave	Amaya Investments Llc	R-3	HDR	No	No	No	11	0.56	Yes	30.04	24	40	32	R-3 Upzone	17	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
75	5777-028-015	722 S Old Ranch Rd	Double Pegasus Llc	R-3	HDR	No	No	No	12	0.56	Yes	30.04	24	40	32	R-3 Upzone	17	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
76	5379-029-084	1129 Fairview Ave No E2	Lam, Khai And	R-3	HDR	No	No	No	10	0.56	Yes	30.04	24	40	32	R-3 Upzone	17	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
78	5783-006-063	1001 Fairview Ave	Mei Cien Huang And	R-3	HDR	No	No	No	10	0.56	Yes	30.04	24	40	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
79	5783-001-046	1033 W Duarte Rd No J	Kahng, Ripp And Young O	R-3	HDR	No	No	No	10	0.57	Yes	30.04	24	40	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
80	5778-002-064	627 Fairview Ave #A	Hong, Song Kuk And Young Sun	R-3	HDR	No	No	No	12	0.57	Yes	30.04	24	40	32	R-3 Upzone	18	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
82	5773-016-172	205 S 3rd Ave	Ying, Chi Q And	R-3	HDR	No	No	No	8	0.57	Yes	30.04	24	40	32	R-3 Upzone	18	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
83	5781-005-031	53 Christina St	Kang, Chiang And	R-3	HDR	No	No	No	10	0.57	Yes	30.04	24	40	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
84	5383-033-011	817 W Camino Real Ave	Siddiqi, Sarfaraz H And Joy E Trs	R-3	HDR	No	No	No	5	0.58	Yes	30.04	24	40	32	R-3 Upzone	18	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
85	5773-016-118	327 California St B	Tian, Hua And	R-3	HDR	No	No	No	7	0.58	Yes	30.04	24	40	32	R-3 Upzone	18	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
86	5783-012-066	898 S Golden West Ave	Ko, Nai Shih And	R-3	HDR	No	No	No	8	0.58	Yes	30.04	24	40	32	R-3 Upzone	18	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
87	5778-011-052	826 La Cadena Ave Unit E	Mcguire, Robert L And Carol M	R-3	HDR	No	No	No	10	0.58	Yes	30.04	24	40	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
88	5783-011-126	719 Arcadia Ave C	Samudra, Vaibhav A And Smita V	R-3	HDR	No	No	No	12	0.59	Yes	30.04	24	40	32	R-3 Upzone	18	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
89	5783-011-035	730 Fairview Ave	Long, Rey A Tr	R-3	HDR	No	Yes	Yes	4	0.59	Yes	30.04	24	40	32	R-3 Upzone	18	14	4	1	9	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						accommodate a higher number of dwelling units.
90	5783-011-134	728 W Fairview Ave A	Lee, Yi N And Mei H And	R-3	HDR	No	No	No	8	0.59	Yes	30.04	24	40	32	R-3 Upzone	18	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
91	5783-011-081	735 Arcadia Ave Unit J	Kuo, Yu Pyng L	R-3	HDR	No	No	No	13	0.59	Yes	30.04	24	40	32	R-3 Upzone	18	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
92	5783-007-089	1020 W Huntington Dr B	He, Yue H	R-3	HDR	No	No	No	6	0.60	Yes	30.04	24	40	32	R-3 Upzone	19	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
93	5773-016-125	417 California St G	Liu, Brewin L Tr	R-3	HDR	No	No	No	7	0.60	Yes	30.04	24	40	32	R-3 Upzone	19	12	3	1	8	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
94	5777-029-056	723 S Old Ranch Rd A	Sun, Juguo And	R-3	HDR	No	No	No	11	0.60	Yes	30.04	24	40	32	R-3 Upzone	19	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
95	5783-007-057	825 S Golden West Ave No 10	Liu, Diana	R-3	HDR	No	No	No	10	0.60	Yes	30.04	24	40	32	R-3 Upzone	19	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
96	5773-016-107	211 S 5th Ave	Chiang, Peter And Beatrice	R-3	HDR	No	No	No	7	0.61	Yes	30.04	24	40	32	R-3 Upzone	19	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
97	5773-016-180	213 S 3rd Ave A	Jun Hua Tong And	R-3	HDR	No	No	No	8	0.61	Yes	30.04	24	40	32	R-3 Upzone	19	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
99	5783-004-040	930 Fairview Ave Apt 0012	Yu, Stanley M And	R-3	HDR	No	No	No	12	0.62	Yes	30.04	24	40	32	R-3 Upzone	19	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
100	5779-004-029	302 S 2nd Ave	Arcadia Property Investments Llc	R-3	HDR	No	No	No	12	0.62	Yes	30.04	24	40	32	R-3 Upzone	19	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
101	5778-009-026	1107 Holly Ave	Telleria, Anthony F And Delores A	R-3	HDR	No	No	No	12	0.64	Yes	30.04	24	40	32	R-3 Upzone	20	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
102	5783-006-098	921 Fairview Ave E	Geiser, Ralf And Alicia X Trs	R-3	HDR	No	No	No	12	0.64	Yes	30.04	24	40	32	R-3 Upzone	20	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
104	5777-035-040	1025 W Huntington Dr No M	Jihanian, Vahe Tr	R-3	HDR	No	No	No	13	0.65	Yes	30.04	24	40	32	R-3 Upzone	20	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
105	5773-016-155	298 S 2nd Ave B	Kuo, Chou Yu	R-3	HDR	No	No	No	10	0.65	Yes	30.04	24	40	32	R-3 Upzone	20	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
107	5783-002-034	917 W Duarte Rd Unit 13	Huang, Yi Chou Decd Est Of	R-3	HDR	No	No	No	13	0.66	Yes	30.04	24	40	32	R-3 Upzone	21	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
109	5778-006-003	636 Fairview Ave	Redwood Arms Llc	R-3	HDR	No	No	No	14	0.66	Yes	30.04	24	40	32	R-3 Upzone	21	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
110	5778-005-012	514 Fairview Ave	Barton, William D Tr	R-3	HDR	No	Yes	Yes	2	0.66	Yes	30.04	24	40	32	R-3 Upzone	21	19	5	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
111	5783-002-105	923 W Duarte Rd	Zheng, Jenny J Tr	R-3	HDR	No	No	No	8	0.66	Yes	30.04	24	40	32	R-3 Upzone	21	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
112	5778-006-002	628 Fairview Ave	Llibre, Juan B Co Tr	R-3	HDR	No	No	No	15	0.66	Yes	30.04	24	40	32	R-3 Upzone	21	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
113	5778-005-013	518 Fairview Ave	Barton, William D Tr	R-3	HDR	No	Yes	Yes	1	0.67	Yes	30.04	24	40	32	R-3 Upzone	21	20	5	2	13	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
115	5379-022-018	1127 W Duarte Rd	Stokes, Alfred E And Patsy E Trs	R-3	HDR	No	No	No	12	0.67	Yes	30.04	24	40	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
116	5379-022-023	1131 W Duarte Rd	Stokes, Alfred E And Patsy E Trs	R-3	HDR	No	No	No	16	0.67	Yes	30.04	24	40	32	R-3 Upzone	21	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
118	5379-022-125	1141 W Duarte Rd No M	Wei, Phillip And	R-3	HDR	No	No	No	12	0.67	Yes	30.04	24	40	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
119	5778-010-040	1025 Holly Ave No 12	Lai, Michael D And	R-3	HDR	No	No	No	12	0.68	Yes	30.04	24	40	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
120	5783-002-096	900 Arcadia Ave 85	Qu, Bin	R-3	HDR	No	No	No	14	0.68	Yes	30.04	24	40	32	R-3 Upzone	21	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate



Table A-22: Candidate Housing Sites Inventory																					
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						a higher number of dwelling units.
121	5379-029-034	1137 Fairview Ave No K	Kaufmann, Linda C Tr	R-3	HDR	No	No	No	11	0.68	Yes	30.04	24	40	32	R-3 Upzone	21	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
122	5379-029-073	1141 Fairview Ave Unit E	Yao, Leon And Helen C	R-3	HDR	No	No	No	15	0.69	Yes	30.04	24	40	32	R-3 Upzone	22	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
123	5779-016-026	122 Alice St	Arcadia Presbyterian Church	R-3	HDR	No	Yes	Yes	0	0.70	Yes	30.04	24	40	32	R-3 Upzone	22	22	6	2	14	This parcel is an undeveloped parking facility with no existing structures.
126	5777-030-031	881 W Huntington Dr Unit A	Maatz, Russell E And Mie O Trs	R-3	HDR	No	No	No	14	0.71	Yes	30.04	24	40	32	R-3 Upzone	22	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
127	5778-009-024	437 W Duarte Rd No 5	House, Kenneth M Co Tr	R-3	HDR	No	No	No	12	0.72	Yes	30.04	24	40	32	R-3 Upzone	23	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
128	5779-005-060	334 California St No H	Chiu, Chi Hung Tr	R-3	HDR	No	No	No	16	0.72	Yes	30.04	24	40	32	R-3 Upzone	23	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
129	5783-010-044	740 W Huntington Dr Unit L	Morales, Esther M	R-3	HDR	No	No	No	11	0.72	Yes	30.04	24	40	32	R-3 Upzone	23	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
130	5783-010-021	760 W Huntington Dr	A And K Chen Llc	R-3	HDR	No	No	No	13	0.72	Yes	30.04	24	40	32	R-3 Upzone	23	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
131	5379-037-036	1130 W Huntington Dr Unit 1	Panchal, Anant And Darshana	R-3	HDR	No	No	No	14	0.73	Yes	30.04	24	40	32	R-3 Upzone	23	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
132	5779-001-079	408 S Santa Anita Ave 16	Lee, Reuben B And Ai Wee	R-3	HDR	No	No	No	16	0.73	Yes	30.04	24	40	32	R-3 Upzone	23	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
133	5779-011-063	14 Eldorado St No 11	Chowdary, Vinod K And	R-3	HDR	No	No	No	15	0.73	Yes	30.04	24	40	32	R-3 Upzone	23	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
135	5379-029-057	1121 Fairview Ave I	Toyoda, Satoru And Sachiko Trs	R-3	HDR	No	No	No	17	0.74	Yes	30.04	24	40	32	R-3 Upzone	23	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
136	5382-001-067	1100 W Duarte Rd	Our Lady Of The Angels Of The	R-3	HDR	No	No	No	1	0.75	Yes	30.04	24	40	32	R-3 Upzone	23	22	6	2	14	This parcel contains a religious structure and surface parking that can be redeveloped to accommodate residential buildings.
137	5778-007-025	628 Arcadia Ave	Hui Wu And	R-3	HDR	No	No	No	8	0.75	Yes	30.04	24	40	32	R-3 Upzone	23	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
138	5783-005-052	850 Arcadia Ave No 15	Hu, Cuilan Et Al	R-3	HDR	No	No	No	15	0.76	Yes	30.04	24	40	32	R-3 Upzone	24	9	2	1	6	This parcel contains multi-family housing and parking. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
139	5382-002-058	1156 W Duarte Rd Apt 0001	Salib, Magdy And	R-3	HDR	No	No	No	14	0.77	Yes	30.04	24	40	32	R-3 Upzone	24	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
140	5383-002-005	922 W Duarte Rd	Gelber, Louise C Tr	R-3	HDR	No	No	No	14	0.77	Yes	30.04	24	40	32	R-3 Upzone	24	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
141	5783-011-098	750 Fairview Ave Unit P	Hais, Michael And Reena M Trs	R-3	HDR	No	No	No	16	0.77	Yes	30.04	24	40	32	R-3 Upzone	24	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
142	5777-035-027	921 W Huntington Dr	Jackson, Karyn Tr	R-3	HDR	No	No	No	20	0.80	Yes	30.04	24	40	32	R-3 Upzone	25	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
143	5773-016-070	315 California St Unit E	Hui, Ying Tand And	R-3	HDR	No	No	No	20	0.81	Yes	30.04	24	40	32	R-3 Upzone	25	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
144	5773-002-051	425 N 1st Ave Unit H	Xu, Qiu	R-3	HDR	No	No	No	16	0.82	Yes	30.04	24	40	32	R-3 Upzone	26	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
145	5783-002-049	931 W Duarte Rd 7	Ma, Pauline	R-3	HDR	No	No	No	14	0.83	Yes	30.04	24	40	32	R-3 Upzone	26	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
146	5778-015-011	428 W Huntington Dr No 11	Cordano, Deborah J Tr	R-3	HDR	No	No	No	11	0.83	Yes	30.04	24	40	32	R-3 Upzone	26	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
148	5783-002-129	988 Arcadia Ave A	Champion Laurel Arcadia Llc	R-3	HDR	No	No	No	18	0.83	Yes	30.04	24	40	32	R-3 Upzone	26	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
149	5383-001-090	1004 W Duarte Rd No 10	Ouyang, Jing Zheng Co Tr	R-3	HDR	No	No	No	10	0.84	Yes	30.04	24	40	32	R-3 Upzone	26	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
151	5778-003-015	526 W Huntingto n Dr	526 West Huntington Drive Llc	R-3	HDR	No	No	No	21	0.84	Yes	30.04	24	40	32	R-3 Upzone	26	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
152	5383-001-079	1218 Temple City Blvd Apt 0016	Chou, Cindy H	R-3	HDR	No	No	No	16	0.85	Yes	30.04	24	40	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
154	5783-008-043	750 Arcadia Ave No 12	Wang, Yi Ting	R-3	HDR	No	No	No	12	0.86	Yes	30.04	24	40	32	R-3 Upzone	27	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
155	5778-010-023	420 Fairview Ave	M B Equity Llc	R-3	HDR	No	No	No	14	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
156	5783-014-077	838 Fairview Ave No G	Ccjl Investment Llc	R-3	HDR	No	No	No	16	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
157	5783-004-058	914 Fairview Ave Unit 16	Ye, Chun And	R-3	HDR	No	No	No	16	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
158	5783-013-048	731 Fairview Ave No 10	Wong, Anthony W And	R-3	HDR	No	No	No	10	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
159	5783-014-007	852 Fairview Ave	Chou, Young I Co Tr	R-3	HDR	No	No	No	21	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
160	5783-014-033	821 Arcadia Ave	Vogel, Robert K Tr	R-3	HDR	No	No	No	16	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
161	5379-028-024	1125 Arcadia Ave	Stansbury, Sydney L Tr	R-3	HDR	No	No	No	18	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
162	5783-004-026	933 Arcadia Ave	Layda, Ivan And Hilda Trs	R-3	HDR	No	No	No	20	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
163	5783-002-068	924 Arcadia Ave No 117	Louie, Antoria Y And Kenneth And	R-3	HDR	No	No	No	17	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
164	5783-005-077	1160 S Golden West Ave No 1	Global Financial Group Inc	R-3	HDR	No	No	No	18	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
165	5783-014-105	825 Arcadia Ave A	Bdk Arcadia Llc	R-3	HDR	No	No	No	18	0.87	Yes	30.04	24	40	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
166	5383-034-046	816 W Naomi Ave Unit 18	Wang, Yong H And Carolyn A	R-3	HDR	No	No	No	18	0.88	Yes	30.04	24	40	32	R-3 Upzone	28	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
167	5383-033-048	807 W Camino Real Ave No S	Kim, William Y And Ok H	R-3	HDR	No	No	No	19	0.89	Yes	30.04	24	40	32	R-3 Upzone	28	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
168	5383-029-058	738 W Camino Real Ave I	Qin, Mingyi	R-3	HDR	No	No	No	18	0.89	Yes	30.04	24	40	32	R-3 Upzone	28	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
169	5783-001-074	1058 Arcadia Ave	Zhang, Margaret H	R-3	HDR	No	No	No	10	0.91	Yes	30.04	24	40	32	R-3 Upzone	28	18	5	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
170	5778-010-109	460 Fairview Ave Unit 18	Chong, Yee Jeane	R-3	HDR	No	No	No	18	0.93	Yes	30.04	24	40	32	R-3 Upzone	29	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
172	5790-030-012	435 E Live Oak Ave	Furrey, Jerry B And Roberta L Trs	R-3	HDR	No	No	No	21	0.96	Yes	30.04	24	40	32	R-3 Upzone	30	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
173	5778-002-009	637 Fairview Ave	Degrazio, Margaret E Tr Et Al	R-3	HDR	No	No	No	20	0.97	Yes	30.04	24	40	32	R-3 Upzone	31	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
175	5783-007-022	928 W Huntington Dr	Lim, Elizabeth H Tr	R-3	HDR	No	No	No	21	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
176	5783-007-010	1026 W Huntington Dr	Lee, Shin G And Jaimei C Trs	R-3	HDR	No	No	No	23	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
179	5783-007-046	1002 W Huntington Dr Unit B	Lincoln, Catherine R Tr	R-3	HDR	No	No	No	14	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
180	5383-001-062	1022 W Duarte Rd No 18	Quan, Alex	R-3	HDR	No	No	No	18	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
181	5783-007-021	936 W Huntington Dr	Tahoe Management And	R-3	HDR	No	No	No	24	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
182	5783-007-024	918 W Huntington Dr	Medallion Properties Llc	R-3	HDR	No	No	No	20	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
183	5783-009-010	828 W Huntington Dr	Tseng, Richard C And	R-3	HDR	No	No	No	22	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
184	5379-022-021	1147 W Duarte Rd	Tookmanian, Rose Et Al Trs	R-3	HDR	No	No	No	12	0.98	Yes	30.04	24	40	32	R-3 Upzone	31	19	5	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
185	5783-006-014	915 Fairview Ave	Giannini, Peter E Et Al Trs	R-3	HDR	No	No	No	20	1.00	Yes	30.04	24	40	32	R-3 Upzone	31	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
186	5783-012-057	847 Fairview Ave No J	Wu Yi Liu	R-3	HDR	No	No	No	20	1.01	Yes	30.04	24	40	32	R-3 Upzone	32	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
187	5379-037-001	1148 W Huntington Dr	Lim, Elizabeth H Tr	R-3	HDR	No	No	No	26	1.03	Yes	30.04	24	40	32	R-3 Upzone	32	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
188	5778-004-011	515 Fairview Ave	New World Internationa l Llc	R-3	HDR	No	No	No	22	1.03	Yes	30.04	24	40	32	R-3 Upzone	32	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
189	5778-002-051	609 Fairview Ave No 1	Li, Guofen	R-3	HDR	No	No	No	18	1.04	Yes	30.04	24	40	32	R-3 Upzone	33	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
190	5783-003-042	1015 Arcadia Ave Apt 0002	Yu, Ju Yeol And	R-3	HDR	No	No	No	20	1.05	Yes	30.04	24	40	32	R-3 Upzone	33	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
192	5778-009-093	415 W Duarte Rd Unit 8	Santiago, Julio C Tr	R-3	HDR	No	No	No	21	1.06	Yes	30.04	24	40	32	R-3 Upzone	33	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
193	5783-014-036	800 Fairview Ave	Sirott, Stanley A Tr	R-3	HDR	No	No	No	21	1.06	Yes	30.04	24	40	32	R-3 Upzone	33	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
194	5379-028-001	1150 Fairview Ave	Fairview Apartments	R-3	HDR	No	No	No	23	1.07	Yes	30.04	24	40	32	R-3 Upzone	34	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
195	5379-021-003	1167 W Duarte Rd	Mcbane, Kip K Trust	R-3	HDR	No	No	No	18	1.08	Yes	30.04	24	40	32	R-3 Upzone	34	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
196	5783-001-021	1023 W Duarte Rd	Fujioka Family Ltd Ptnshp No 1	R-3	HDR	No	No	No	24	1.09	Yes	30.04	24	40	32	R-3 Upzone	34	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
197	5778-003-040	506 W Huntington Dr No 21d	Thiele, Gary E	R-3	HDR	No	No	No	21	1.10	Yes	30.04	24	40	32	R-3 Upzone	35	14	4	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
198	5779-017-029	121 Alice St	Arcadia Presbyterian Church	R-3	HDR	No	No	No	0	1.11	Yes	30.04	24	40	32	R-3 Upzone	35	35	9	4	22	This parcel contains a religious structure and associated school building. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
200	5783-002-050	1005 W Duarte Rd	Vogel, Robert K	R-3	HDR	No	No	No	25	1.11	Yes	30.04	24	40	32	R-3 Upzone	35	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
201	5778-009-025	433 W Duarte Rd	Gelber, Louise C Tr	R-3	HDR	No	No	No	23	1.12	Yes	30.04	24	40	32	R-3 Upzone	35	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
202	5783-004-078	1000 Fairview Ave Apt 0001	Ward, Douglas A And Hyunmi J	R-3	HDR	No	No	No	20	1.12	Yes	30.04	24	40	32	R-3 Upzone	35	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
203	5383-031-096	749 W Camino Real Ave No G	Yueh Ling Hsu	R-3	HDR	No	No	No	26	1.13	Yes	30.04	24	40	32	R-3 Upzone	36	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
204	5783-006-082	928 Sunset Blvd	Ren, Songyang And	R-3	HDR	No	No	No	14	1.15	Yes	30.04	24	40	32	R-3 Upzone	36	22	6	2	14	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
206	5785-001-001	1600 S Baldwin Ave	Rosenzweig, Carol N Tr Et Al	R-3	HDR	No	No	No	32	1.21	Yes	30.04	24	40	32	R-3 Upzone	38	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
207	5379-028-052	1126 Fairview Ave Unit 215	Dai, Bingzhi And	R-3	HDR	No	No	No	25	1.23	Yes	30.04	24	40	32	R-3 Upzone	39	14	4	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
208	5778-010-087	456 Fairview Ave	Bellwood Limited Partnership	R-3	HDR	No	No	No	30	1.27	Yes	30.04	24	40	32	R-3 Upzone	40	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
209	5778-009-144	471 W Duarte Rd No 227	Liu, Yan Duo	R-3	HDR	No	No	No	27	1.28	Yes	30.04	24	40	32	R-3 Upzone	41	14	4	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
210	5778-009-117	1102 La Cadena Ave No 6	Rammell, Romaine And Gladys Trs	R-3	HDR	No	No	No	24	1.29	Yes	30.04	24	40	32	R-3 Upzone	41	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
211	5778-006-045	618 Fairview Ave No 234	Carlin, Virginia L Tr	R-3	HDR	No	No	No	34	1.33	Yes	30.04	24	40	32	R-3 Upzone	42	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
212	5773-016-142	347 California St	Willmington, Edwin M And Mary Trs	R-3	HDR	No	No	No	16	1.33	Yes	30.04	24	40	32	R-3 Upzone	42	26	7	3	16	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
213	5383-031-068	760 W Naomi Ave Unit A	Lee, James C And	R-3	HDR	No	No	No	30	1.34	Yes	30.04	24	40	32	R-3 Upzone	42	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
214	5783-007-018	1014 W Huntington Dr	Finnegans Wake Lp	R-3	HDR	No	No	No	34	1.36	Yes	30.04	24	40	32	R-3 Upzone	43	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
215	5383-031-113	748 W Naomi Ave A	Shen, Ru Lieh And Chi Fen Trs	R-3	HDR	No	No	No	15	1.36	Yes	30.04	24	40	32	R-3 Upzone	43	28	7	3	18	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
216	5379-022-094	1161 W Duarte Rd Apt 0028	Lim, Hans S Co Tr	R-3	HDR	No	No	No	28	1.38	Yes	30.04	24	40	32	R-3 Upzone	44	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
217	5784-007-032	442 W Duarte Rd D	Shi, Zu S And	R-3	HDR	No	No	No	25	1.44	Yes	30.04	24	40	32	R-3 Upzone	46	21	5	2	14	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
221	5783-009-009	834 W Huntington Dr	Lim, Elizabeth H Tr	R-3	HDR	No	No	No	31	1.47	Yes	30.04	24	40	32	R-3 Upzone	47	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
222	5778-006-004	646 Fairview Ave	Sirott, Stanley A Tr	R-3	HDR	No	No	No	44	1.51	Yes	30.04	24	40	32	R-3 Upzone	48	4	1	0	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
223	5778-011-084	435 Fairview Ave Unit 11	Nemani, Prasadarao Co Tr	R-3	HDR	No	No	No	32	1.55	Yes	30.04	24	40	32	R-3 Upzone	49	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
224	5778-015-024	414 W Huntington Dr	400 W Huntington Llc	R-3	HDR	No	No	No	0	1.58	Yes	30.04	24	40	32	R-3 Upzone	50	50	13	5	32	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
225	5383-002-068	1231 S Golden West Ave No 30	Feng, Cheng A Co Tr	R-3	HDR	No	No	No	30	1.58	Yes	30.04	24	40	32	R-3 Upzone	50	20	5	2	13	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
226	5783-013-091	727 Fairview Ave A	Cheng, Anton Co Tr	R-3	HDR	No	No	No	22	1.60	Yes	30.04	24	40	32	R-3 Upzone	51	29	7	3	19	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
227	5778-011-126	444 W Huntington Dr No 110	Yang, Karen H	R-3	HDR	No	No	No	30	1.66	Yes	30.04	24	40	32	R-3 Upzone	53	23	6	2	15	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
228	5778-011-161	452 W Huntington Dr Unit A	Mega International Commercial	R-3	HDR	No	No	No	32	1.67	Yes	30.04	24	40	32	R-3 Upzone	53	21	5	2	14	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
229	5379-028-084	1135 Arcadia Ave No 1	Tung, Alvin C And	R-3	HDR	No	No	No	32	1.67	Yes	30.04	24	40	32	R-3 Upzone	53	21	5	2	14	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
230	5778-001-170	656 W Huntington Dr O-1	Zhang, Hailong	R-3	HDR	No	No	No	34	1.69	Yes	30.04	24	40	32	R-3 Upzone	54	20	5	2	13	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
231	5778-001-134	634 W Huntington Dr No 1	Manohara, Harish M Co Tr	R-3	HDR	No	No	No	30	1.70	Yes	30.04	24	40	32	R-3 Upzone	54	24	6	2	16	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
232	5783-003-063	1024 Fairview Ave No 1	Upton, Janice Tr	R-3	HDR	No	No	No	20	1.74	Yes	30.04	24	40	32	R-3 Upzone	55	35	9	4	22	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
233	5784-006-008	474 W Duarte Rd	Hytam Llc And	R-3	HDR	No	No	No	40	1.78	Yes	30.04	24	40	32	R-3 Upzone	56	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
234	5778-005-055	540 Fairview Ave Apt 0040	Karadimas, Vlada	R-3	HDR	No	No	No	40	1.78	Yes	30.04	24	40	32	R-3 Upzone	57	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
235	5784-006-004	488 W Duarte Rd Apt 0023	Christy, Inge J	R-3	HDR	No	No	No	38	1.79	Yes	30.04	24	40	32	R-3 Upzone	57	19	5	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
236	5779-005-080	301 S 5th Ave No A	Yuan, Stanley	R-3	HDR	No	No	No	20	1.81	Yes	30.04	24	40	32	R-3 Upzone	57	37	9	4	24	This parcel contains multi-family townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
237	5778-008-003	515 W Duarte Rd	Arcadia Pines Associates	R-3	HDR	No	No	No	28	1.88	Yes	30.04	24	40	32	R-3 Upzone	60	32	8	3	21	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
238	5778-008-060	535 W Duarte Rd No 44a	Qi, Dan And	R-3	HDR	No	No	No	44	2.10	Yes	30.04	24	40	32	R-3 Upzone	67	23	6	2	15	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
239	5383-029-028	1601 S Baldwin Ave	Ach Healthcare Property Llc	R-3	HDR	No	Yes	Yes	0	2.17	Yes	30.04	24	40	32	R-3 Upzone	69	69	17	7	45	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
240	5784-007-051	446 W Duarte Rd A	Tam, Simon And	R-3	HDR	No	No	No	25	2.20	Yes	30.04	24	40	32	R-3 Upzone	70	45	11	5	29	This parcel is currently residential townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
243	5784-001-077	658 W Naomi Ave No 26	Cleminson, Lucille E	R-3	HDR	No	No	No	26	2.29	Yes	30.04	24	40	32	R-3 Upzone	73	47	12	5	30	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
244	5783-009-073	848 W Huntington Dr No 42	Anand, Srivaikutam And	R-3	HDR	No	No	No	42	2.36	Yes	30.04	24	40	32	R-3 Upzone	75	33	8	3	22	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
245	5778-009-072	457 W Duarte Rd	Mao, Xuliang	R-3	HDR	No	No	No	46	2.44	Yes	30.04	24	40	32	R-3 Upzone	78	32	8	3	21	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
246	5784-006-009	512 W Duarte Rd	Our Savior Lutheran Church	R-3	HDR	No	No	No	0	2.54	Yes	30.04	24	40	32	R-3 Upzone	81	81	20	8	53	This parcel contains a religious structure and surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units
247	5778-004-059	561 Fairview Ave	Tao, Li And	R-3	HDR	No	No	No	44	2.58	Yes	30.04	24	40	32	R-3 Upzone	82	38	10	4	24	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
248	5775-012-025	245 W Colorado Blvd	Hopkins, Mark And Mary Tr Et Al	R-3	HDR	No	No	No	54	2.65	Yes	30.04	24	40	32	R-3 Upzone	84	30	8	3	19	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
249	5790-030-053	417 E Live Oak Ave	417 425 E Live Oak Llc And	R-3	HDR	No	No	No	60	2.83	Yes	30.04	24	40	32	R-3 Upzone	90	30	8	3	19	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
250	5778-010-086	436 Fairview Ave No 45	Oeser, Eugenia Tr	R-3	HDR	No	No	No	45	3.18	Yes	30.04	24	40	32	R-3 Upzone	101	56	14	6	36	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
251	5778-001-098	0	Strandquist, Michael A	R-3	HDR	No	No	No	74	3.42	Yes	30.04	24	40	32	R-3 Upzone	109	35	9	4	22	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
252	5784-007-021	400 W Duarte Rd	Church Of The Good Shepherd	R-3	HDR	No	No	No	0	3.60	Yes	30.04	24	40	32	R-3 Upzone	115	115	29	12	74	This parcel contains a religious structure and a large surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units
253	5778-003-130	582 W Huntington Dr Unit Q	Sciarra, Joseph A And Nancy L Trs	R-3	HDR	No	No	No	90	4.18	Yes	30.04	24	40	32	R-3 Upzone	133	43	11	4	28	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
582	5779-014-054	18 Alice St B	Wang, Guohong Tr	R-3	HDR	No	No	No	2	0.16	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
583	5778-010-115	408 Fairview Ave B	Xiangui, Liu	R-3	HDR	No	No	No	2	0.16	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
584	5783-014-080	1016 S Golden West Ave B	Wu, Geoffrey And Luna	R-3	HDR	No	No	No	2	0.16	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
585	5779-013-060	50 Genoa St No B	Tseng, William And	R-3	HDR	No	No	No	2	0.16	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
586	5779-013-071	42 Genoa St B	Chen, Yen Cheng And Pao C	R-3	HDR	No	No	No	2	0.16	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
587	5779-013-048	54 Genoa St B	Tang, Bujun And	R-3	HDR	No	No	No	2	0.16	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
588	5773-016-159	215 S 5th Ave B	Lin, David T And	R-3	HDR	No	No	No	2	0.16	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
589	5778-010-121	0	Royal Scholar Investment Llc	R-3	HDR	Yes	No	No	1	0.17	No	30.04	24	40	32	R-3 Upzone	5	4	1	0	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
590	5778-010-129	0	Royal Scholar Investment Llc	R-3	HDR	Yes	No	No	1	0.17	No	30.04	24	40	32	R-3 Upzone	5	4	1	0	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
591	5379-022-144	1123 Sunset Blvd B	Wang, Fuying	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
592	5783-006-085	1035 Fairview Ave B	Liu, Songtao And	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
593	5773-002-057	18 E Colorado Blvd B	Woo, Ernest H And Tsai Ping Y	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
594	5779-017-039	150 Genoa St B	Norrington, Rebecca L Tr	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
595	5779-016-056	142 Alice St B	Shumei Cheng And	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
596	5779-016-062	150 Alice St B	Cao, Yiwen	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
597	5779-017-034	142 Genoa St B	Lin, Mimi W Tr	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
598	5779-017-037	140 Genoa St	Fong, Che Tao Tr	R-3	HDR	No	No	No	2	0.17	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
599	5783-003-066	1024 Sunset Blvd B	Xie, Ziyi And	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
600	5783-001-076	1126 Sunset Blvd B	Chen, Mengfen	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
601	5783-001-088	1136 Sunset Blvd	Bi, Xinan Et Al	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
602	5783-001-036	1114 Sunset Blvd No B	Sun, Cecilia	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
603	5779-017-032	715 S 2nd Ave	Jian Wang And	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
604	5773-014-055	151 Alta St B	Sen, Ramanupam And Sunetra	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
605	5779-001-038	31 Eldorado St Unit B	Moriyama, Tatsuya M And Ikuko	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
606	5779-001-087	37 Eldorado St B	Li, Xinzhong And Baozhen	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
607	5779-001-053	45 Eldorado St No B	Koo, Suzie Tr	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
608	5779-002-071	119 Diamond St No A	Wu, Wei Wen Co Tr	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
609	5779-011-098	26 Eldorado St B	Mao, Shan	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
610	5779-011-084	18 Eldorado St B	Szu Tsung Tsao And	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
611	5773-018-051	24 Alta St B	Polygrand Llc	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
612	5779-001-041	28 Diamond St B	Chien, Ching C And Chang Mei W	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
613	5779-003-069	119 Eldorado St B	Natarajan, Karthikeya And	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
614	5779-010-063	517 S 2nd Ave	Hsieh, Cicely L	R-3	HDR	No	No	No	1	0.18	No	30.04	24	40	32	R-3 Upzone	5	4	1	0	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
615	5779-003-010	137 Eldorado St	Kao, Michele Tr	R-3	HDR	No	Yes	No	1	0.18	No	30.04	24	40	32	R-3 Upzone	5	4	1	0	3	This parcel has a single family home and parking space that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
616	5779-011-087	46 Eldorado St B	Wu, San Jen And Ying Hua H	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
617	5779-003-076	159 Eldorado St B	Chen, Li Feng And	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
618	5773-018-053	53 Bonita St A	Li, Jing	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
619	5779-009-070	156 Fano St B	Lee, Vivian Z	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
620	5779-009-045	158 Fano St	Lo, John J And Pao Li C	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
621	5779-009-077	150 Fano St B	Wells, Xiao Li And Richard E Iii	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
622	5779-009-039	138 Fano St Apt B	Lai, Wai H And Ying X Trs	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
623	5779-009-057	134 Fano St Unit B	Cheng, Hongmei	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
624	5779-002-073	145 Diamond St B	Chang, Christine Y Tr	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
625	5783-003-069	1016 Sunset Blvd B	Hsu, Felix V	R-3	HDR	No	No	No	2	0.18	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
626	5773-013-037	37 Alta St B	Yang, David H And	R-3	HDR	No	No	No	2	0.19	No	30.04	24	40	32	R-3 Upzone	5	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
627	5773-017-071	158 Alta St C	Wlasiuk, Olga Tr	R-3	HDR	No	No	No	3	0.19	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
628	5773-017-088	130 Alta St C	Yang, Albert	R-3	HDR	No	No	No	3	0.19	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
629	5779-012-046	53 Genoa St B	Yao, Dong Hong	R-3	HDR	No	No	No	2	0.19	No	30.04	24	40	32	R-3 Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
630	5779-012-083	45 Genoa St C	Escandor, Michelle And Glenn	R-3	HDR	No	No	No	3	0.19	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
631	5779-012-079	21 Genoa St C	Nguyen, Trung H And	R-3	HDR	No	No	No	3	0.19	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
632	5779-012-068	15 Genoa St C	Lu, Jihua And	R-3	HDR	No	No	No	3	0.19	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
633	5779-009-061	143 Genoa St C	Young Cheol Cho And	R-3	HDR	No	No	No	3	0.19	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
634	5779-012-086	19 Genoa St C	Cheng, Ka Chung	R-3	HDR	No	No	No	3	0.19	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
635	5773-016-144	208 S 3rd Ave B	Hsu, Linda P	R-3	HDR	No	No	No	2	0.20	No	30.04	24	40	32	R-3 Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
636	5783-009-101	830 S Golden West Ave B	Siu Ling Chan	R-3	HDR	No	No	No	2	0.20	No	30.04	24	40	32	R-3 Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
637	5773-016-183	126 S Second Ave	Young, Donald S And Lynn	R-3	HDR	No	No	No	2	0.20	No	30.04	24	40	32	R-3 Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
638	8587-033-025	5819 Baldwin Ave C	Lee, Donna	R-3	HDR	No	No	No	3	0.20	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
639	5778-010-118	1016 La Cadena Ave B	Shen, Wan Zhong	R-3	HDR	No	No	No	2	0.20	No	30.04	24	40	32	R-3 Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
640	5779-003-073	153 Eldorado St C	Yeh, Lee Chang Wu	R-3	HDR	No	No	No	3	0.20	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
641	5783-007-077	824 Sunset Blvd No B	Yin, Tongyuan And	R-3	HDR	No	No	No	2	0.21	No	30.04	24	40	32	R-3 Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
642	5773-016-078	425 California St	Luo, Cheng Co Tr	R-3	HDR	No	No	No	3	0.22	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
643	5783-005-116	856 Arcadia Ave C	Ho, Josephine T	R-3	HDR	No	No	No	3	0.22	No	30.04	24	40	32	R-3 Upzone	6	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
644	5772-006-033	701 N 1st Ave	Wen, Huai Shih Co Tr	R-3	HDR	No	No	No	2	0.22	No	30.04	24	40	32	R-3 Upzone	6	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
645	5773-016-043	205 California St	Dong Duong Au And	R-3	HDR	No	No	No	3	0.22	No	30.04	24	40	32	R-3 Upzone	7	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
646	5778-010-112	1018 La Cadena Ave	Liu, Huanlin And	R-3	HDR	No	No	No	3	0.23	No	30.04	24	40	32	R-3 Upzone	7	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
647	5783-009-109	818 Golden West Ave B	Golden West Group Llc	R-3	HDR	No	No	No	4	0.23	No	30.04	24	40	32	R-3 Upzone	7	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
648	5778-005-062	1033 La Cadena Ave No 4	Karagias, Christina A Tr	R-3	HDR	No	No	No	4	0.24	No	30.04	24	40	32	R-3 Upzone	7	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
649	5773-016-163	200 S Erd Ave No C	Yuan, Furen And	R-3	HDR	No	No	No	3	0.24	No	30.04	24	40	32	R-3 Upzone	7	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
650	5778-015-049	903 Holly Ave	Wang, Jack K And	R-3	HDR	No	No	No	2	0.24	No	30.04	24	40	32	R-3 Upzone	7	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
651	5778-011-088	912 La Cadena Ave Apt 0002	Wu, Wayne C And	R-3	HDR	No	No	No	4	0.24	No	30.04	24	40	32	R-3 Upzone	7	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
652	5777-030-035	889 W Huntington Dr No C	Didehvarsadr, Mojdeh	R-3	HDR	No	No	No	3	0.24	No	30.04	24	40	32	R-3 Upzone	7	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
653	5778-011-175	918 La Cadena Ave No D	Hsieh, Hwa Ju Tr	R-3	HDR	No	No	No	4	0.25	No	30.04	24	40	32	R-3 Upzone	7	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
654	5772-003-029	900 N Santa Anita Ave B	Pan, Terry	R-3	HDR	No	No	No	4	0.25	No	30.04	24	40	32	R-3 Upzone	7	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
655	5385-029-055	2489 S Baldwin Ave 2	Tran, Paul L Tr	R-3	HDR	No	No	No	2	0.26	No	30.04	24	40	32	R-3 Upzone	8	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
656	5773-016-050	227 California St Unit B	Huang, Chao Yang And Li Long	R-3	HDR	No	No	No	4	0.27	No	30.04	24	40	32	R-3 Upzone	8	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
657	5773-017-067	165 Bonita St A	Chen, Shiyang And	R-3	HDR	No	No	No	3	0.28	No	30.04	24	40	32	R-3 Upzone	8	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
658	5779-016-048	166 Alice St	Huang, Bo	R-3	HDR	No	No	No	3	0.28	No	30.04	24	40	32	R-3 Upzone	9	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
659	5778-010-127	0	Royal Scholar Investment Llc	R-3	HDR	Yes	No	No	6	0.28	No	30.04	24	40	32	R-3 Upzone	9	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
660	5379-029-104	1140 Okoboji Dr D	Fan, Carol W	R-3	HDR	No	No	No	4	0.29	No	30.04	24	40	32	R-3 Upzone	9	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
661	5779-005-101	320 California St No E	Wang, Wendy	R-3	HDR	No	No	No	5	0.29	No	30.04	24	40	32	R-3 Upzone	9	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
662	5783-011-101	760 Fairview Ave	Lin, Yan	R-3	HDR	No	No	No	3	0.30	No	30.04	24	40	32	R-3 Upzone	9	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
663	5783-014-112	803 Arcadia Ave F	0	R-3	HDR	No	No	No	6	0.30	No	30.04	24	40	32	R-3 Upzone	9	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
664	5773-016-083	220 S 3rd Ave Unit C	Wong, She P Co-Tr	R-3	HDR	No	No	No	4	0.30	No	30.04	24	40	32	R-3 Upzone	9	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
665	5779-003-059	409 S 2nd Ave	Chiu, Chiung Zuan And	R-3	HDR	No	No	No	4	0.30	No	30.04	24	40	32	R-3 Upzone	9	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
666	5773-020-049	205 S 2nd Ave	Te Chung Hsieh And	R-3	HDR	No	No	No	2	0.31	No	30.04	24	40	32	R-3 Upzone	9	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
667	5775-011-036	227 Santa Rosa Rd B	Lu, Yali	R-3	HDR	No	No	No	4	0.31	No	30.04	24	40	32	R-3 Upzone	9	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
668	5779-003-084	141 El Dorado St B	Cheng, Yufu And	R-3	HDR	No	No	No	4	0.31	No	30.04	24	40	32	R-3 Upzone	9	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
669	5783-006-033	1025 Fairview Ave No 3	Chang, Mei Yang And	R-3	HDR	No	No	No	3	0.31	No	30.04	24	40	32	R-3 Upzone	10	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
670	5783-005-128	1112 S Golden West Ave Unit 101	Yuan, Ye	R-3	HDR	No	No	No	6	0.32	No	30.04	24	40	32	R-3 Upzone	10	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
671	5379-022-131	1107 W Duarte Rd Unit F	Qinming Zhou And	R-3	HDR	No	No	No	6	0.34	No	30.04	24	40	32	R-3 Upzone	10	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
672	5783-006-054	1049 Fairview Ave No 4	Ouyang, Tongtong	R-3	HDR	No	No	No	4	0.34	No	30.04	24	40	32	R-3 Upzone	10	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
673	5773-016-111	427 California St C	Tanya Yueh Ming Lin	R-3	HDR	No	No	No	4	0.34	No	30.04	24	40	32	R-3 Upzone	10	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
674	5783-013-054	736 Southview Rd No 5	Ho, George H	R-3	HDR	No	No	No	5	0.35	No	30.04	24	40	32	R-3 Upzone	11	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
675	5778-011-095	806 La Cadena Ave	Shing, Elaine Y	R-3	HDR	No	No	No	4	0.35	No	30.04	24	40	32	R-3 Upzone	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
676	5783-009-105	860 W Huntington Dr No B	Xu, Tianqi	R-3	HDR	No	No	No	4	0.35	No	30.04	24	40	32	R-3 Upzone	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
677	5779-016-053	158 Alice St B	Jiang, An And	R-3	HDR	No	No	No	4	0.35	No	30.04	24	40	32	R-3 Upzone	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
678	5379-028-097	1037 Sunset Blvd No G	Wu, Tom Co Tr	R-3	HDR	No	No	No	7	0.35	No	30.04	24	40	32	R-3 Upzone	11	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
679	5779-004-043	216 California St No A	He, Qingmi And	R-3	HDR	No	No	No	4	0.35	No	30.04	24	40	32	R-3 Upzone	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
680	5783-005-133	815 W Duarte Rd B	Lin, Jie And	R-3	HDR	No	No	No	4	0.35	No	30.04	24	40	32	R-3 Upzone	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
681	5773-014-064	119 Alta St No C	Chau, Jimmy M And	R-3	HDR	No	No	No	6	0.36	No	30.04	24	40	32	R-3 Upzone	11	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
682	5778-011-183	468 W Huntington Dr No 8	Yu Fu Chan And	R-3	HDR	No	No	No	8	0.36	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
683	5783-010-065	746 W Huntington Dr H	Tong, Bei B And	R-3	HDR	No	No	No	8	0.36	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
684	5783-010-055	752 W Huntington Dr No F	Chan, Boon A And Yu L	R-3	HDR	No	No	No	6	0.36	No	30.04	24	40	32	R-3 Upzone	11	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
685	5783-010-070	800 W Huntington Dr D	Sandhu, Manraaj K	R-3	HDR	No	No	No	4	0.36	No	30.04	24	40	32	R-3 Upzone	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
686	5779-011-095	33 Fano St 9	Wang, Xiaoli	R-3	HDR	No	No	No	8	0.36	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
687	5779-011-081	53 Fano St No A	Wu, Yu Mei And Tichien	R-3	HDR	No	No	No	8	0.36	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
688	5773-019-071	47 California St A	Zheng, Xiang Z	R-3	HDR	No	No	No	5	0.36	No	30.04	24	40	32	R-3 Upzone	11	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
689	5779-001-084	55 Eldorado St A	Liu, Yeon Chaw And Hsiu M	R-3	HDR	No	No	No	5	0.36	No	30.04	24	40	32	R-3 Upzone	11	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
690	5779-003-054	118 Diamond St A	Gardner, Michael K And	R-3	HDR	No	No	No	8	0.36	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
691	5779-010-055	125 Fano St D	Wong, Michelle H	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
692	5779-010-073	138 Eldorado St Unit D	Wang, Xiao K And	R-3	HDR	No	No	No	6	0.37	No	30.04	24	40	32	R-3 Upzone	11	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
693	5783-005-113	819 W Duarte Rd No G	Heping Li And	R-3	HDR	No	No	No	7	0.37	No	30.04	24	40	32	R-3 Upzone	11	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
694	5779-002-092	152 California St D	Chan, Gordon M Tr	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
695	5779-010-080	152 El Dorado St C	Fantastic Properties Llc	R-3	HDR	No	No	No	6	0.37	No	30.04	24	40	32	R-3 Upzone	11	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
696	5779-001-062	32 Diamond St D	Lin, Howard H And Mimi W Trs	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
697	5779-010-060	505 S 2nd Ave D	Chen, Hai And Won C	R-3	HDR	No	No	No	4	0.37	No	30.04	24	40	32	R-3 Upzone	11	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
698	5779-003-046	148 Diamond St No D	Chen, Calvin And Carol Trs	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
699	5779-011-072	30 Eldorado St	Aung, Than T And	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
700	5773-018-043	46 Alta St No D	Poon, Chi H And	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
701	5779-002-069	116 California St No D	Chen, Wenyi And Yidan	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
702	5773-018-049	47 Bonita St No A	Zhang, Hua And	R-3	HDR	No	No	No	5	0.37	No	30.04	24	40	32	R-3 Upzone	11	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
703	5773-020-059	141 California St Unit H	Zhang, Zhijia And Saijun	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
704	5773-020-046	133 California St Unit 8	Fanous, Christine J Tr	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
705	5779-012-064	18 Fano St 9	Gawande, Rohit S And	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
706	5779-012-055	22 Fano St A	Chien, Patsy Tr	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
707	5773-013-046	15 Alta St E	Yu, Hang	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
708	5379-037-070	1118 W Huntington Dr D	Fang Mei Yang And	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
709	5779-002-083	125 Diamond St D	Rai, Luther P And Annie C	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
710	5773-018-063	11 Bonita St E	Qiu, Wei Jun And	R-3	HDR	No	No	No	8	0.37	No	30.04	24	40	32	R-3 Upzone	11	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
711	5783-005-093	825 W Duarte Rd Unit G	Suen, Wai	R-3	HDR	No	No	No	7	0.37	No	30.04	24	40	32	R-3 Upzone	11	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
712	5379-028-105	1115 Arcadia Ave G	You, Bolan	R-3	HDR	No	No	No	7	0.37	No	30.04	24	40	32	R-3 Upzone	11	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
713	5783-005-084	810 Arcadia Ave No 6	Hong Zhang And	R-3	HDR	No	No	No	6	0.37	No	30.04	24	40	32	R-3 Upzone	11	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
714	5784-001-086	626 W Naomi Ave No 7	Chih Fu Lo	R-3	HDR	No	No	No	7	0.38	No	30.04	24	40	32	R-3 Upzone	12	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
715	5778-008-068	509 W Duarte Rd No 7	Lee, Jay	R-3	HDR	No	No	No	7	0.38	No	30.04	24	40	32	R-3 Upzone	12	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
716	5779-012-075	41 Genoa St No A	Paladugu, Vasudhakar And	R-3	HDR	No	No	No	6	0.39	No	30.04	24	40	32	R-3 Upzone	12	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
717	5379-029-090	911 Sunset Blvd	Hsiao, Chung Ji And Min Lan And	R-3	HDR	No	No	No	5	0.39	No	30.04	24	40	32	R-3 Upzone	12	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
718	5779-009-067	137 Genoa St A	Miller, Brian And	R-3	HDR	No	No	No	5	0.39	No	30.04	24	40	32	R-3 Upzone	12	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
719	5779-009-054	121 Genoa St Unit D	Tsay, Megan M	R-3	HDR	No	No	No	8	0.39	No	30.04	24	40	32	R-3 Upzone	12	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
720	5783-009-099	826 S Golden West Ave	Altovar, Jose A Jr And	R-3	HDR	No	No	No	5	0.39	No	30.04	24	40	32	R-3 Upzone	12	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
721	5783-005-121	839 W Duarte Rd D	Yang, Nick C	R-3	HDR	No	No	No	4	0.39	No	30.04	24	40	32	R-3 Upzone	12	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
722	5382-001-066	1227 Temple City Blvd No 7	Garbarino, Lorenzo J	R-3	HDR	No	No	No	7	0.39	No	30.04	24	40	32	R-3 Upzone	12	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
723	5385-029-050	2427 S Baldwin Ave D	Li, Xianjin	R-3	HDR	No	No	No	8	0.40	No	30.04	24	40	32	R-3 Upzone	12	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
724	5379-028-112	1106 Fairview Ave	Cao, Yong Bin And	R-3	HDR	No	No	No	6	0.40	No	30.04	24	40	32	R-3 Upzone	12	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
725	5783-007-072	839 S Golden West Ave A	Brennan, Wen L Tr	R-3	HDR	No	No	No	5	0.40	No	30.04	24	40	32	R-3 Upzone	12	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
726	8587-034-030	5757 Baldwin Ave # B	Sy, Juan And	R-3	HDR	No	No	No	4	0.40	No	30.04	24	40	32	R-3 Upzone	12	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
727	5783-005-059	841 W Duarte Rd No 7	Sumadevi, Vivek C And	R-3	HDR	No	No	No	7	0.40	No	30.04	24	40	32	R-3 Upzone	12	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
728	5383-002-101	1223 S Golden West Ave H	Chen, Steven M And	R-3	HDR	No	No	No	8	0.41	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
729	5383-034-062	836 W Naomi Ave D	Zhang, Mei	R-3	HDR	No	No	No	8	0.41	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
730	5783-011-139	754 Fairview Ave D	Cheung, Ngai Wah And	R-3	HDR	No	No	No	4	0.41	No	30.04	24	40	32	R-3 Upzone	13	9	2	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
731	5783-014-060	835 Arcadia Ave Unit 5	Zhang, Qiang And	R-3	HDR	No	No	No	6	0.41	No	30.04	24	40	32	R-3 Upzone	13	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
732	5783-008-058	762 Arcadia Ave #A	Selvaganapathy, Subramanian And	R-3	HDR	No	No	No	8	0.41	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
733	5779-015-039	22 Lucile St Unit 8	Li, Xiao Y And Lin	R-3	HDR	No	No	No	8	0.41	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
734	5383-002-108	1215 S Golden West Ave No A	Yang, Diana H Tr	R-3	HDR	No	No	No	6	0.41	No	30.04	24	40	32	R-3 Upzone	13	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
735	5383-002-078	1219 S Golden West Ave Unit 7	Tsay, Leon T	R-3	HDR	No	No	No	7	0.41	No	30.04	24	40	32	R-3 Upzone	13	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
736	5778-015-046	442 W Huntington Dr No.5	Lee, Kuei L	R-3	HDR	No	No	No	5	0.42	No	30.04	24	40	32	R-3 Upzone	13	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
737	5783-003-077	1058 Sunset Blvd Unit B	Zhu, Xiaolei	R-3	HDR	No	No	No	8	0.42	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
738	5379-029-040	1151 Fairview Ave D	Cummings, Rupert And Naomi Trs	R-3	HDR	No	No	No	4	0.42	No	30.04	24	40	32	R-3 Upzone	13	9	2	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
739	5779-017-048	145 Alice St B	Arcadia Presbyterian Church	R-3	HDR	No	No	No	8	0.42	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
740	5773-016-098	337 California St	Zhi Liang Bai And	R-3	HDR	No	No	No	5	0.43	No	30.04	24	40	32	R-3 Upzone	13	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
741	5783-002-078	912 Arcadia Ave 10	Farrell, Christina L Tr	R-3	HDR	No	No	No	9	0.43	No	30.04	24	40	32	R-3 Upzone	13	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
742	5778-003-137	831 La Cadena Ave A	Huang, Jason G And	R-3	HDR	No	No	No	6	0.43	No	30.04	24	40	32	R-3 Upzone	13	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
743	5783-014-043	1024 S Golden West Ave No 6	Chen, Handoko W And	R-3	HDR	No	No	No	6	0.43	No	30.04	24	40	32	R-3 Upzone	13	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
744	5783-011-068	759 Arcadia Ave Unit I	Lin, Yuan And	R-3	HDR	No	No	No	9	0.43	No	30.04	24	40	32	R-3 Upzone	13	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
745	5379-029-099	1117 Fairview Ave D	Hsu, Lucy L Tr	R-3	HDR	No	No	No	8	0.43	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
746	5783-006-043	1019 Fairview Ave Unit G	Liao, Julie	R-3	HDR	No	No	No	7	0.43	No	30.04	24	40	32	R-3 Upzone	13	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
747	5383-034-027	810 W Naomi Ave Unit 6	Bettini, Jean Tr	R-3	HDR	No	No	No	6	0.43	No	30.04	24	40	32	R-3 Upzone	13	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
748	5783-014-086	816 Fairview Ave F	Yuan, Qing And Tracy	R-3	HDR	No	No	No	6	0.43	No	30.04	24	40	32	R-3 Upzone	13	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
749	5783-012-036	763 Fairview Ave No H	Plascencia, Luis Tr	R-3	HDR	No	No	No	8	0.44	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
750	5783-001-031	1006 Arcadia Ave Unit I	Wille, Jennifer	R-3	HDR	No	No	No	8	0.44	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
751	5379-022-141	1122 Arcadia Ave I	Xu, Yun	R-3	HDR	No	No	No	9	0.44	No	30.04	24	40	32	R-3 Upzone	13	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
752	5783-001-085	1012 Arcadia Ave D	Rastogi, Sanjeev And	R-3	HDR	No	No	No	8	0.44	No	30.04	24	40	32	R-3 Upzone	13	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
753	5783-010-075	730 W Huntington Dr	Soegijono, Eddy And	R-3	HDR	No	No	No	5	0.44	No	30.04	24	40	32	R-3 Upzone	14	9	2	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
754	5778-008-016	503 W Duarte Rd No 6	Raymond, Knight And Betty Trs	R-3	HDR	No	No	No	6	0.44	No	30.04	24	40	32	R-3 Upzone	14	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
755	5379-022-104	1116 Arcadia Ave No 7	Gao, Ruihan	R-3	HDR	No	No	No	7	0.44	No	30.04	24	40	32	R-3 Upzone	14	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
756	5783-001-056	1024 Arcadia Ave No A	Qi, Jian Zhen	R-3	HDR	No	No	No	9	0.44	No	30.04	24	40	32	R-3 Upzone	14	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
757	5779-014-043	34 Alice St	Ying, Kuang And Jenny Y Trs	R-3	HDR	No	No	No	8	0.44	No	30.04	24	40	32	R-3 Upzone	14	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
758	5383-002-085	932 W Duarte Rd Unit 6	Kok, Aik L	R-3	HDR	No	No	No	6	0.44	No	30.04	24	40	32	R-3 Upzone	14	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
759	5773-001-063	53 E Colorado Blvd	Chang, Jeff H	R-3	HDR	No	No	No	6	0.44	No	30.04	24	40	32	R-3 Upzone	14	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some



Table A-22: Candidate Housing Sites Inventory																				
ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																						being allocated to lower income housing.
760	5778-015-035	419 Fairview Ave Unit K	Reyes, Salvador And Lydia Trs	R-3	HDR	No	No	No	11	0.45	No	30.04	24	40	32	R-3 Upzone	14	3	1	0	2	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
761	5379-028-090	1102 Fairview Ave Unit F	Khan, Abid And Shabana	R-3	HDR	No	No	No	6	0.46	No	30.04	24	40	32	R-3 Upzone	14	8	2	1	5	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
762	5783-013-067	749 Fairview Ave	Seif, Donald And Marilynn	R-3	HDR	No	No	No	9	0.46	No	30.04	24	40	32	R-3 Upzone	14	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
763	5779-013-037	45 Alice St Unit J	Wang, Xuedong And	R-3	HDR	No	No	No	10	0.47	No	30.04	24	40	32	R-3 Upzone	14	4	1	0	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
764	5783-014-053	855 Arcadia Ave Unit I	Pan, Debby	R-3	HDR	No	No	No	9	0.47	No	30.04	24	40	32	R-3 Upzone	15	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
765	5383-031-120	731 W Camino Real Ave	Zhongmei Liu	R-3	HDR	No	No	No	6	0.48	No	30.04	24	40	32	R-3 Upzone	15	9	2	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
766	5779-013-045	30 Genoa St No 2	Lau, Ricky And Elizabeth	R-3	HDR	No	No	No	8	0.48	No	30.04	24	40	32	R-3 Upzone	15	7	2	1	4	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
767	5785-001-116	1510 S Baldwin Ave Unit E	Ma, Jing	R-3	HDR	No	No	No	9	0.49	No	30.04	24	40	32	R-3 Upzone	15	6	2	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.



Table A-22: Candidate Housing Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Existing Units	Gross Acre.	HCD Sizing Criteria	Existing Max. Density	Existing Assumed Zone Density	Rezoned Max. Density	Rezoned Assumed Density	Inventory Category	Potential Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
768	5778-002-026	653 Fairview Ave No 10	Liu, Ming And	R-3	HDR	No	No	No	10	0.49	No	30.04	24	40	32	R-3 Upzone	15	5	1	1	3	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
769	5783-002-111	999 W Duarte Rd	Chen, Tony Y Tr	R-3	HDR	No	No	No	5	0.49	No	30.04	24	40	32	R-3 Upzone	15	10	3	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
770	5783-006-062	947 Fairview Ave No F	Jin, Jing	R-3	HDR	No	No	No	6	0.50	No	30.04	24	40	32	R-3 Upzone	15	9	2	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
771	5778-015-041	403 Fairview Ave B	Tsaur, Tzang Ann And	R-3	HDR	No	No	No	5	0.50	No	30.04	24	40	32	R-3 Upzone	15	10	3	1	6	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to lower income housing.
772	8571-011-904	620 E Live Oak Ave	Arcadia City	OS-OR	OS-OR	No	No	No	0	25.86	No	N/A	N/A	N/A	No Rezone	Arcadia Golf Course	192	192	48	72	72	The City has received verbal interest in developing housing on this parcel from a local developer. The City will work proactively with the developer to encourage suitable housing development on the Golf Course.

CITY OF
ARCADIA

Technical Background Report
Appendix B
Community Engagement Summary









Appendix B: Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A summary of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Arcadia has conducted extensive public outreach activities beginning in March of 2021. These recent outreach efforts included Community Workshops, an online community survey, digital media and engagement, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: https://www.ArcadiaCA.gov/housing.

Outreach for the 6th Cycle Housing Element to the Arcadia community, includes the following actions:

- **Housing Element Update Website –** The City developed a website to keep the community informed of the process, which can be accessed at https://www.ArcadiaCA.gov/housing. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as City contact information for residents and community members to send additional comments or request additional information.
- **Community Workshop #1 - Informational Video and Presentation –** In June, 2021, t~~T~~he City developed an outreach presentation and Staff informational videos to ~~get a better~~provide an overview of the RHNA process, the tentative schedule of the Housing Element Update and information on ~~understating of the RHNA process, and get informed about~~ future opportunities for community participation. The outreach presentation video was provided in English and Chinese. Both videos were made available on the City's Housing Element Update Website, which can be accessed at https://www.ArcadiaCA.gov/housing, The Staff information videos were also made available at https://vimeo.com/561008905.
- **Online Community Survey –** From June 14, 2021 to August 6, 2021 the City of Arcadia launched an online community survey to gather feedback regarding the Housing Element Update. There was a total of 759 persons that participated in the survey. Participants were asked to consider potential policies and programs to include in the Housing Element. A postcard with information on the Housing Element Update and a link to the Community Survey was mailed to all property owners and residential tenants in the City; Residential tenants were included in the mailing in order to encourage public participation from all residents with a potential interest in housing issues in the community. The postcard was also made available at four separate public counters citywide to make information on the survey accessible to any resident visiting a City facility.
- ~~**Community Workshop #1**- The City held a Community Workshop on June 14, 2021. During the workshop, the project team provided a presentation with an overview of and the tentative schedule of drafting the Housing Element. Community members were also presented with an opportunity to participate in an Online Community Survey (referenced above).~~
- **Community Workshop #2-** The City held a Community Workshop on September 23, 2021. During the workshop, the project team provided a presentation with an overview of the Housing Element and the process to date. Residents were also presented with information about how the City planned to achieve its RHNA. Community members had the opportunity to give public comments and respond to questions during the presentation. In total, 65 community members were in attendance. Workshop attendees

were also provided the option of live Chinese translation, and meeting presentations were made available on the City's Housing Element Update website in both English and Chinese.

- **Social Media and City ~~Newsletters~~ Publications** – The City posted information related to the housing element website and advertised community workshop information through the Spring and Summer City newsletter, ~~-~~mailed to all residents, posted to the City's website, and to the City's social media channels. The City posted on four social media platforms in order to reach the widest audience possible. Articles on the Housing Element Update were also included in the 2021 March, April, May, August, and September "Hot Sheet" - a monthly publication mailed with City water bills that includes timely information on activities in Arcadia.
- **Public Comments** – Through the update process, the City received one inquiry on the Draft Housing Element. T~~t~~he City formally solicited input for the Public Review Draft of the Housing Element through various platforms from September 30 through November 1.~~attempted to provide various forms of feedback for public comment. As previously mentioned, the~~ The Public Review Draft was posted on the City's website and advertised on four different social media platforms. ~~City posted on four different social platforms and provided live opportunities for members of the community to respond.~~ No comments were received despite the outreach efforts made by the City throughout the ~~planning period~~Public Review Draft comment period. ~~received a variety of comments and input from the public. Public participation and feedback help to guide the development of the Housing Element, all public comments received by the Housing Element update team are compiled in this appendix.~~

~~**[Section will continue to be updated as we proceed through the planning process]**~~

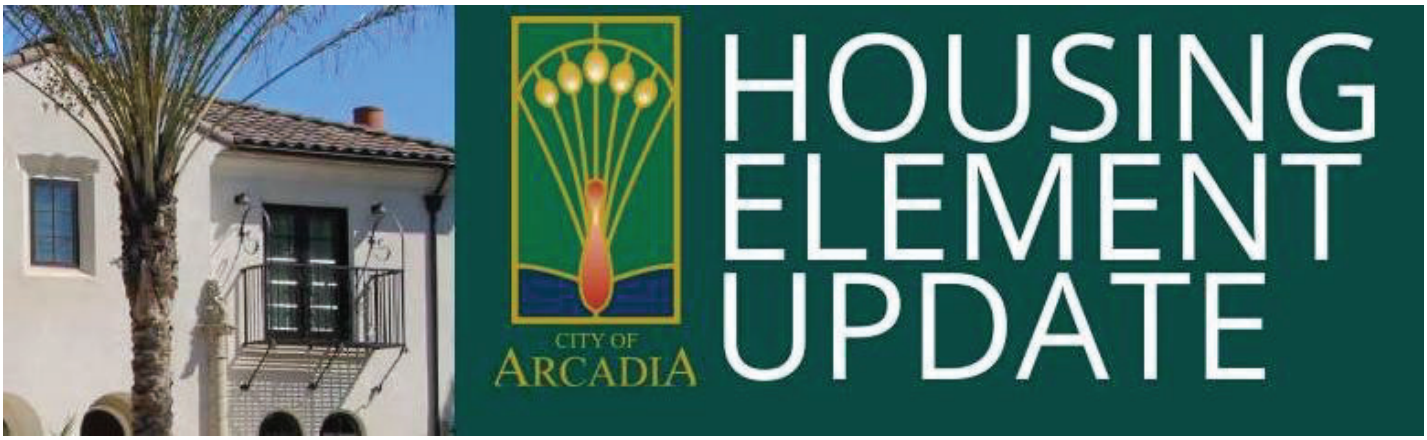
As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

1. Housing Element Update Website

The City developed a website to keep the community informed of the process, which can be accessed at https://www.ArcadiaCA.gov/housing. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as City contact information for residents and community members to send additional comments or request additional information.

Housing Element Update



The City of Arcadia is updating the Housing Element for the years 2021 to 2029. The Housing Element is a state-required policy document that plans for current and future housing needs within Arcadia. It identifies strategies for expanding housing opportunities and services for all household types and income groups and provides policy guidance for local decision-making related to housing.

NOTE: The Housing Element Update Project is **NOT** to be confused with the Tiny Shelter Project related to homelessness in Arcadia. That is a **SEPARATE** process that will occur outside of the Housing Element Update. For more information on the Tiny Shelter Project or homelessness in general, please see **ArcadiaCA.gov/tinyshelters.**

Housing Element Update Virtual Community Workshop

The Housing Element Update Community Workshop took place virtually on Thursday, September 23, 2021 at 6:00 p.m.. At this meeting, participants learned about the Housing Element Update process and the City's progress to date, heard an overview of the community survey results, and learned about potential strategies to accommodate the new housing units required by the State through the Regional Housing Needs Assessment (RHNA). The meeting was presented in English and Mandarin Chinese. A recording of the Workshop and a copy of the presentation are available below:

Virtual Community Workshop Presentation- Thursday, September 23, 2021

Workshop Video - English

Housing Element Update Community Workshop - 9/23/21

from **City of Arcadia**

1:57:48

Workshop Video - Chinese

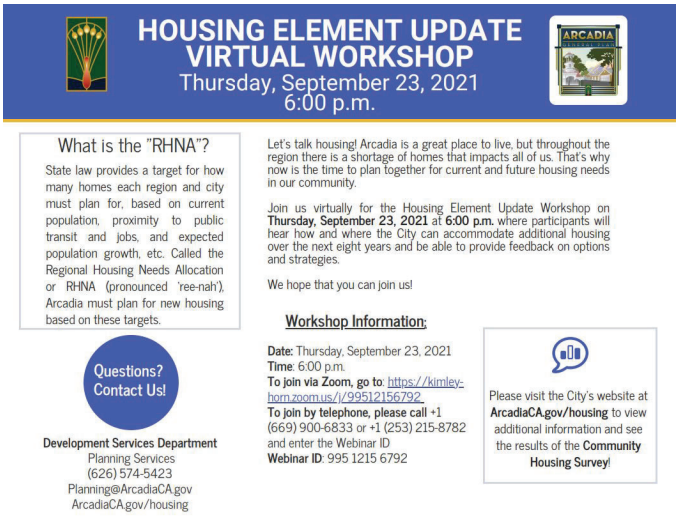
Housing Element Update Community Workshop - 9/23/21 (Chinese)

from **City of Arcadia**

1:53:43

Meeting Invitations

View flyer



View flyer - Chinese



Community Survey Summary

The City released a Community Survey related to the Housing Element Update on June 14, 2021 and over 700 responses were received. An initial summary of the survey results is available below. The survey results in their entirety will be included in the Draft Housing Element.
Housing Element Update Community Survey Summary

What is the Housing Element?

The Housing Element is one of the 8 required Elements of the City's General Plan. The General Plan establishes long-range planning and policy in the City for land use and community design, economic development, circulation and infrastructure, resource sustainability, parks, recreation, and community resources, safety, noise, and housing. While the General Plan is a 25 year Plan, State law requires the Housing Element to be updated every eight years. The City is currently updating its Housing Element for the 2021-2029 period. A major component of this update is the 6th Cycle Regional Housing Needs Assessment ("RHNA"), in which the State estimates each region's housing needs for all income groups.

Informational Video and Presentation

Community outreach and participation is an important part of the Housing Element Update process. In an effort to keep the community informed, the City has prepared an outreach presentation, and informational videos by staff. To learn more about the Housing Element

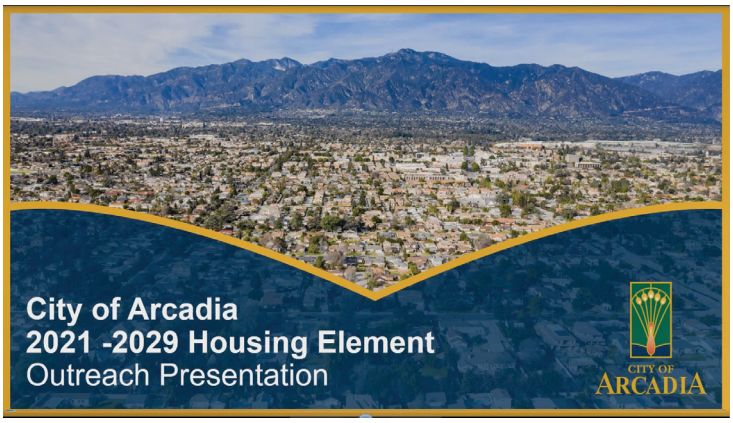
Update process, get a better understating of the RHNA process, and get informed about future opportunities for community participation, please view the videos below. The outreach presentation is available in English and Chinese at the links below.

Introduction to the Housing Element Update (June 2021)

from **City of Arcadia**

01:54

Housing Element Presentation - English



Housing Element Presentation - Chinese



Public Involvement

We want to hear from you! Relevant documents, public meeting notices, and other resources will be posted here, check back often. Email us at Planning@ArcadiaCA.gov, or sign up using the form at the bottom of this page, if you would like to be added to our mailing list for information and updates regarding the Housing Element Update.

What is RHNA?

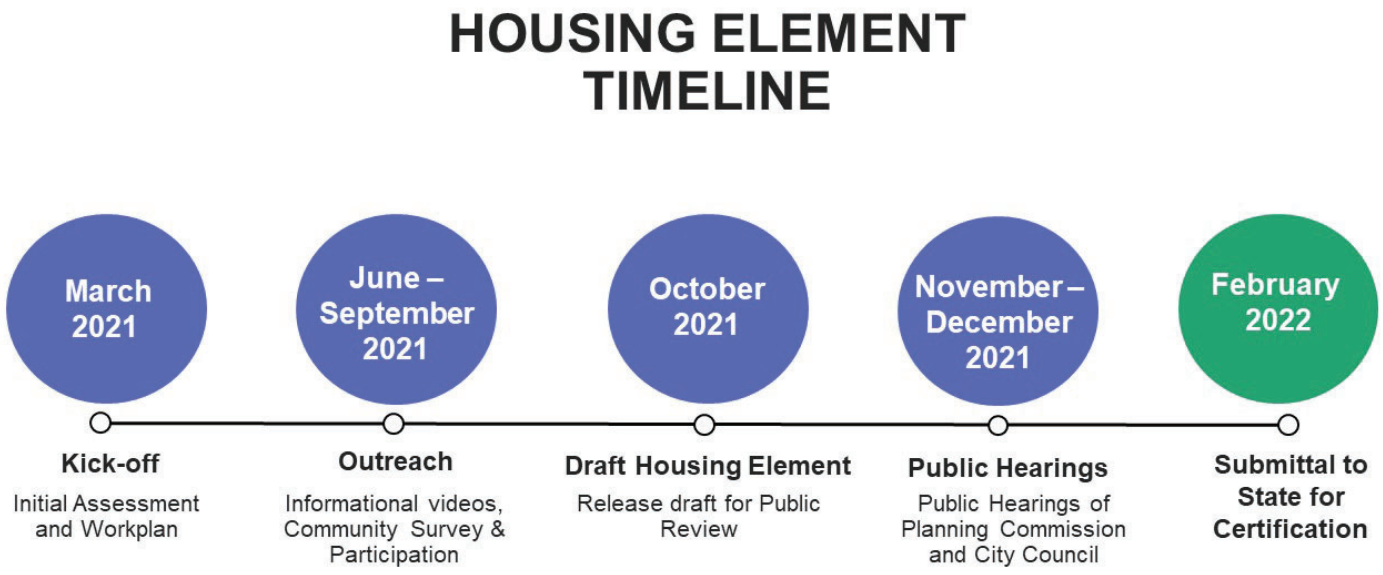
The Regional Housing Needs Assessment ("RHNA") is a part of the State's housing element law that determines the projected and existing housing needs for each jurisdiction in the State. In its Housing Element, the City must demonstrate to the State that there are no unnecessary barriers to the housing approval process in order to meet the RHNA allocation for the City.

On March 4, 2021, the Southern California Association of Governments ("SCAG") released its final draft allocation of housing units for each jurisdiction in its region, which can be found here. The City has received a final draft allocation of 3,214 new units for this upcoming planning period. Additional information on RHNA can be found at SCAG and at California Department of Housing and Community Development (HCD)



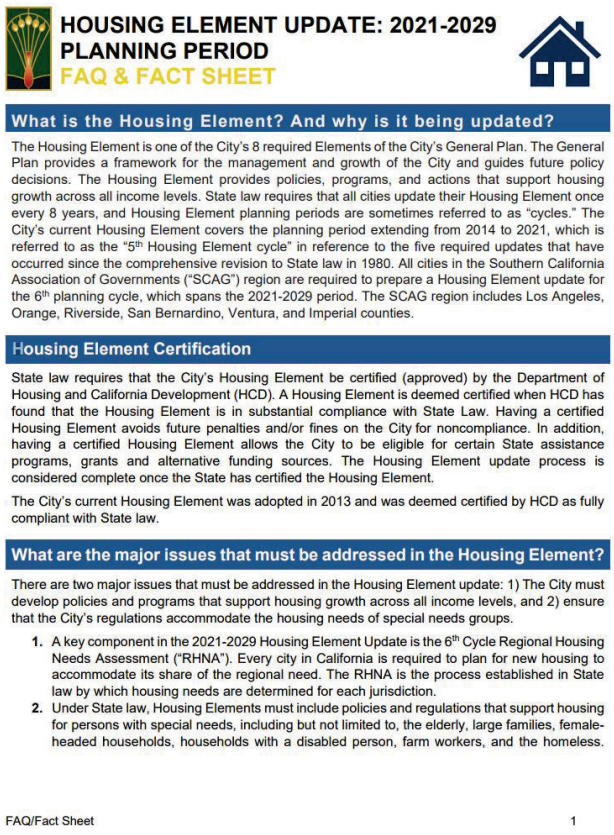
The City of Arcadia has been allocated a **RHNA of 3,214 total housing units** with the following income breakdown:

- 1,102 very-low income units;
- 570 low income units;
- 605 moderate income units; and
- 937 above-moderate income units.



Additional Documents

Housing Types - Definitions
Frequently Asked Questions (FAQ)



HOUSING ELEMENT UPDATE: 2021-2029 PLANNING PERIOD
FAQ & FACT SHEET

What is the Housing Element? And why is it being updated?

The Housing Element is one of the City's 8 required Elements of the City's General Plan. The General Plan provides a framework for the management and growth of the City and guides future policy decisions. The Housing Element provides policies, programs, and actions that support housing growth across all income levels. State law requires that all cities update their Housing Element once every 8 years, and Housing Element planning periods are sometimes referred to as "cycles." The City's current Housing Element covers the planning period extending from 2014 to 2021, which is referred to as the "5th Housing Element cycle" in reference to the five required updates that have occurred since the comprehensive revision to State law in 1980. All cities in the Southern California Association of Governments ("SCAG") region are required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties.

Housing Element Certification

State law requires that the City's Housing Element be certified (approved) by the Department of Housing and California Development (HCD). A Housing Element is deemed certified when HCD has found that the Housing Element is in substantial compliance with State Law. Having a certified Housing Element avoids future penalties and/or fines on the City for noncompliance. In addition, having a certified Housing Element allows the City to be eligible for certain State assistance programs, grants and alternative funding sources. The Housing Element update process is considered complete once the State has certified the Housing Element.

The City's current Housing Element was adopted in 2013 and was deemed certified by HCD as fully compliant with State law.

What are the major issues that must be addressed in the Housing Element?

There are two major issues that must be addressed in the Housing Element update: 1) The City must develop policies and programs that support housing growth across all income levels, and 2) ensure that the City's regulations accommodate the housing needs of special needs groups.

1. A key component in the 2021-2029 Housing Element Update is the 6th Cycle Regional Housing Needs Assessment ("RHNA"). Every city in California is required to plan for new housing to accommodate its share of the regional need. The RHNA is the process established in State law by which housing needs are determined for each jurisdiction.
2. Under State law, Housing Elements must include policies and regulations that support housing for persons with special needs, including but not limited to, the elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

FAQ/Fact Sheet 1

Sign Up For Email Updates

Please enter your name and email address below to be added to our mailing list.

Your First Name*

Your Last Name*

Email*

I'm not a robot

reCAPTCHA
Privacy - Terms

Submit

Questions? Contact Us!

Do you have questions about the Housing Element? Do you want more information on ways you can participate? Please contact us below:

Development Services Department

Planning Services

(626) 574-5423

Planning@ArcadiaCA.gov

Housing Types Definitions

- **Single-Family Home**: a structure maintained and used as a single dwelling unit and occupied by a single household.

- **Multi-Family Home**: a single building that's set up to accommodate more than one household living separately.

- **Senior Housing:** housing intended and operated for occupancy by at least one person 55 years of age or older per unit.

- **Condominium/Townhome**: a multi-story house in a modern housing development which is attached to one or more similar houses by shared walls.

- **Accessory Dwelling Unit**: a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.

- **Transitional Housing:** a short-term stay when an individual or household is either waiting to secure permanent housing or has secured permanent housing that is not immediately available.

- **Mixed-Use Housing**: Development projects may be classified as "mixed-use" if they provide more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing, office, retail, medical, recreational, commercial, or industrial components. Housing units may be located vertically above another use, or horizontally next to another use.

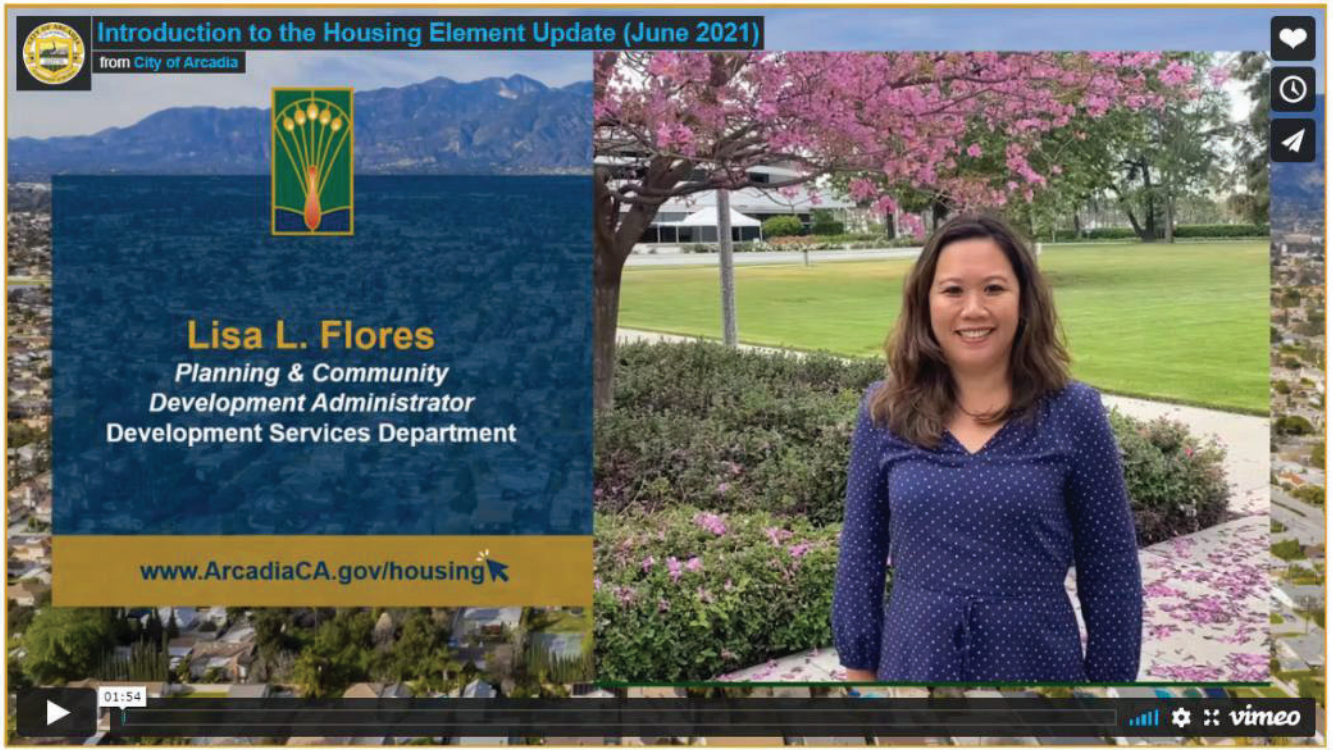
- **Workforce Housing**: Housing that is affordable to private and public sector workers with incomes at or below that of teachers and public safety workers.

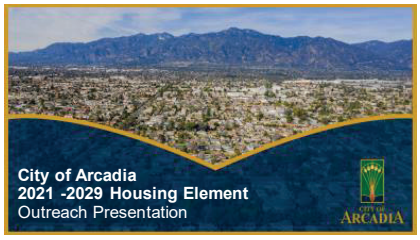
2. Community Workshop #1 – Informational Video and Presentation

In ~~May~~ June 2021, the City posted a virtual community workshop online. The workshop included a recorded presentation informing the public of the Housing Element Update, including an overview of the Housing Element, the Regional Housing Needs Assessment and the update process and timeline. The presentation also provided information regarding an online survey, developed by the City to solicit feedback from the community. The presentation is available for viewing by the public in English and with Chinese content and subtitles on the City's website at: https://www.ArcadiaCA.gov/housing.

Informational Video and Presentation

Community outreach and participation is an important part of the Housing Element Update process. In an effort to keep the community informed, the City has prepared an outreach presentation, and informational videos by staff. To learn more about the Housing Element Update process, get a better understating of the RHNA process, and get informed about future opportunities for community participation, please view the videos below. The outreach presentation is available in English and Chinese at the links below.





1

Agenda

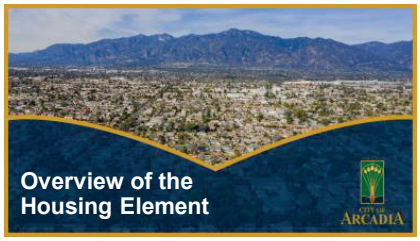
I. Goals of the Presentation
II. What is a Housing Element?
III. Overview of Regional Housing Needs Assessment (RHNA) Process
IV. Housing Element Update Process
V. Opportunities for Community Engagement

2

Goals of the Presentation

- Provide the community with a deeper understanding of:
  - ✓What the Housing Element is
  - ✓Why the City is Updating the Housing Element
- Engage the community about how to:
  - ✓Provide direction for the Housing Element's policies
  - ✓Guide the City of Arcadia's future housing goals
- Provide information on additional opportunities for continued engagement

3



4

What is the Housing Element?

- Required Element of the Arcadia General Plan
- Assesses the City's existing and future housing needs
- Identifies existing and future housing growth needs for all economic segments of the community
- Expresses goals, policies, programs, and quantified objectives to guide current future housing needs for all incomes in Arcadia
- Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with state laws

5

Housing Element Contents

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Arcadia's RHNA allocation
- Policies, programs and objectives to support the City's housing goals



6

Why are Housing Elements Updated?

- State law requires Housing Elements be updated every 8 years
- Demonstrates Arcadia's ability to meet current and future housing needs
- Provides opportunities for the community to participate in the planning process
- Creates eligibility for funding opportunities



7

A "Certified" Housing Element

What does it mean to have a "Certified" Housing Element?

- Reviewed for compliance with state laws by Department of Housing and Community Development (HCD)
- Demonstrates the City is compliant with applicable State laws

Benefits of Certification

- Eligibility for State-sponsored assistance programs
- Eligibility for grants and alternative funding sources
- Avoids state-mandated fines or penalties for non-compliance

8



9

2021-2029 Housing Element Update

What is RHNA?

- Foundation for the Housing Element Update Process
- Projects growth at a state, regional, and local housing level
- Quantifies housing need, by income category for each County and City in California
- Based on current and projected population, employment and household growth

10

2021-2029 Housing Element Update

How is the RHNA Allocation Determined?

Department of Housing and Community Development (HCD)
HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments (SCAG)
SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions in Los Angeles County

City of Arcadia RHNA 2021-2029: 3,214 units

11

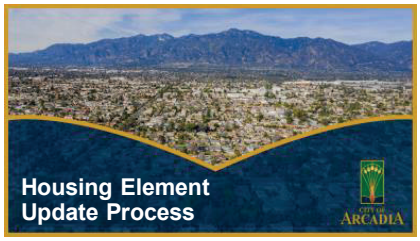
2021-2029 Housing Element Update

Arcadia 6th Cycle RHNA

Income Category	% of Median Family Income	Annual Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$38,650	1,102 units
Low Income	51 – 80% MFI	$38,651	$61,840	570 units
Moderate Income	81 – 120% MFI	$61,841	$92,760	605 units
Above Moderate Income	>120% MFI	$92,761	--	937 units
			Total:	3,214 units

*Each income category is defined as a range of household incomes that represents a percentage of the Median Family Income (MFI). The MFI for a family of four in Los Angeles County is $77,300.

12



13

2021-2029 Housing Element Update

What is Included in the Housing Element Update Process?

- Informational Online Presentation
- Online Community Survey
- Public Outreach
- Update of the City's demographic conditions
- Identification of adequate sites to accommodate growth
- Planning Commission and City Council Hearings

14

2021-2029 Housing Element Update

Tentative Project Schedule

Initiate	Outreach	Draft Housing Element	Adopt
March 2021	June – August 2021	September 2021	February 2022
• Project Kick off • Demographic analysis and update	• Informational video • Community survey • Adequate sites analysis • Continued community participation	• Release draft for Public Review	• Planning Commission & City Council Public hearings • Submittal to Sate for certification

15



16

2021-2029 Housing Element Update

We Want Your Input

Provide your input and comments by taking a quick survey!

Go to: www.ArcadiaCA.gov/housing

Click the Online Community Survey link to begin.



17

2021-2029 Housing Element Update

How to Take the Survey

1. Click the link provided on the City's website using either your phone or a desktop/laptop.
2. Click "*Begin*" to start the survey.
3. Read carefully through all instructions and prompts.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!

18

How to Take the Survey

4. Respond to the provided prompts with your ideas and input.

5. Complete slide five and click "*Submit Final Questions*" to complete the survey and submit all responses.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!

19

Thank You!

Questions?

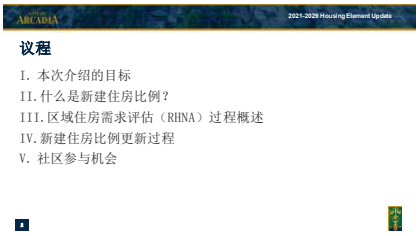
Please Contact
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov

Or Visit the City's webpage at, www.ArcadiaCA.gov/housing

20


阿凯迪亚市
2021 – 2029年新建住房比例
宣传介绍
CITY OF ARCADIA

1


2021-2029 Housing Element Update
议程
I. 本次介绍的目标
II. 什么是新建住房比例？
III. 区域住房需求评估（RHNA）过程概述
IV. 新建住房比例更新过程
V. 社区参与机会

2


2021-2029 Housing Element Update
本次介绍的目标
• 使社区对以下各项有更深入的了解：
✓什么是新建住房比例
✓为什么本市要更新新建住房比例
• 让社区了解如何：
✓为新建住房比例政策提供指导
✓指导阿凯迪亚市未来的住房目标
• 提供有关继续参与的其他机会的信息

3


新建住房比例概述
CITY OF ARCADIA

4


2021-2029 Housing Element Update
什么是新建住房比例？
阿凯迪亚总体规划的规定要素
评估本市现有和未来的住房需求
确定社区不同收入类别的当前和未来住房增长需求
阐述目标、政策、计划和量化目标，以指导阿凯迪亚不同收入类别的当前和未来住房需求
需要州住房和社区发展部（HCD）的审查和认证，以符合州法律

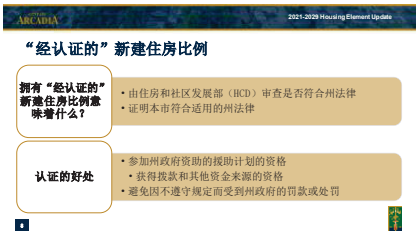
5


2021-2029 Housing Element Update
新建住房比例更新
• 人口和住房特征
• 分析住房制约因素和资源
• 评估当前采用的计划和政策
• 分析可能的开发用地以适应阿凯迪亚的RHNA分配
• 支持本市住房总体目标的政策、计划和具体目标

6


2021-2029 Housing Element Update
为什么要更新新建住房比例？
• 州法律要求每8年一次更新新建住房比例
• 展示阿凯迪亚满足当前和未来住房需求的能力
• 为社区提供参与规划过程的机会
• 达到获得资助的资格

7


2021-2029 Housing Element Update
“经认证的”新建住房比例
拥有“经认证的”新建住房比例意味着什么？
• 由住房和社区发展部（HCD）审查是否符合州法律
• 证明本市符合适用的州法律
认证的好处
• 参加州政府资助的援助计划的资格
• 获得拨款和其他资金来源的资格
• 避免因不遵守规定而受到州政府的罚款或处罚

8


区域住房需求评估（RHNA）
CITY OF ARCADIA

9

什么是RHNA？

- 新建住房比例更新过程的基础
- 预测州、区域和地方各级的住房增长
- 根据加利福尼亚州每个县和市的不同收入类别量化住房需求
- 基于当前和预计的人口、就业和家庭增长

10

如何确定RHNA分配？

住房和社区发展部（HCD）
HCD确定全州的住房需求，然后分配给各政府区域委员会

南加州政府协会（SCAG）
SCAG制定了一种方法，用于把本区域的住房需求在洛杉矶县下属的地方政府"公平分配"

阿凯迪亚市RHNA 2021-2029：3,214套住房

11

阿凯迪亚第6个RHNA周期

收入类别	占家庭中位收入（MFI）百分比	年收入范围*		RHNA分配（住房套数）
		最低	最高	
极低收入	0 - 50% MFI	—	$38,650	1,102套住房
低收入	51 - 80% MFI	$38,651	$61,840	570套住房
中等收入	81 - 120% MFI	$61,841	$92,760	605套住房
较高收入	>120% MFI	$92,761	—	937套住房
			总计：	3,214套住房

*每个收入类别均定义为家庭收入范围，显示为占家庭中位收入（MFI）的百分比。一个四口之家在洛杉矶县的MFI为77,300美元。

12



13

新建住房比例更新过程包括什么？

- 在线信息介绍
- 在线社区调查
- 社区宣传
- 更新本市的人口状况
- 确定适当的开发用地以适应增长
- 规划委员会和市议会听证会

14

项目暂定时间表

开始	社区宣传	起草新建住房比例	采纳日期：
3月	2021年6月至2021年8月	2021年9月	2022年2月
• 项目启动 • 人口分析和更新	• 信息视频 • 社区调查 • 合格地块分析 • 持续性社区参与	• 发表草案供公众评议	• 规划委员会和市议会公开听证会 • 提交州政府认证

15



16

我们需要了解您的意见

请回答一份简短的调查问卷，提出您的意见和建议！

请访问：
www.ArcadiaCA.gov/housing

点击在线社区调查问卷链接开始。

Housing Element Update



17

如何参加调查

1. 使用您的手机或台式/笔记本电脑，点击市政府网站上提供的链接。
2. 点击“开始”即可开始回答问卷。
3. 仔细阅读所有说明和提示。



该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！

18

ARCADIA 2021-2029 Housing Element Update

如何参加调查

4. 根据提示表达您的想法和意见。

5. 完成第5页幻灯片，点击“提交最后的问题”，以便完成调查并提交全部回答。



该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！

19

ARCADIA 2021-2029 Housing Element Update

谢谢！

有问题吗？

请联系

规划服务部

(626) 574-5423

Planning@ArcadiaCA.gov

或访问市政府的网站：www.ArcadiaCA.gov/housing

20

3. Online Community Survey

This section contains an outline of the community survey and a summary of the survey results. The online community received 759 responses from the public.

On June 14, 2021, the City of Arcadia launched an online community survey to gather additional feedback regarding potential policies and programs, housing types, and housing opportunities to include in the Housing Element. The survey also solicited feedback regarding potential barriers or constraints to housing access and the development of housing. The survey was available in both English and Chinese. The survey was live through August 6, 2021 and was available on the City's webpage, https://www.ArcadiaCA.gov/housing. In order to engage a greater number of Arcadia residents, the City mailed an informational postcard with a link to the community survey to all property owners and residential tenants in the City. The postcard was also made available at four public counters citywide to ensure information on the survey was accessible to any residents visiting City facilities.

Community Survey

The City of Arcadia created an online community survey to gather information and feedback from the public about the housing needs, challenges, and opportunities. The feedback received through the survey will help direct the 2021 – 2029 Housing Element. The survey was made public on Monday, June 14, 2021 and remained open until Friday, August 6, 2021. The survey was offered in both English and Chinese and gathered information from a total of 759 participants (**Table 1-1**). Questions about affordable housing, accommodation of more housing units, housing challenges, and public housing experience were addressed. Additionally, participants mapped out potential housing areas and provided feedback on their vision for the future of Arcadia. The data collected from this survey will help the City in creating a Housing Element Update that accommodates current needs and ensures that future growth is met.

Table 1-1 Survey Participation	
English Survey Participants	616
Chinese Survey Participants	143
Total Participants	759

Slide 1: Welcome

The first slide of the survey provided background information about the Housing Element, the update process, as well as an overview of the purpose and goals of the survey.

Slide 2: Community Housing

The community housing survey slide consisted of the four main topics: affordable housing, accommodating more housing units, housing challenges, and your housing experience. Each of the four topic areas included a list of questions as well as a comment box for participants to share longer form thoughts.

Affordable Housing

The Affordable Housing section asked participants to select the housing types that would best accommodate future affordable needs. The following housing type options were offered:

- Single Family Homes
- Multi-Family Condos/Townhomes
- Multi-Family Apartments
- Mixed-Use Housing
- Senior Housing
- Transitional and Supportive Housing
- Accessory Dwelling Units
- Single Room Occupancy

Figures 1a and 1b below display participant's responses to the English and Chinese survey question respectively.

Figure 1a: Which housing types would best accommodate future affordable needs?

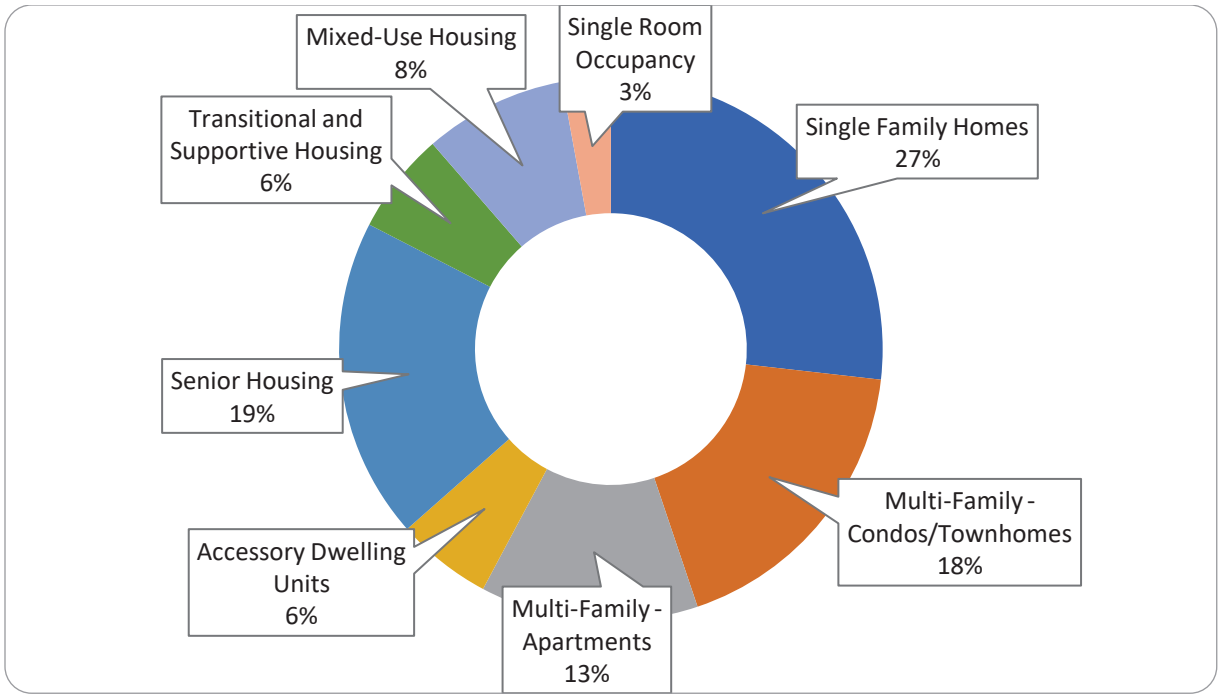
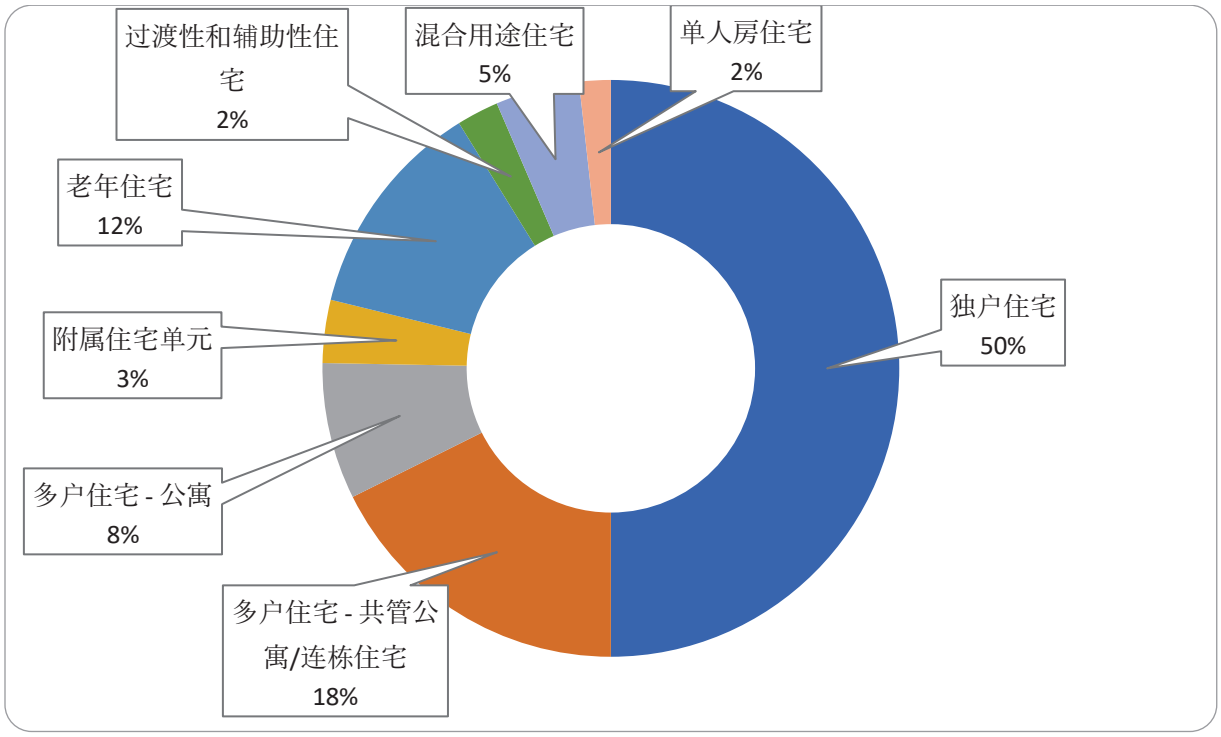


Figure 1b: 哪种住房类别最能满足未来的可负担需求?



There were 1,142 English survey participant responses and 170 Chinese survey participant responses. The housing types identified to best accommodate future affordable needs are as follows:

English Survey Responses

- Single-family housing was selected by 27 percent of participants,
- Senior housing was selected by 19 percent of participants,
- Multi-family condos or townhomes was selected by 18 percent of participants,
- Multi-family apartments were selected by 13 percent of participant,
- Mixed-use housing was selected by 8 percent of participants,
- Accessory dwelling units were selected by 6 percent of participants,
- Transitional and supportive housing was selected by 6 percent of participants, and
- Single room occupancy was selected by 3 percent of participants.

Chinese Survey Responses

- Single-family housing was selected by 50 percent of participants,
- Multi-family condos or townhomes was selected by 18 percent of participants,
- Senior housing was selected by 12 percent of participants,
- Multi-family apartments were selected by 8 percent of participant,
- Mixed-use housing was selected by 5 percent of participants,
- Accessory dwelling units were selected by 3 percent of participants,
- Transitional and supportive housing was selected by 2 percent of participants, and
- Single room occupancy was selected by 2 percent of participants.

The Affordable Housing tab also asked participants if there are additional housing types or ideas that the City should consider, and participants provided various feedback. Key themes identified in the English comments include the following:

- High interest in single-family homes and duplexes.
- Moderate interest in low-income senior housing and mixed-use housing.
- Overall, many comments about apprehension towards housing development including affordable housing within the City of Arcadia.

Key themes identified in the Chinese comments include the following:

- 维持现状.

Accommodating More Housing Units

The Accommodating More Housing Units section described potential rezoning efforts the City may take to accommodate more housing units. Participants were asked to identify which types of areas would best accommodate additional housing units**.** The following types of area options were offered:

- Multi-Family Zones
- Mixed-Use Zones
- Commercial Area
- Zones Near Transit

Figures 2a and 2b below display participant's responses to the English and Chinese survey question respectively.

Figure 2a: The City may need to consider rezoning certain areas to accommodate more housing units. Which types of areas would best accommodate these units?

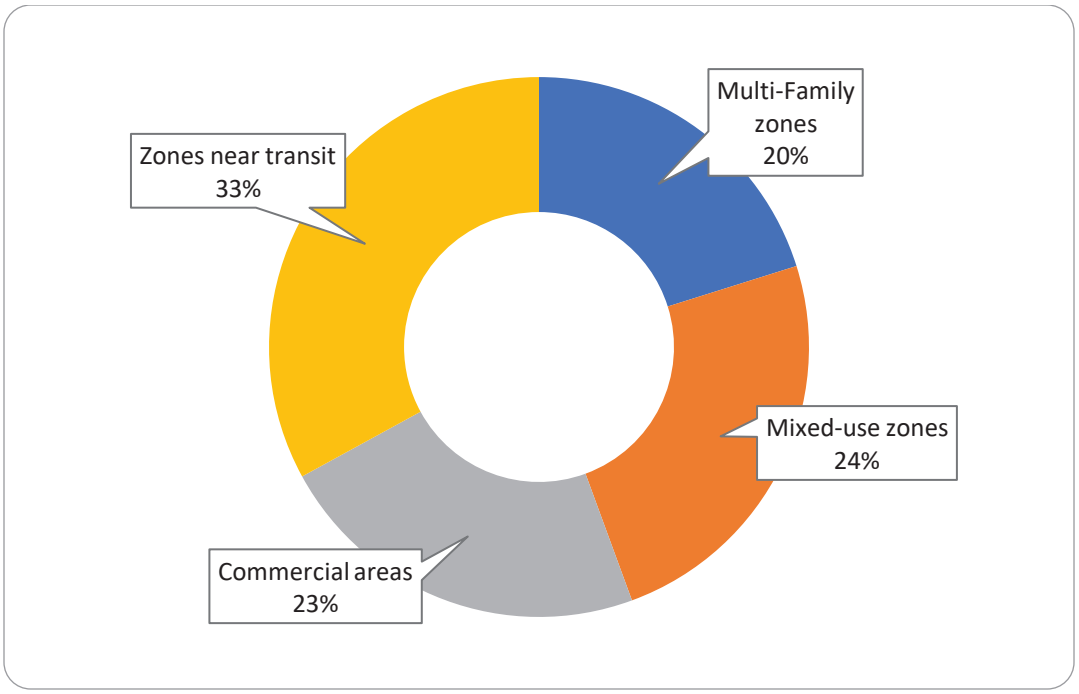
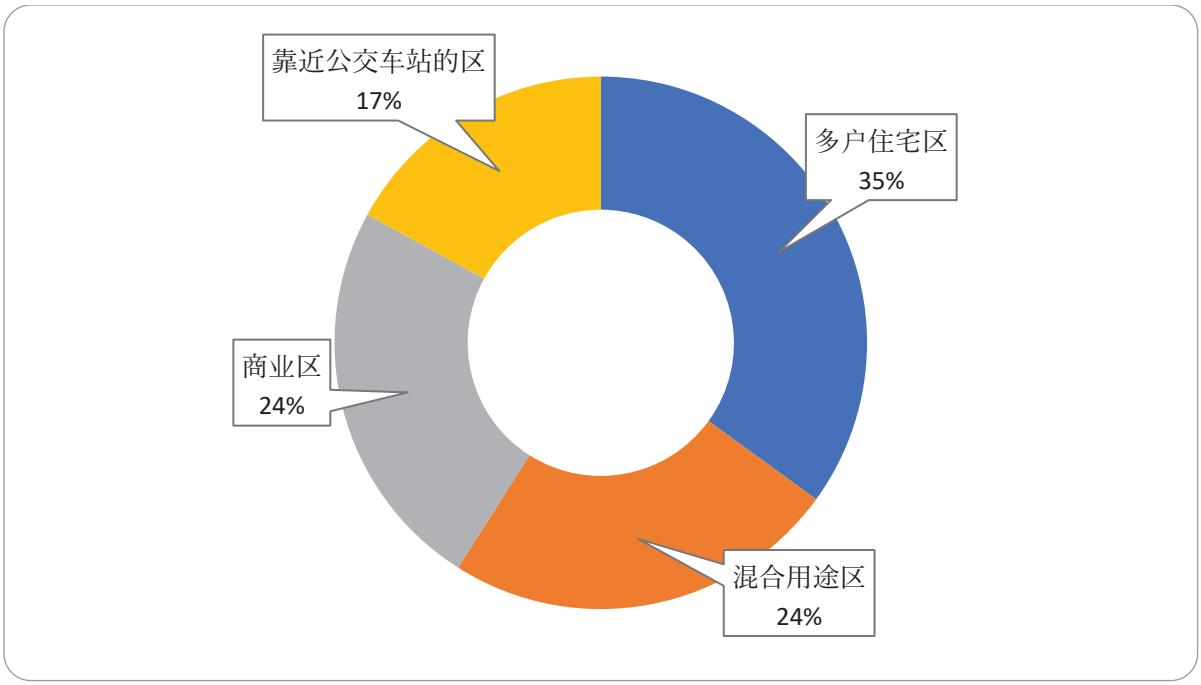


Figure 2b: 本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？



Based on participant responses the areas identified to best accommodate additional housing units are as follows:

English Survey Responses

- Zones near transit were selected by 33 percent of participants,
- Mixed-use zones were selected by 24 percent of participants,
- Commercial areas were selected by 23 percent of participants, and
- Multi-family zones were selected by 20 percent of participants.
- Overall, participant responses were generally evenly split between the four areas.

Chinese Survey Responses

- Multi-family zones were selected by 35 percent of participants,
- Mixed-use zones were selected by 24 percent of participants,
- Commercial areas were selected by 24 percent of participants, and
- Zones near transit were selected by 17 percent of participants.

Additionally, this tab asked participants to comment additional areas the City should consider to accommodate different housing types and various responses were received. Key themes identified in the English comments include the following:

- New housing should be developed on underutilized vacant or commercial land.
- New development should be near public transportation.
- There is limited interest in any housing development within the City of Arcadia.

Key themes identified in the Chinese comments include the following:

- 维持现状.
- 反对增加任何可负担房屋.

Housing Challenges

The Housing Challenges section asked participants to identify the most pressing housing related issues that the City should consider when updating the Housing Element. The following housing related issue options were offered:

- Shortage of Senior Housing
- Shortage of affordable housing for low-income households (earning less than $61,840 for a household of 4)
- Not enough new housing development
- Not enough variety in housing types
- Not enough information on housing opportunities
- Not enough housing programs/support provided by the City

Figures 3a and 3b below display participant's responses to the English and Chinese survey question respectively.

Figure 3a: What are the most pressing housing related issues the City of Arcadia should consider when updating the Housing Element?

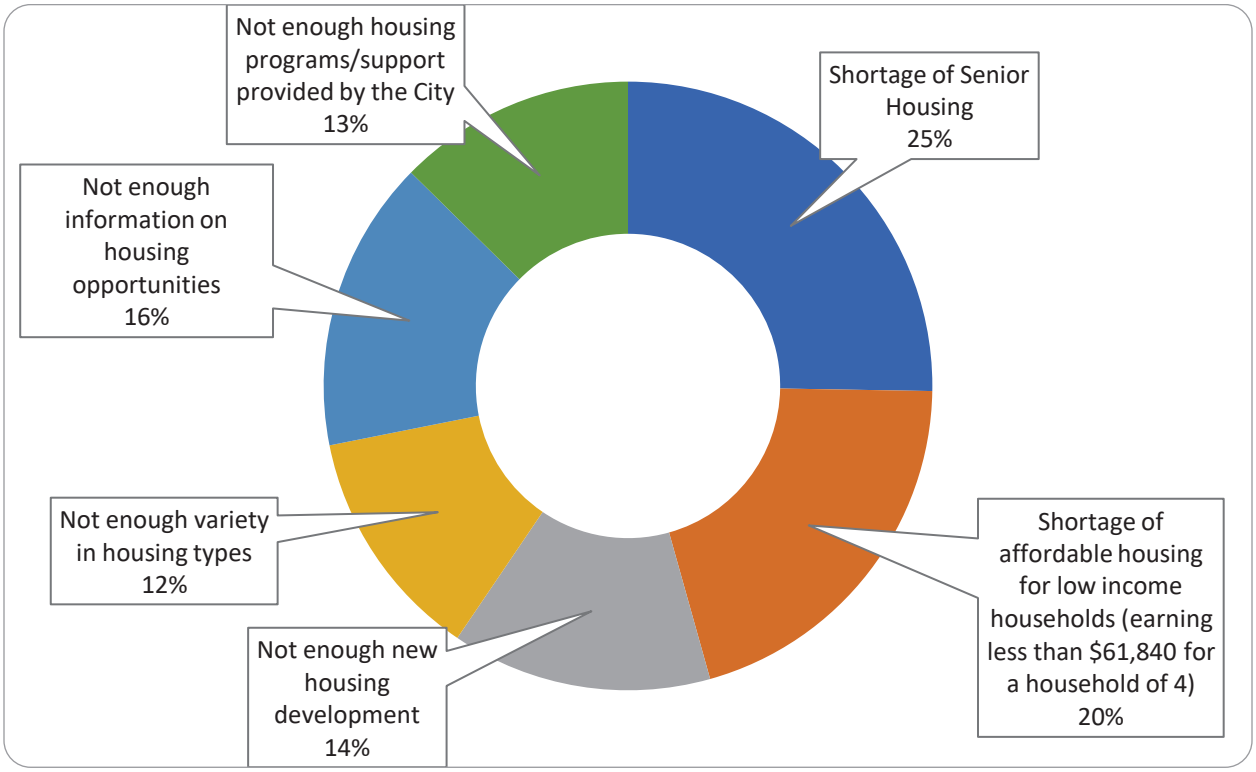
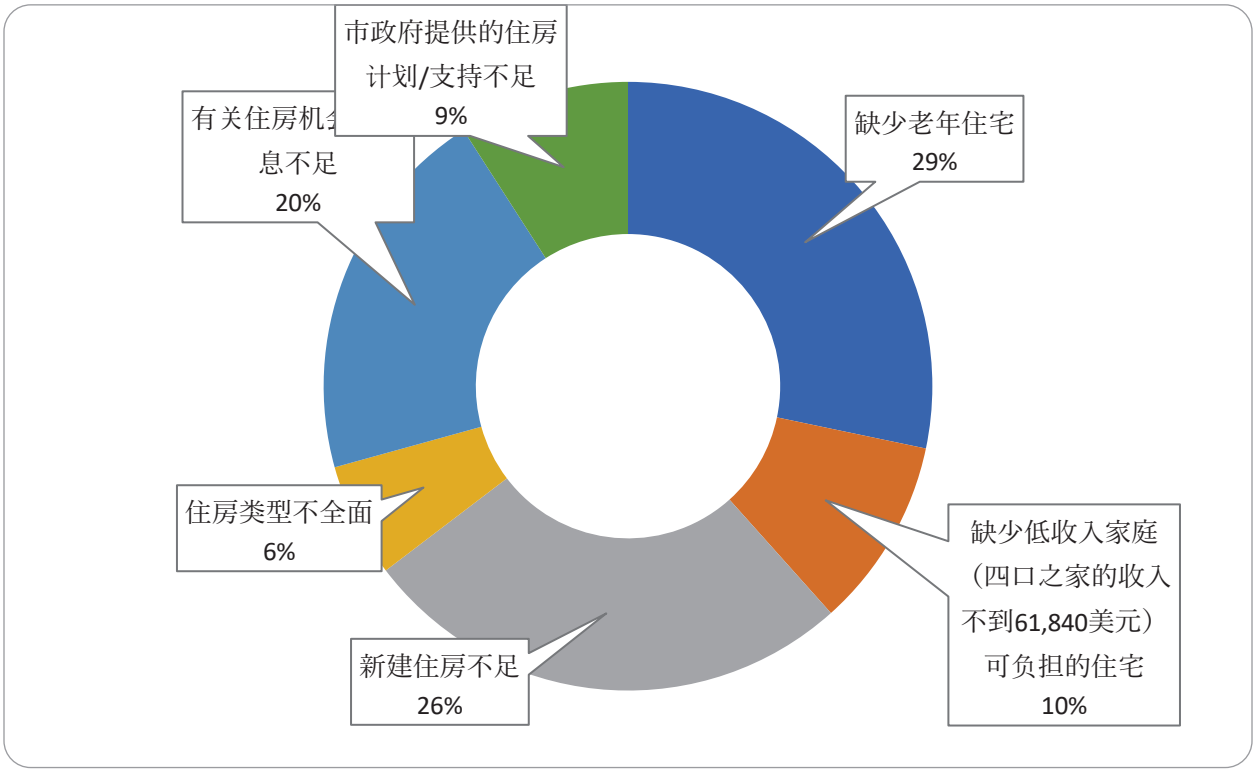


Figure 3b: 在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？





Based on participant responses the most pressing housing related issues were identified as follows:

English Survey Responses

- Shortage of senior housing was considered a pressing issue by 25 percent of participants,
- Shortage of affordable housing for low-income households was identified by 20 percent of participants,
- Lack of information on housing opportunities was a pressing issue for 16 percent of participants,
- Lack of new housing development was an issue for 14 percent of participants,
- Lack of housing programs/support provided by the City was an issue for 13 percent pf participants, and
- Lack of variety in housing types was an issue for 12 percent of participants.
- Overall, 45 percent of the English survey participants cited the shortage of senior housing and affordable housing for low-income households to be the most pressing housing related issues in Arcadia.

Chinese Survey Responses

- Shortage of senior housing was considered a pressing issue by 29 percent of participants,
- Lack of new housing development was an issue for 26 percent of participants,
- Lack of information on housing opportunities was a pressing issue for 20 percent of participants,
- Shortage of affordable housing for low-income households was identified by 10 percent of participants,
- Lack of housing programs/support provided by the City was an issue for 9 percent pf participants, and
- Lack of variety in housing types was an issue for 6 percent of participants.
- Overall, 55 percent of Chinese survey participants cited the shortage of senior housing and lack of new housing developments to be the most pressing housing related issues in Arcadia.

Additionally, survey participants were asked to share their thoughts on additional challenges to housing access in Arcadia. There were a variety of survey participant responses. Key themes identified in the English comments include the following:

- Affordability.
- High property taxes.
- Lack of public knowledge of existing housing programs.
- However, the majority of participants comment that there are no housing access issues and no changes to housing in Arcadia should be made.

Key themes identified in the Chinese comments include the following:

- 维持现状.
- 反对增加任何可负担房屋.

Your Housing Experience

The Your Housing Experience section asked participants to comment on their housing experience in Arcadia. Both English and Chinese survey participants left a variety of comments expressing the following:

- Many participants have lived in Arcadia for over 10 years.
- Many Participants live in single-family homes.
- Participants that have moved to Arcadia within the last 10 years find it expensive and difficult to purchase homes.

Additionally, this tab asked what type of housing participants would like their next home to be. The following types of housing options were offered:

- Single-Family Home
- Multi-Family Condo/Townhome
- Multi-Family Apartment

Figures 4a and 4b below display participant's responses to the English and Chinese survey question respectively.

Figure 4a: What type of housing would you like your next home to be?

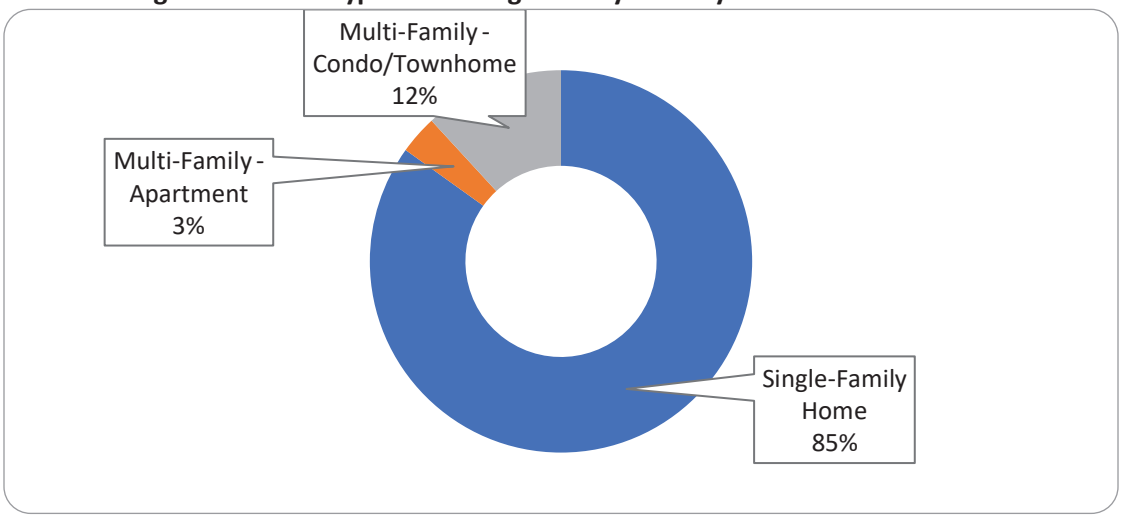
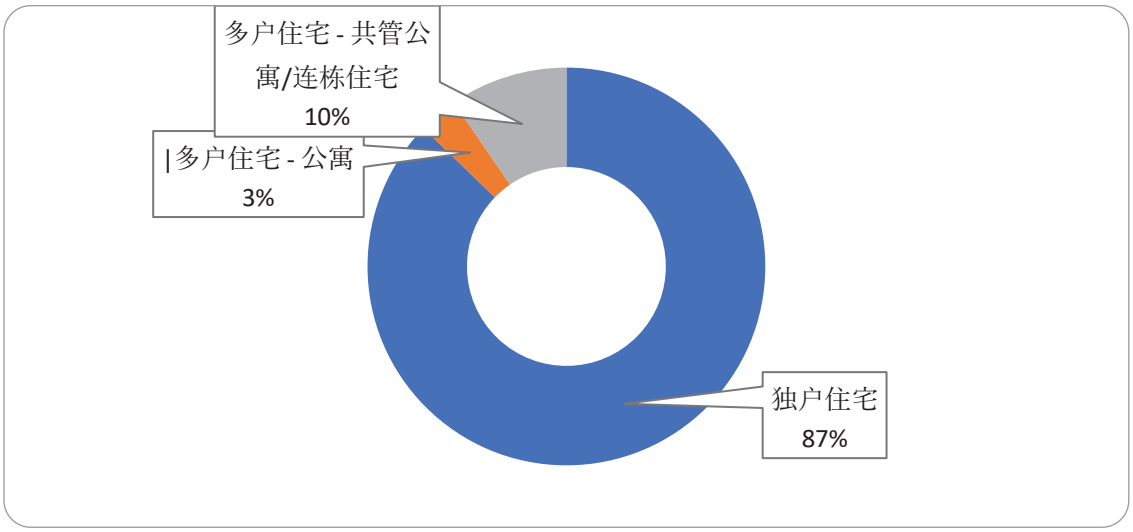


Figure 4b: 您希望您的下一套住房是哪种类型的住房？



There were 490 English survey participant responses and 94 Chinese survey participant responses. The housing types participants would prefer their next home to be are as follows:

English Survey Responses

- A single-family home is preferred by 85 percent of participants.
- Multi-family condos or townhomes are preferred by 12 percent of participants.
- Multi-family apartments are preferred by 3 percent of participants.

Chinese Survey Responses

- A single-family home is preferred by 87 percent of participants.
- Multi-family condos or townhomes are preferred by 10 percent of participants.
- Multi-family apartments are preferred by 3 percent of participants.

Participants were also asked if they plan to remain in Arcadia. **Figures 5a and 5b** display participant's responses to the English and Chinese survey question respectively.

Figure 5a: Would you like to remain in Arcadia?

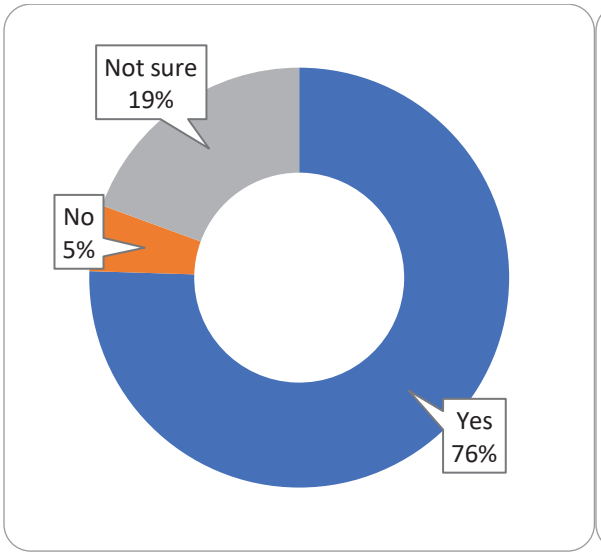
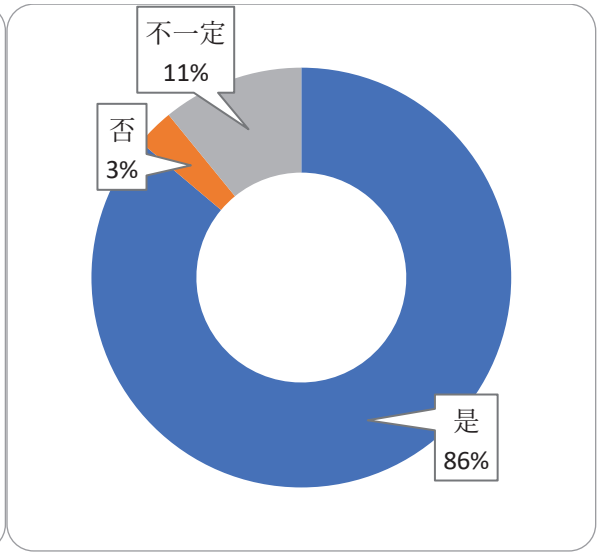


Figure 5b: 您想继续住在阿凯迪亚吗？



Based on the survey responses participants preferences to remain in Arcadia were identified as follows:

English Survey Responses

- 75 percent of English survey participants would like to remain in Arcadia.
- 19 percent of English survey participants are unsure if they will remain in Arcadia.
- 5 percent of English survey participants would not like to remain in Arcadia.

Chinese Survey Responses

- 86 percent of Chinese survey participants would like to remain in Arcadia.
- 11 percent of Chinese survey participants are unsure if they will remain in Arcadia.
- 3 percent of Chinese survey participants would not like to remain in Arcadia.

For the participants who selected yes, they want to stay in Arcadia, they were asked to share how they could be encouraged or supported in their ability to live in Arcadia. Both English and Chinese survey participants left a variety of comments expressing the following:

- Interest in affordable senior housing.
- High interest in maintaining Arcadia's safety and low crime rate, cleanliness, and good school districts.
- Opposition to tiny homes and increases in housing density.

Slide 3: Map Markers

The Map Makers slide allowed participants to locate what types of housing development would be preferable throughout the City of Arcadia. Participants could select map markers for multi-family apartments, single-family housing, multi-family condos/townhomes, and mixed-use housing. For each map marker placement participants were prompted to comment on why they would like to see housing at the selected location. This information will help the City identify potential housing areas for future use.

Multi-Family Apartments

Both English and Chinese survey participants placed a total of 291 multi-family apartment map markers throughout the City of Arcadia and 141 placements were accompanied by comments. Both English and Chinese survey participants' key reasoning for the multi-family apartment location selection include the following:

- Locations that are vacant or underutilized (large unused parking lots),
- Locations near public transit or commercial areas, or
- Locations that are already zoned for high density mixed-use and multi-family housing.

Single-Family Housing

Both English and Chinese survey participants placed a total of 466 map makers throughout the City and 200 placements were accompanied by comments. Both English and Chinese survey participants' key reasoning for single-family housing location selection include the following:

- Locations that were near schools,
- Location near existing single-family homes, or
- Location that are vacant.

Multi-Family Condos/Townhomes

Both English and Chinese survey participants placed a total of 395 multi-family condo/townhome map markers placed around the City of Arcadia and 171 placements were accompanied with comments. Both English and Chinese survey participants' key reasoning for multi-family condos/townhome location selection include the following:

- Locations that are near public transit or the highway,
- Locations that are vacant or underutilized (large unused parking lots), and
- Locations where multi-family housing already exists.

Mixed-Use Housing

Both English and Chinese survey participants placed a total of 292 mixed-use housing map markers around the City of Arcadia and 150 placements were accompanied with comments. Both English and Chinese survey participants' key reasoning for mixed-use housing location selection include the following:

- Locations that are in or near Downtown Arcadia,
- Locations that are underdeveloped commercial areas, and
- Locations near public transit or highways.

Slide 4: Your Vision

The Your Vision slide provides a space for participants to express what their vision for the future of housing in Arcadia would look like. These comments will help inform the City about what kind of future the public would like to see reflected in the Housing Element Update.

There were 250 participant comments expressing various ideas about what the future housing of Arcadia should look like. Key themes identified in the comments include the following:

- High interest in single-family homes
- Some Interest in affordable housing as well as senior housing
- High interest in maintaining the existing living environment, safety and low crime rates, and cleanliness of the City

Slide 5: Participant Demographics

The Wrap Up slide thanked the participants for their input and concluded the survey by asking final questions to help assess the ideas contributed with various community demographics. The final questions asked participants if they live or work in Arcadia, their age range, if they rent or own their residence, a description of their current residence by housing type, and what type of housing they would like their next home to be. Additionally, this slide includes a final comments section for additional feedback and provides the housing element update team's contact information as well as a link to the housing element update webpage for public use.

The first wrap up question asked participants if they live or work in the City of Arcadia. **Figures 6a and 6b** below display participant's responses to the English and Chinese survey question respectively.

Figure 6a: Do you live or work in Arcadia?

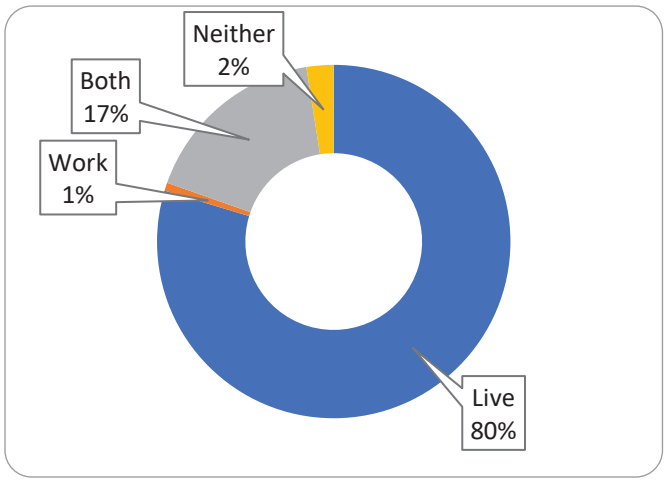
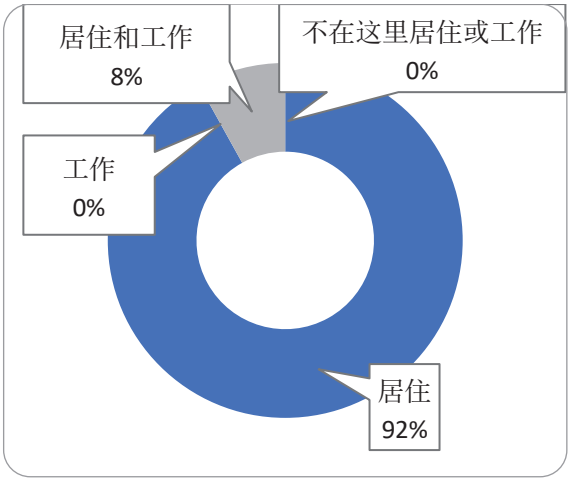


Figure 6b: 您在阿凯迪亚居住或工作吗？



There were 403 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

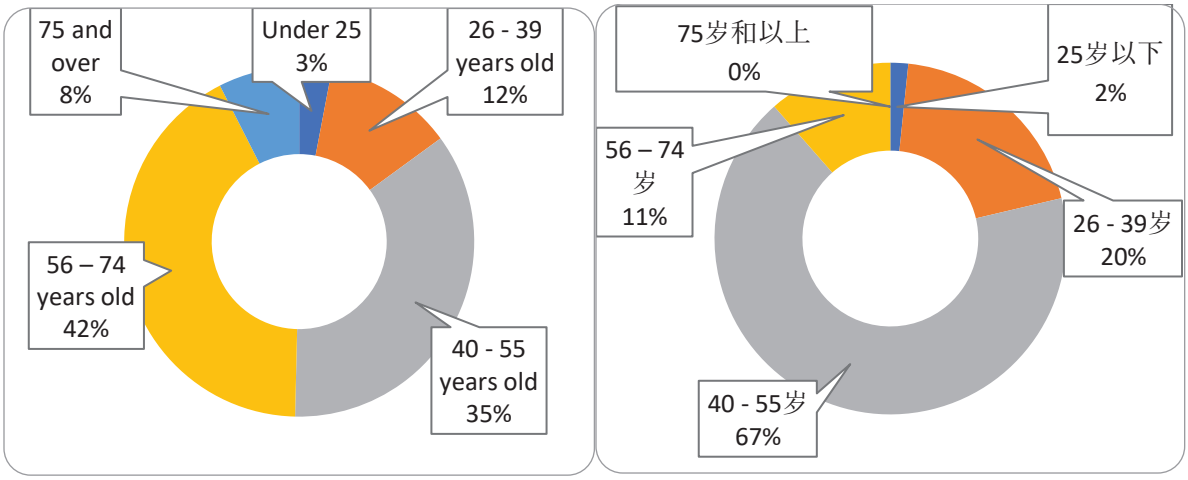
- 80 percent of participants live in the City,
- 17 percent live and work in the City,
- 1 percent of participants only work in the City, and
- 2 percent of participants neither live nor work in the City of Arcadia.

Chinese Survey Responses

- 92 percent of participants live in the City,
- 8 percent live and work in the City, and
- No participants only work in the City nor did any participants identify as neither living nor working in the City.

The second wrap up question asked participants to identify their age range. **Figures 7a and 7b** below display participant's responses to the English and Chinese survey question respectively.

Figure 7a: What is your age range? **Figure 7b: 你属于哪一个年龄段？**



There were 401 English survey participant responses and 61 Chinese survey participant responses. The results are as follows:

English Survey Responses

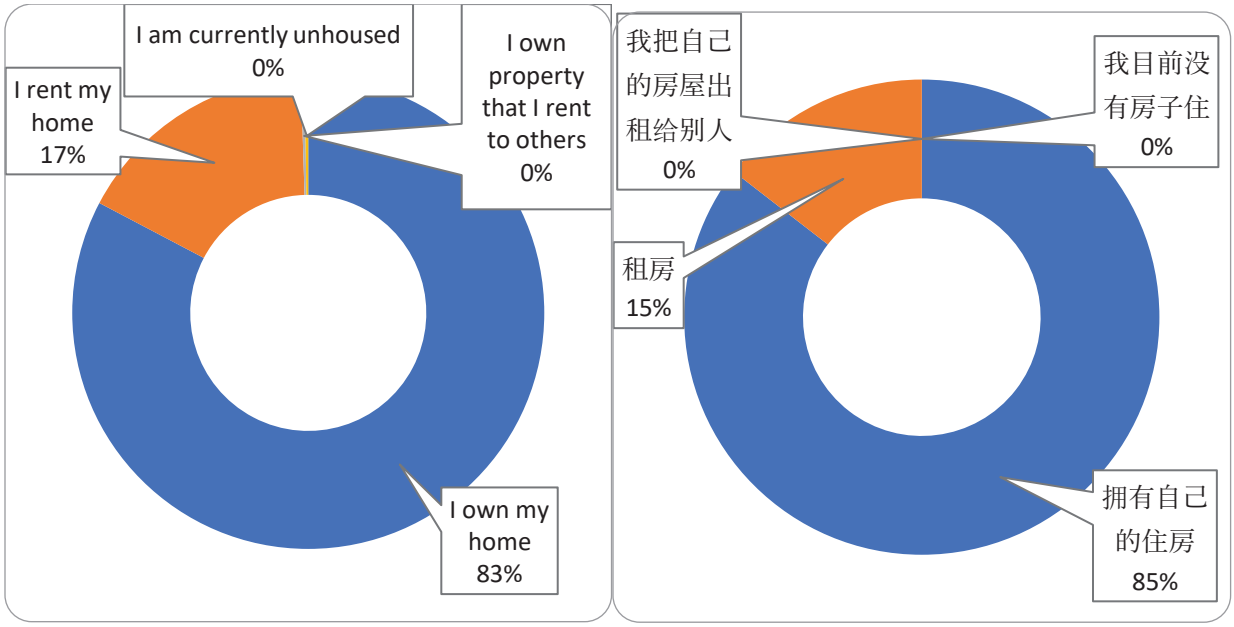
- 42 percent of participants were between 56 to 74 years of age.
- 35 percent of participant were between 40 to 55 years of age.
- 12 percent of participants were between 26 and 39 years of age.
- 8 percent of participants were 75 year of age or older.
- 3 percent of participants were 25 years of age or younger.
- Overall, the majority of participants were between 40 and 74 years of age.

Chinese Survey Responses

- 67 percent of participants were between 40 to 55 years of age.
- 20 percent of participants were between 26 and 39 years of age.
- 11 percent of participants were between 56 and 74 years of age.
- 2 percent of participants were 25 years of age or younger.
- No participants were 75 years of age or older.
- Overall, the majority of participants were between 26 and 55 years of age.

The third wrap up question asked participants if they own or rent their residence. **Figures 8a and 8b** below display participant's responses to the English and Chinese survey question respectively.

Figure 8a: Do you own or rent your residence **Figure 8b: 您是拥有自己的住房还是租房？**



There were 399 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 83 percent of participants own their home,
- 17 percent of participants rent their home, and
- No participants own property that they rent to others nor are any participants currently unhoused.

Chinese Survey Responses

- 85 percent of participants own their home,
- 15 percent of participants rent their home, and
- No participants own property that they rent to others nor are any participants currently unhoused.

The fourth wrap up question asked participants to identify the type of housing that best described their current residence. **Figures 9a and 9b** below display participant's responses to the English and Chinese survey question respectively.

Figure 9a: Of the following, which best describes your current residence?

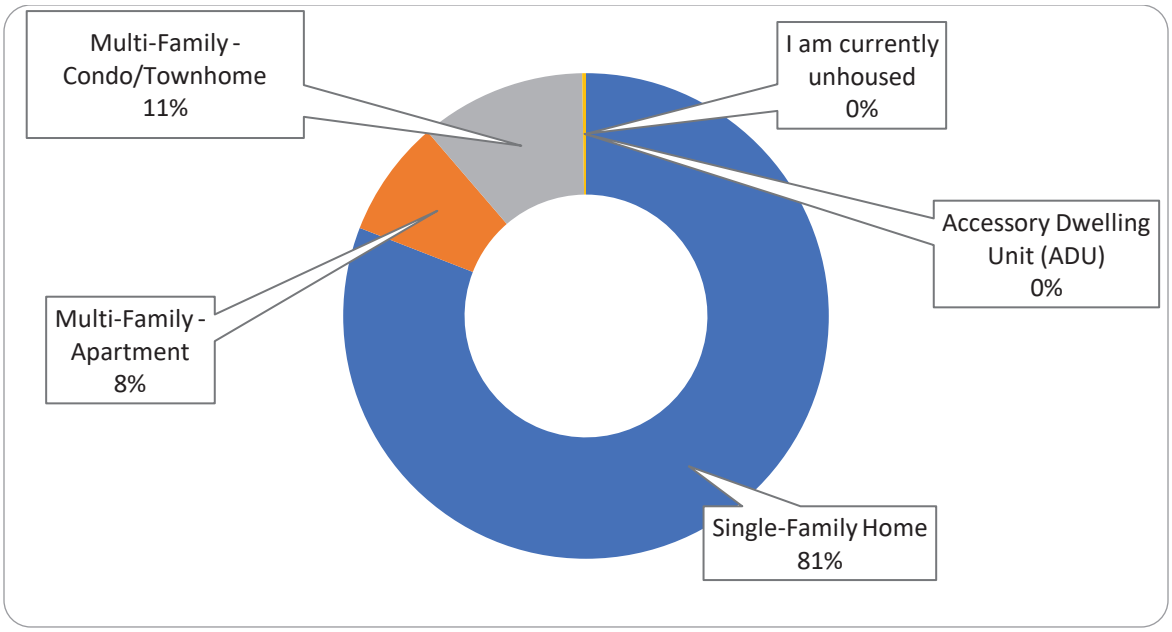
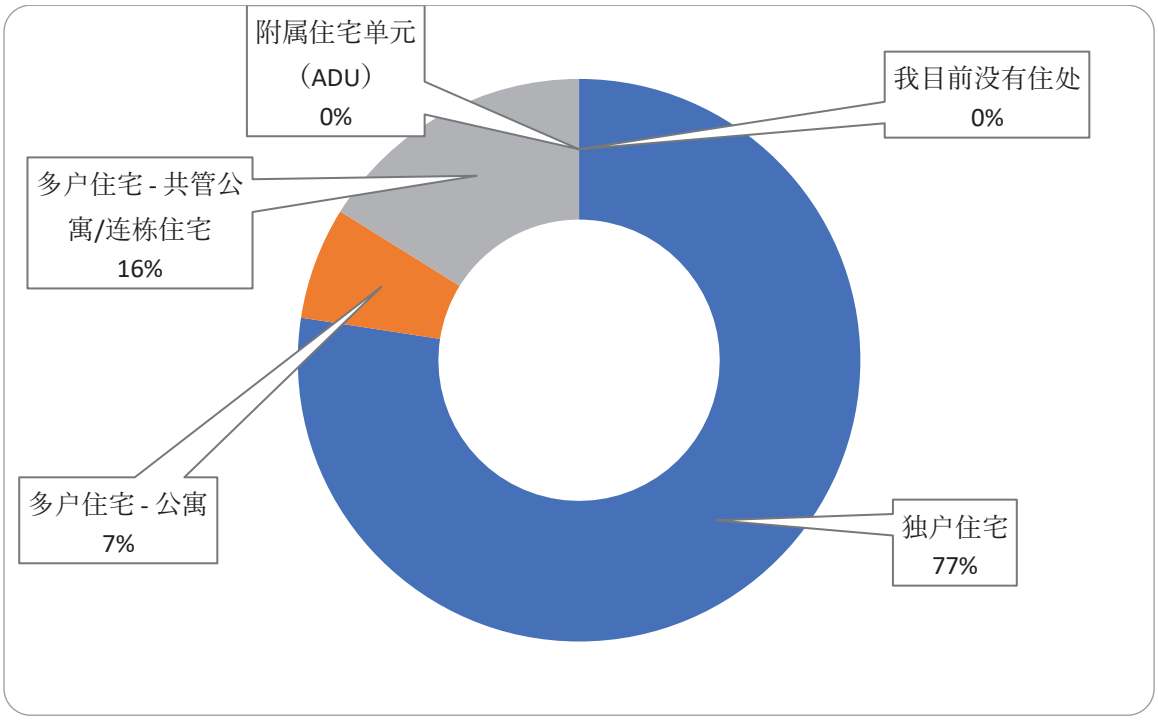


Figure 9b: 以下哪一项最能描述您目前的住所？



There were 398 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 81 percent of participants describe their current residence as a single-family home.

- 11 percent of participants describe their current residence as multi-family condo or townhome.
- 8 percent of participants describe their current residence as multi-family apartment.
- No participants described their current residence as an accessory dwelling unit nor were there any participants currently unhoused.

Chinese Survey Responses

- 77 percent of participants describe their current residence as a single-family home.
- 16 percent of participants describe their current residence as multi-family condo or townhome.
- 11 percent of participants describe their current residence as multi-family apartment.
- No participants described their current residence as an accessory dwelling unit nor were there any participants currently unhoused.

The final wrap up question asked participants to identify what type of housing they would like their next home to be. **Figures 10a and 10b** below display participant's responses to the English and Chinese survey question respectively.

Figure 10a: What type of housing would you like your next home to be?

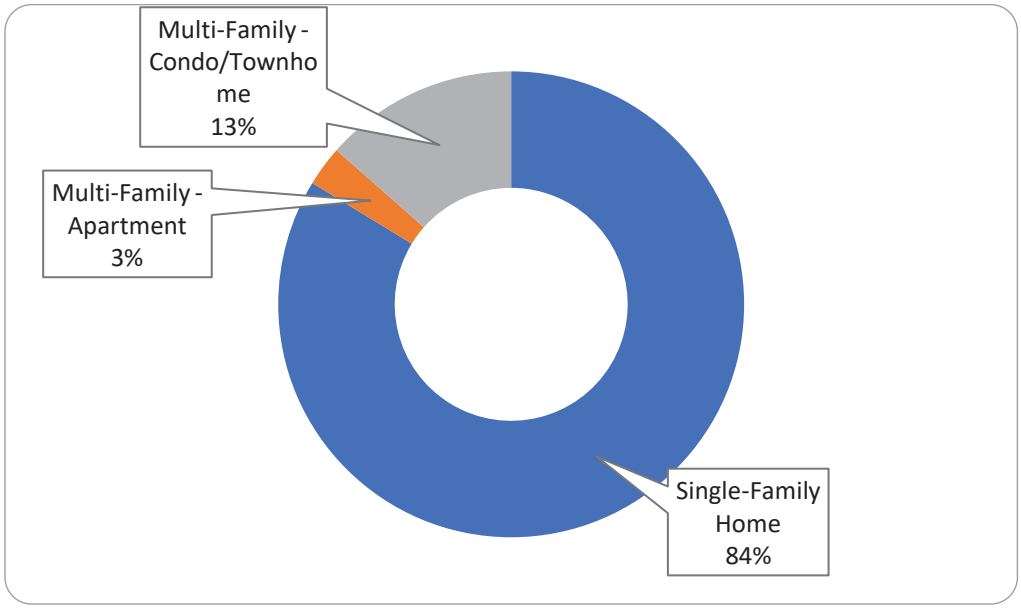
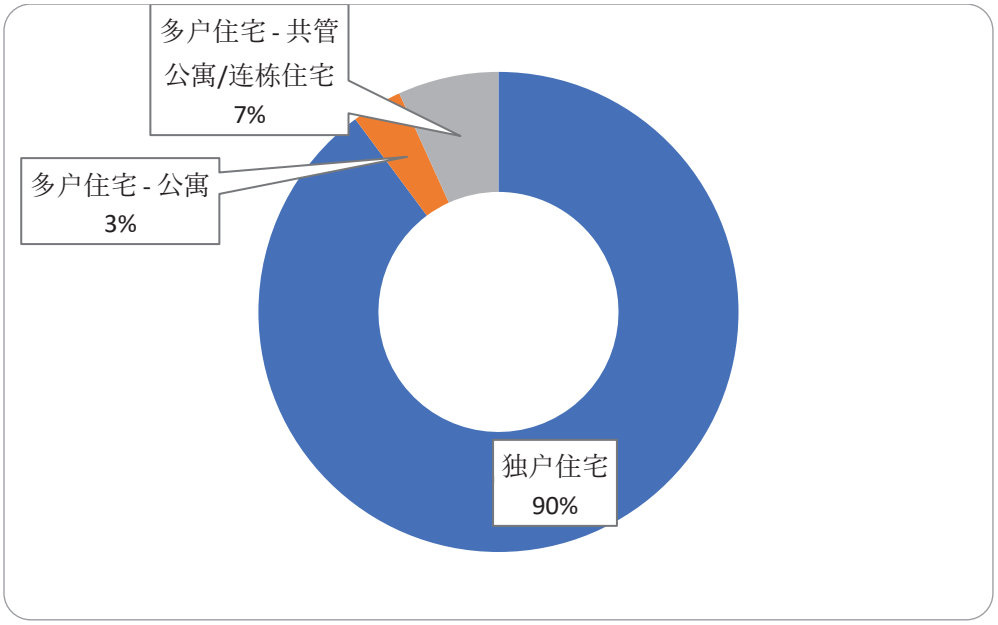


Figure 10b: 您希望您的下一套住房是哪种类型的住房？



There were 393 English survey participant responses and 59 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 84 percent of participants would like a single-family home,
- 13 percent of participants would like a multi-family condo or townhome, and
- 3 percent of participants would like a multi-family apartment.

Chinese Survey Responses

- 90 percent of participants would like a single-family home,
- 7 percent of participants would like a multi-family condo or townhome, and
- 3 percent of participants would like a multi-family apartment.

There was a total of 198 additional comments left by participants addressing the housing element update. Key themes identified in both the English and Chinese survey comments include the following:

- High interest in Arcadia remaining the same.
- Opposition to high-density and low-income housing.
- Opposition to any zoning or land use changes.
- Some interest in more senior housing as well as affordable housing.

Item	Comment
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持现在的住房类型和和平环境是支持我在这里居住的动力。如过增加不必要的游民设施，我会考虑搬离阿凯迪亚。
多户住宅 - 共管公寓/连栋住宅	交通便利
混合用途住宅	交通便利
多户住宅 - 公寓	激活促进地域商业。
Vision feedback	请不要开发游民设施在阿凯迪亚，这只是某些议员的政治考量而不是环境及经济发展考量。不必要的游民设施只会会摧毁现有的阿凯迪亚平和环境，现有居民的压力已经到了极限。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Yes
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	平和的阿凯迪亚社区环境
混合用途住宅	有空地吧
多户住宅 - 公寓	有空地吧
Vision feedback	请不要以政治正确及某些议员的私利目的来设立游民设施。
您还有其他意见或建议吗？	平和的阿凯迪亚不需要以政治正确为目的而设立所谓的外来游民设施。请优先考虑阿凯迪亚本身居民的真正需求而而不是成为某些议员做秀的议题。
本市还应考虑哪些其他区来容纳不同类型的住房？	no need this kind of housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	current situation is fine
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	SAFE AND SCHOOL
您还有其他意见或建议吗？	There are to many new big houses in small lot
本市还应该考虑其他哪些住房类型或想法？	封闭管理的独栋house.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
独户住宅	安静
混合用途住宅	热闹
独户住宅	安静
Vision feedback	保留原有的特色，安静，安全，而不是过多的流浪汉
请告诉我们您在阿凯迪亚的住房经历。	租房一年，买到独立屋，目前还比较满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、生活配套齐全
混合用途住宅	土地成本不高
独户住宅	环境好
多户住宅 - 公寓	离商业区近，生活便利
Vision feedback	希望向San Marino学习，尽量少开发，维护优美的城市环境
Vision feedback	希望有更多符合中产阶级的房子，带游泳池最好。现在的房价太贵了！！！
请告诉我们您在阿凯迪亚的住房经历。	住在孔雀园
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，安全，教育
Vision feedback	尽量少开发低收入的住房，保证安全。
本市还应该考虑其他哪些住房类型或想法？	不应该考虑
请告诉我们您在阿凯迪亚的住房经历。	独立住宅，非常好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	独立住宅最好
Vision feedback	就应该持续只发展独立住宅
您还有其他意见或建议吗？	最好只修独立住宅
请告诉我们您在阿凯迪亚的住房经历。	独立的房子
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	良好的环境，优秀的高中
Vision feedback	环境优美的独立屋能够提升城市安全性
您还有其他意见或建议吗？	增强城市的安全性，提升城市形象
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	生活便利、各种设施齐全
请告诉我们您在阿凯迪亚的住房经历。	很好
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	请考虑停车位和交通堵塞问题
本市还应该考虑其他哪些住房类型或想法？	在建房同时请考虑让社区变得更好，更安全
Vision feedback	请不要过度开发，希望政府尽力为下一代保留一个美丽宁静安全祥和的阿凯迪亚。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	學區
请告诉我们您在阿凯迪亚的住房经历。	Condo median 如有少量能够重重花草的地就更好。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全、方便。
独户住宅	因为这里有地。
本市还应该考虑其他哪些住房类型或想法？	反對建可負擔住房在Arcadia
请告诉我们您在阿凯迪亚的住房经历。	I live a single house that I own
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	nice neighborhood but I do not want the city tobuild 3000 plus house to accomondate possible another 12000 peoples that will crowd our school and streets
您还有其他意见或建议吗？	do not want the city to build 3000 plus unit .outragious idea
请告诉我们您在阿凯迪亚的住房经历。	獨立住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	習慣周邊生活機能
多户住宅 - 共管公寓/连栋住宅	有空地使用
Vision feedback	希望能建造一些管理良好的老人公寓
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，生活配套齊全。
请告诉我们您在阿凯迪亚的住房经历。	位置方便，但房子老舊，街道停車位少。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	新建公寓太多，但街道缺少停車位。
多户住宅 - 共管公寓/连栋住宅	商铺可变成商住混合
混合用途住宅	商铺可变成商住混合
本市还应考虑哪些其他区来容纳不同类型的住房？	不接受建在Arcadia Par 3 Golf , Las tunas 附近
请告诉我们您在阿凯迪亚的住房经历。	獨戶住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	1. 沒有建tiny house收容無家可歸的人,請市府保護我們的安全及平靜,而且我最担心是他們萬一傷人，city主辦tiny house萬一連帶被告，高額賠償金，令人担憂，又不是高中生，隨口說支持，作保證人和幫助人是二回事. 2. Affordable house 沒有蓋在南區, ,而且還要蓋那麼多這種事. 3. 希望 city 是保護市民的.

您还有其他意见或建议吗？	不贊成建那麼多affordable house，也請市府先告訴我們，建這些affordable house會影响我們什麼?
您还有其他意见或建议吗？	No tiny shelter
请告诉我们您在阿凯迪亚的住房经历。	We own our SFH since 2010
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	Not so crowded
Vision feedback	Increase the FAR
您还有其他意见或建议吗？	No more Low Income house should be built in Arcadia
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	Safety
请告诉我们您在阿凯迪亚的住房经历。	Too many homeless around
独户住宅	SFH only
独户住宅	SFH only
独户住宅	SFH only
Vision feedback	SFH only. No low income housing. No shelter
您还有其他意见或建议吗？	No low income housing. No homeless shelter. Nohomeless service hub
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	Safe environment
Vision feedback	To create a safe environment and better community
您还有其他意见或建议吗？	I don't want low income housing in arcadia.
独户住宅	方便
Vision feedback	We need build more single home not low income house.
您还有其他意见或建议吗？	Can not build low income house in our city'scause it will low grade our estates value .
本市还应该考虑其他哪些住房类型或想法？	We need more single new houses.
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	Good environment ,good neighbors hood and convenience.
Vision feedback	We need build more single house instead of lowincome houses.
您还有其他意见或建议吗？	We can not build low income houses that will down grade our city.
请告诉我们您在阿凯迪亚的住房经历。	Owning three and renting out one, keep apartments and condos out of Arcadia, we are a city of pride and prestige, anyone wants to propose apartmentsand affordable housing, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	True pride of a Arcadia resident
Vision feedback	Keep apartments, condos, Tiny Shelters out of Arcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
您还有其他意见或建议吗？	Keep apartments, condos, Tiny Shelters out ofArcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
请告诉我们您在阿凯迪亚的住房经历。	在此已住近四十年兒女都已成家，我們已經退休，還是想要住在Arcadia
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	学区好 地大人少
请告诉我们您在阿凯迪亚的住房经历。	自住独栋
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	安全便利
独户住宅	可以有更多选择
独户住宅	更多选择
多户住宅 - 共管公寓/连栋住宅	有需求
多户住宅 - 公寓	这里有需求
Vision feedback	保持本区域住房及人口类型的特点，更加安心地住在本市。
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	安全！环境好！邻居很好！没有太多的游民及低收入者！人文环境很好！
独户住宅	环境好安静
多户住宅 - 公寓	可以解决很多人居住的问题
多户住宅 - 共管公寓/连栋住宅	适合
混合用途住宅	适合
本市还应该考虑其他哪些住房类型或想法？	Single house
Vision feedback	希望Arcadia这个城市依然保持它的美好！不需要建很多住房！人口太多地域不够宽广会引起脏、乱、差！同时也为市市政府的管理减轻一些负担！
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	多建独立屋或商住两用
您还有其他意见或建议吗？	不要建造很多公寓及住房！依然保持这个城市的美好与宁静！！！
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	安全的环境好的学区，友好的邻里关系
本市还应该考虑其他哪些住房类型或想法？	Arcadia 应永久以独户为主，这不应该被改变。
本市还应考虑哪些其他区来容纳不同类型的住房？	Arcadia 需要控制人口数量，而不是无限制的去更改地块用途。不同意更改原地块区划
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia 可在现状上新建、翻建、改建，不可以无限制扩大建设
请告诉我们您在阿凯迪亚的住房经历。	独户
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	富人区，环境面貌好，城市安全
Vision feedback	Arcadia 属于富人区的现状不应被改变，在Arcadia 居住的门槛不应该被降低，懒惰的人，不务正业的人没有资格享有甚至破坏勤劳努力的人带来的资源、环境。Arcadia 的城市安全必须得到保证！
多户住宅 - 公寓	Close to bus station
请告诉我们您在阿凯迪亚的住房经历。	20年搬到arcadia.贷款买房，为了孩子上学和一个安全的居住环境
混合用途住宅	Close to bus station
多户住宅 - 公寓	Close to bus station
您还有其他意见或建议吗？	Arcadia 必须以独户为主，如果市政府不能保护这个城市的环境、安全，引入过多低收入人群甚至无收入人群的入驻驻，将会导致城市档次下降，房价暴跌，富人离开，任何会毁掉Arcadia的决策，都会让市政府成员罪名永载Arcadia 历史。
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	如果arcadia变成一个什么收入都可以搬进来的社区，而不是通过努力工作挣钱交高额地税和消费税，有限的学区资源源却能共享，那会考虑搬走
Vision feedback	Need to pay attention to the needs of existingresidents. They have paid property taxes and have the right to join to determine their future living environment.
请告诉我们您在阿凯迪亚的住房经历。	Rent
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	房价便宜点
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	医院，学区，安静的居住环境
如果您回答"是"，什么会鼓励或支持您在阿凯迪亚居住？	安全，美丽，体面邻居、中产社区
Vision feedback	多建些affordable condos

本市还应该考虑其他哪些住房类型或想法？	请不要
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要更多住房单位
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	不需要改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	美丽环境，安全，体面邻居
Vision feedback	如果阿卡迪亚建立很多低收入住房，治安会变差
请告诉我们您在阿凯迪亚的住房经历。	我在Arcadia住town house 20年了
您还有其他意见或建议吗？	维持社区目前房屋类型构成现状，坚决反对增加任何可负担住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，学区好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，治安好
请告诉我们您在阿凯迪亚的住房经历。	阿凯迪亚市是一个环境好，整洁干净，相对安全的区域。在这里养育孩子会比较有安全感。另外出门购物吃饭很方便
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，整洁干净，安全
Vision feedback	多盖town house
多户住宅 - 公寓	离地铁站近，适合年轻上班族
混合用途住宅	商业延伸，对城市收入，居民生活便利
独户住宅	环境优美
您还有其他意见或建议吗？	希望政府能打造一个安全，整洁的城市环境。本城市有很多养育孩子的家庭，安全是大家的重中之重。现在整体加加州治安下降非常厉害。请政府有所作为！
本市还应该考虑其他哪些住房类型或想法？	暂没有必要
本市还应该考虑其他哪些住房类型或想法？	维持现状就可以，土地资源有限
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	目前的居住环境
本市还应该考虑其他哪些住房类型或想法？	维持现状。
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状。
请告诉我们您在阿凯迪亚的住房经历。	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状。
您还有其他意见或建议吗？	土地资源有限，维持现状就是对人们最好的保护
Vision feedback	维持现状。
您还有其他意见或建议吗？	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	整个社区的环境
多户住宅 - 共管公寓/连栋住宅	靠近高速路
多户住宅 - 共管公寓/连栋住宅	这里都是独栋住宅，需要混合住在比例。
多户住宅 - 共管公寓/连栋住宅	靠近高速公路购物中心。
Vision feedback	对于整个城市的安全表示担忧。
您还有其他意见或建议吗？	希望是政府加强城市的安全保护措施。
Vision feedback	安全、整潔、規範的社區是我們所有市民的訴求
请告诉我们您在阿凯迪亚的住房经历。	因为市政府的总总举措，一直在担心房价下跌，惴惴不安
本市还应该考虑其他哪些住房类型或想法？	不需要
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	市府房屋計劃單位規定比臨市的天普市要求多出許多，使得亞市居民的負擔多過臨近城市。比如在對中小企業的規定上、商用垃圾服務上…增加許多額外的負擔
请告诉我们您在阿凯迪亚的住房经历。	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好学区，安全的环境
General Comment	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	社区安全 干净环境
本市还应考虑哪些其他区来容纳不同类型的住房？	请保持目前的住房数量，不要改变地块的区划，Arcadia目前已经有很多住房单位了。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia是个小城市，目前的警力、消防不足以再增加住宅单位。请保持现状！
请告诉我们您在阿凯迪亚的住房经历。	Arcadia南边有很多condo房子的居住地人口稠密，而Huntington Dr. 北部人口相对稀少。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好的学区、环境、治安、交通、餐饮、购物、娱乐等等
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
Vision feedback	Arcadia是个不大的城市，请保持现状，不要再改变zoning来增加住宅单位了！
您还有其他意见或建议吗？	保持现有的住宅单位，不要再增加。搞好城市治安是目前最重要的事情！
本市还应该考虑其他哪些住房类型或想法？	我不同意在Arcadia 盖任何房屋给游民住。
本市还应考虑哪些其他区来容纳不同类型的住房？	我不同意盖任房子给游民住。哪一位市议员要盖，就盖在这位议员的个人Property
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	意见同上
请告诉我们您在阿凯迪亚的住房经历。	在这件事以前满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不建游民住所
Vision feedback	希望成为美丽治安安全的城市
Vision feedback	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区，医院，治安，居住环境
Vision feedback	维持现状
您还有其他意见或建议吗？	居住转态保持原状

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	优质的学区教育和安全的环境管理
请告诉我们您在阿凯迪亚的住房经历。	我现在住的是single house
Vision feedback	翻新老旧房屋，提高环境绿化，虫蚊灭杀，灭鼠需要加强
您还有其他意见或建议吗？	需要更多的环境绿化和蚊虫灭杀
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
General Comment	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状
Vision feedback	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	反对Arcadia增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
独户住宅	安全
多户住宅 - 公寓	安全
多户住宅 - 共管公寓/连栋住宅	安全
Vision feedback	安全
您还有其他意见或建议吗？	安全
Vision feedback	希望Arcadia能保持目前的住房开发模式，在这种成熟的社区已经没有地方开发可负担住宅。州政府应该在空置地区开开发新的住宅，而不是在成熟社区制造不必要的混乱，并且增加可负担住宅的的成本
Vision feedback	缺乏空地，不宜再大规模开发低端住宅
本市还应该考虑其他哪些住房类型或想法？	保持现状
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋
Vision feedback	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋
Vision feedback	包容低收入人群
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀，反對affordable housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀，反對affordable housing
本市还应该考虑其他哪些住房类型或想法？	維持現狀，反對affordable housing
请告诉我们您在阿凯迪亚的住房经历。	現狀最好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不要建造affordable housing
本市还应该考虑其他哪些住房类型或想法？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
Vision feedback	維持現狀，不要affordable housing,不要tiny house
本市还应考虑哪些其他区来容纳不同类型的住房？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
请告诉我们您在阿凯迪亚的住房经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
Vision feedback	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
您还有其他意见或建议吗？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	反对任何扩建
Vision feedback	维持现状，不要做任何可负担房产的开发
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋”
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋”
请告诉我们您在阿凯迪亚的住房经历。	维持现状，反对增加任何可负担房屋”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋”
Vision feedback	维持现状，反对增加任何可负担房屋”
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
请告诉我们您在阿凯迪亚的住房经历。	维持现状

本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不用改变 维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	规范社区管理
请告诉我们您在阿凯迪亚的住房经历。	一直住在house从未有所改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境绿化工作继续保持 社区治安可以得到提升
本市还应该考虑其他哪些住房类型或想法？	Arcadia应以独户永久为主，不应改变
本市还应该考虑其他哪些住房类型或想法？	坚决反对建游民小屋和低收入住宅，保护我们社区和学区的品质，维护治安
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对游民小屋和低收入住宅
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维护治安
请告诉我们您在阿凯迪亚的住房经历。	我住亚市二十年了，对最近游民的涌入和治安问题深恶痛绝。请市议员们不要损害本市市民的利益。坚决反对建游民小屋和低收入住宅！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	以前亚市安全宜居，希望继续维持下去。坚决反对建游民小屋和低收入住宅，请市议员们不要做让后代以你们为耻的事。谢谢！
独户住宅	保持亚市的高品质，坚决反对建游民小屋和低收入住房。而且多户住宅人口密度太高学校负担太重，高中已经人满为患
独户住宅	以高品质独户代替游民小屋
本市还应该考虑其他哪些住房类型或想法？	维持现状
Vision feedback	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持独户住宅比例
Vision feedback	保持独立屋比例，这是Arcadia吸引人的地方
您还有其他意见或建议吗？	保持独户住宅比例
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要建更多的住房单位
本市还应该考虑其他哪些住房类型或想法？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	应维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、购物方便、社区文化、居住安全
Vision feedback	维持现有的居住环境和社区安全，不应再开发多户住宅和混和用途住宅
本市还应该考虑其他哪些住房类型或想法？	坚决反对本市建游民小屋和低收入住宅。我们许多人上班无法参加多次的市府会议，老年人们也无法参加反对游民会议，请市议员考虑到亚市的治安问题。
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对建游民小屋和低收入住宅，维护治安
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚市高中已人满为患，再引进更多的人口，必将降低学区的品质
请告诉我们您在阿凯迪亚的住房经历。	我全家住在亞市二十年了，喜歡本市的安全舒適，高品质的学区。希望市議員們為子孫後代著想，不要建遊民小屋和低收入住宅。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	坚信市长和市议员们会考虑本市利益，不会做伤害亚市治安和亚市学区的事。坚决反对建游民小屋和低收入住宅
独户住宅	独户住宅品质高，不会降低亚市的品质
Vision feedback	我们住亚市二十年了，坚决反对建游民小屋和低收入住宅。上班人士和老年人大部分无法参加市府会议，请市长和和议员们不要做违害亚市治安和降低学区品质的事，不要为了一时利益做出伤害子孙后代的事。
请告诉我们您在阿凯迪亚的住房经历。	从我移民到美国，就一直住在这里，有27年了。我喜欢它美丽、干净、安全，但如今随着加州非法移民的增多，安全隐患倍增，这是我们最不愿意看到的而且是影响我们是否继续居住在此的最最大
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	教育，环境，安全
本市还应该考虑其他哪些住房类型或想法？	保留现状
本市还应考虑哪些其他区来容纳不同类型的住房？	本市沒有地方適合
请告诉我们您在阿凯迪亚的住房经历。	我們住在 Arcadia 9年，眼見治安越來越差。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	環境優美，生活方便。
Vision feedback	更少的商业更少的混合住宅
本市还应该考虑其他哪些住房类型或想法？	維持現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀 不要改變
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀
请告诉我们您在阿凯迪亚的住房经历。	2009购房搬入，至今还在居
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全安静购物方便
独户住宅	方,快捷
独户住宅	购物方便
独户住宅	上学
Vision feedback	希望保持现状维持原样
您还有其他意见或建议吗？	希望在Arcadia居住人才有资格参加新建住房的问卷表决权，这样才是真正尊重和听到在这块土地居住者声音。
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您是拥有自己的住房还是租房？	租房
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅

您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您想继续住在阿凯迪亚吗？	是
你属于哪一个年龄段？	25岁以下
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁

您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	不一定
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
您在阿凯迪亚居住或工作吗？	居住
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您想继续住在阿凯迪亚吗？	是
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区

您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住和工作
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	不一定
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅

您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是

哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	单人房住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区

哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	不一定
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是

哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅

哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	不一定
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持现在的住房类型和和平环境是支持我在这里居住的动力。如过增加不必要的游民设施，我会考虑搬离阿凯迪亚。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Yes
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	平和的阿凯迪亚社区环境
本市还应考虑哪些其他区来容纳不同类型的住房？	no need this kind of housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	current situation is fine
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	SAFE AND SCHOOL
本市还应该考虑其他哪些住房类型或想法？	封闭管理的独栋house.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
请告诉我们您在阿凯迪亚的住房经历。	租房一年，买到独立屋，目前还比较满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、生活配套齐全
请告诉我们您在阿凯迪亚的住房经历。	住在孔雀园
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，安全，教育
本市还应该考虑其他哪些住房类型或想法？	不应该考虑
请告诉我们您在阿凯迪亚的住房经历。	独立住宅，非常好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	独立住宅最好
请告诉我们您在阿凯迪亚的住房经历。	独立的房子
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	良好的环境，优秀的高中
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	生活便利、各种设施齐全
请告诉我们您在阿凯迪亚的住房经历。	很好
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	请考虑停车位和交通堵塞问题
本市还应该考虑其他哪些住房类型或想法？	在建房同时请考虑让社区变得更好，更安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	學區
请告诉我们您在阿凯迪亚的住房经历。	Condo median 如有少量能够重重花草的地就更好。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全、方便。
本市还应该考虑其他哪些住房类型或想法？	反對建可負擔住房在Arcadia
请告诉我们您在阿凯迪亚的住房经历。	I live a single house that I own
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	nice neighborhood but I do not want the city tobuild 3000 plus house to accomondate possible another 12000 peoples that will crowd our school and streets
请告诉我们您在阿凯迪亚的住房经历。	獨立住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	習慣周邊生活機能
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，生活配套齊全。
请告诉我们您在阿凯迪亚的住房经历。	位置方便，但房子老舊，街道停車位少。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	新建公寓太多，但街道缺少停車位。
本市还应考虑哪些其他区来容纳不同类型的住房？	不接受建在Arcadia Par 3 Golf , Las tunas 附近
请告诉我们您在阿凯迪亚的住房经历。	獨戶住宅

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	1. 沒有建tiny house收容無家可歸的人,請市府保護我們的安全及平靜,而且我最担心是他們萬一傷人，city主辦tiny house萬一連帶被告，高額賠償金，令人担憂，又不是高中生，隨口說支持，作保證人和幫助人是二回事. 2. Affordable house 沒有蓋在南區,.而且還要蓋那麼多這種事. 3. 希望 city 是保護市民的.
请告诉我们您在阿凯迪亚的住房经历。	We own our SFH since 2010
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Not so crowded
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Safety
请告诉我们您在阿凯迪亚的住房经历。	Too many homeless around
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Safe environment
本市还应该考虑其他哪些住房类型或想法？	We need more single new houses.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Good environment ,good neighbors hood and convenience.
请告诉我们您在阿凯迪亚的住房经历。	Owning three and renting out one, keep apartments and condos out of Arcadia, we are a city of pride and prestige, anyone wants to propose apartmentsand affordable housing, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	True pride of a Arcadia resident
请告诉我们您在阿凯迪亚的住房经历。	在此已住近四十年兒女都已成家，我們已經退休，還是想要住在Arcadia
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区好 地大人少
请告诉我们您在阿凯迪亚的住房经历。	自住独栋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全便利
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全！环境好！邻居很好！没有太多的游民及低收入者！人文环境很好！
本市还应该考虑其他哪些住房类型或想法？	Single house
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	多建独立屋或商住两用
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全的环境好的学区．友好的邻里关系
本市还应该考虑其他哪些住房类型或想法？	Arcadia 应永久以独户为主．这不应该被改变。
本市还应考虑哪些其他区来容纳不同类型的住房？	Arcadia 需要控制人口数量，而不是无限制的去更改地块用途。不同意更改原地块区划
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia 可在现状上新建、翻建、改建．不可以无限制扩大建设
请告诉我们您在阿凯迪亚的住房经历。	独户
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	富人区，环境面貌好．城市安全
请告诉我们您在阿凯迪亚的住房经历。	20年搬到arcadia,贷款买房．为了孩子上学和一个安全的居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	如果arcadia变成一个什么收入都可以搬进来的社区．而不是通过努力工作挣钱交高额地税和消费税．有限的学区资源源却能共享．那会考虑搬走
请告诉我们您在阿凯迪亚的住房经历。	Rent
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	房价便宜点
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	医院，学区，安静的居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全，美丽．体面邻居、中产社区
本市还应该考虑其他哪些住房类型或想法？	请不要
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要更多住房单位
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	不需要改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	美丽环境．安全．体面邻居
请告诉我们您在阿凯迪亚的住房经历。	我在Arcadia住town house 20年了
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好．学区好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好．治安好
请告诉我们您在阿凯迪亚的住房经历。	阿凯迪亚市是一个环境好．整洁干净．相对安全的区域。在这里养育孩子会比较有安全感。另外出门购物吃饭很方便
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好．整洁干净．安全
本市还应该考虑其他哪些住房类型或想法？	暂没有必要
本市还应该考虑其他哪些住房类型或想法？	维持现状就可以．土地资源有限
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	目前的居住环境
本市还应该考虑其他哪些住房类型或想法？	维持现状。
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状。
请告诉我们您在阿凯迪亚的住房经历。	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	整个社区的环境
请告诉我们您在阿凯迪亚的住房经历。	因为市政府的总总举措．一直在担心房价下跌．惴惴不安
本市还应该考虑其他哪些住房类型或想法？	不需要
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	市府房屋計劃單位規定比臨市的天普市要求多出許多，使得亞市居民的負擔多過臨近城市。比如在對中小企業的規定上、商用垃圾服務上…增加許多額外的負擔
请告诉我们您在阿凯迪亚的住房经历。	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好学区，安全的环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	社区安全 干净环境
本市还应考虑哪些其他区来容纳不同类型的住房？	请保持目前的住房数量．不要改变地块的区划．Arcadia目前已经有很多住房单位了。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia是个小城市，目前的警力、消防不足以再增加住宅单位。请保持现状！
请告诉我们您在阿凯迪亚的住房经历。	Arcadia南边有很多condo房子的居住地人口稠密，而Huntington Dr. 北部人口相对稀少。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好的学区、环境、治安、交通、餐饮、购物、娱乐等等
本市还应该考虑其他哪些住房类型或想法？	我不同意在Arcadia 盖任何房屋给游民住。

本市还应考虑哪些其他区来容纳不同类型的住房？	我不同意盖任房子给游民住。哪一位市议员要盖，就盖在这位议员的个人Property
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	意见同上
请告诉我们您在阿凯迪亚的住房经历。	在这件事以前满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不建游民住所
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区，医院，治安，居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	优质的学区教育和安全的环境管理
请告诉我们您在阿凯迪亚的住房经历。	我现在住的是single house
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
General Comment	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
本市还应该考虑其他哪些住房类型或想法？	保持现状
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀，反對affordable housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀，反對affordable housing
本市还应该考虑其他哪些住房类型或想法？	維持現狀，反對affordable housing
请告诉我们您在阿凯迪亚的住房经历。	現狀最好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不要建造affordable housing
本市还应该考虑其他哪些住房类型或想法？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
本市还应考虑哪些其他区来容纳不同类型的住房？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
请告诉我们您在阿凯迪亚的住房经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	反对任何扩建
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋”
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋”
请告诉我们您在阿凯迪亚的住房经历。	维持现状，反对增加任何可负担房屋”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
请告诉我们您在阿凯迪亚的住房经历。	维持现状
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不用改变 维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	规范社区管理
请告诉我们您在阿凯迪亚的住房经历。	一直住在house从未有所改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境绿化工作继续保持 社区治安可以得到提升
本市还应该考虑其他哪些住房类型或想法？	Arcadia应以独户永久为主，不应改变
本市还应该考虑其他哪些住房类型或想法？	坚决反对建游民小屋和低收入住宅，保护我们社区和学区的品质，维护治安
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对游民小屋和低收入住宅
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维护治安
请告诉我们您在阿凯迪亚的住房经历。	我住亚市二十年了，对最近游民的涌入和治安问题深恶痛绝。请市议员们不要损害本市市民的利益。坚决反对建游民小屋和低收入住宅！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	以前亚市安全宜居，希望继续维持下去。坚决反对建游民小屋和低收入住宅，请市议员们不要做让后代以你们为耻的事。谢谢！
本市还应该考虑其他哪些住房类型或想法？	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持独户住宅比例
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要建更多的住房单位
本市还应该考虑其他哪些住房类型或想法？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	应维持现状

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、购物方便、社区文化、居住安全
本市还应该考虑其他哪些住房类型或想法？	坚决反对本市建游民小屋和低收入住宅。我们许多人上班无法参加多次的市府会议，老年人们也无法参加反对游民会议，请市议员考虑到亚市的治安问题。
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对建游民小屋和低收入住宅，维护治安
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚市高中已人满为患，再引进更多的人口，必将降低学区的品质
请告诉我们您在阿凯迪亚的住房经历。	我全家住在亞市二十年了，喜歡本市的安全舒適，高品质的学区。希望市議員們為子孫後代著想，不要建遊民小屋和低收入住宅。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	坚信市长和市议员们会考虑本市利益，不会做伤害亚市治安和亚市学区的事。坚决反对建游民小屋和低收入住宅
请告诉我们您在阿凯迪亚的住房经历。	从我移民到美国，就一直住在这里，有27年了。我喜欢它美丽、干净、安全，但如今随着加州非法移民的增多，安全隐患倍增，这是我们最不愿意看到的而且是影响我们是否继续居住在此的最最大
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	教育，环境，安全
本市还应该考虑其他哪些住房类型或想法？	保留現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	本市沒有地方適合
请告诉我们您在阿凯迪亚的住房经历。	我們住在 Arcadia 9年，眼見治安越來越差。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	環境優美，生活方便。
本市还应该考虑其他哪些住房类型或想法？	維持現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀 不要改變
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀
请告诉我们您在阿凯迪亚的住房经历。	2009购房搬入，至今还在居
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全安靜购物方便
多户住宅 - 共管公寓/连栋住宅	交通便利
混合用途住宅	交通便利
多户住宅 - 公寓	激活促进地域商业。
混合用途住宅	有空地吧
多户住宅 - 公寓	有空地吧
独户住宅	安静
混合用途住宅	热闹
独户住宅	安静
混合用途住宅	土地成本不高
独户住宅	环境好
多户住宅 - 公寓	离商业区近，生活便利
独户住宅	因为这里有地。
多户住宅 - 共管公寓/连栋住宅	有空地使用
多户住宅 - 共管公寓/连栋住宅	商铺可变成商住混合
混合用途住宅	商铺可变成商住混合
独户住宅	SFH only
独户住宅	SFH only
独户住宅	SFH only
独户住宅	方便
独户住宅	可以有更多选择
独户住宅	更多选择
多户住宅 - 共管公寓/连栋住宅	有需求
多户住宅 - 公寓	这里有需求
独户住宅	环境好安静
多户住宅 - 公寓	可以解决很多人居住的问题
多户住宅 - 共管公寓/连栋住宅	适合
混合用途住宅	适合
多户住宅 - 公寓	Close to bus station
混合用途住宅	Close to bus station
多户住宅 - 公寓	Close to bus station
多户住宅 - 公寓	离地铁站近，适合年轻上班族
混合用途住宅	商业延伸，对城市收入，居民生活便利
独户住宅	环境优美
多户住宅 - 共管公寓/连栋住宅	靠近高速路
多户住宅 - 共管公寓/连栋住宅	这里都是独栋住宅，需要混合住在比例。
多户住宅 - 共管公寓/连栋住宅	靠近高速公路购物中心。
General Comment	请保持现状
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
独户住宅	安全
多户住宅 - 公寓	安全
多户住宅 - 共管公寓/连栋住宅	安全
独户住宅	保持亚市的高品质，坚决反对建游民小屋和低收入住房。而且多户住宅人口密度太高学校负担太重，高中已经人满为患
独户住宅	以高品质独户代替游民小屋
独户住宅	独户住宅品质高，不会降低亚市的品质
独户住宅	方.快捷
独户住宅	购物方便
独户住宅	上学
Vision feedback	请不要开发游民设施在阿凯迪亚，这只是某些议员的政治考量而不是环境及经济发展考量。不必要的游民设施只会会摧毁现有的阿凯迪亚平和环境，现有居民的压力已经到了极限。
Vision feedback	请不要以政治正确及某些议员的私利目的来设立游民设施。
Vision feedback	保留原有的特色，安静，安全，而不是过多的流浪汉

Vision feedback	希望向San Marino学习，尽量少开发，维护优美的城市环境
Vision feedback	希望有更多符合中产阶级的房子，带游泳池最好。现在的房价太贵了！！！
Vision feedback	尽量少开发低收入的住房，保证安全。
Vision feedback	就应该持续只发展独立住宅
Vision feedback	环境优美的独立屋能够提升城市安全性
Vision feedback	请不要过度开发，希望政府尽力为下一代保留一个美丽宁静安全祥和的阿凯迪亚。
Vision feedback	希望能建造一些管理良好的老人公寓
Vision feedback	Increase the FAR
Vision feedback	SFH only. No low income housing. No shelter
Vision feedback	To create a safe environment and better community
Vision feedback	We need build more single home not low income house.
Vision feedback	We need build more single house instead of lowincome houses.
Vision feedback	Keep apartments, condos, Tiny Shelters out of Arcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
Vision feedback	保持本区域住房及人口类型的特点，更加安心地住在本市。
Vision feedback	希望Arcadia这个城市依然保持它的美好！不需要建很多住房！人口太多地域不够宽广会引起脏、乱、差！同时也为市市政府的管理减轻一些负担！
Vision feedback	Arcadia 属于富人区的现状不应被改变，在Arcadia 居住的门槛不应该被降低，懒惰的人，不务正业的人没有资格享有甚至破坏勤劳努力的人带来的资源、环境。Arcadia 的城市安全必须得到保证！
Vision feedback	Need to pay attention to the needs of existingresidents. They have paid property taxes and have the right to join to determine their future living environment.
Vision feedback	多建些affordable condos
Vision feedback	如果阿卡迪亚建立很多低收入住房，治安会变差
Vision feedback	多盖town house
Vision feedback	维持现状。
Vision feedback	对于整个城市的安全表示担忧。
Vision feedback	安全、整潔、規範的社區是我們所有市民的訴求
Vision feedback	Arcadia是个不大的城市，请保持现状，不要再改变zoning来增加住宅单位了！
Vision feedback	希望成为美丽治安安全的城市
Vision feedback	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状
Vision feedback	翻新老旧房屋，提高环境绿化，虫蚊灭杀，灭鼠需要加强
Vision feedback	维持现状，反对增加任何可负担房屋
Vision feedback	安全
Vision feedback	希望Arcadia能保持目前的住房开发模式，在这种成熟的社区已经没有地方开发可负担住宅。州政府应该在空置地区开开发新的住宅，而不是在成熟社区制造不必要的混乱，并且增加可负担住宅的的成本
Vision feedback	缺乏空地，不宜再大规模开发低端住宅
Vision feedback	维持现状，反对增加任何可负担房屋
Vision feedback	包容低收入人群
Vision feedback	維持現狀，不要affordable housing,不要tiny house
Vision feedback	“维持现状”，“反对增加任何可负担房屋” “坚决反对affortable housing”
Vision feedback	维持现状，不要做任何可负担房产的开发
Vision feedback	维持现状，反对增加任何可负担房屋”
Vision feedback	维持现状
Vision feedback	保持独立屋比例，这是Arcadia吸引人的地方
Vision feedback	维持现有的居住环境和社区安全，不应再开发多户住宅和混和用途住宅
Vision feedback	我们住亚市二十年了，坚决反对建游民小屋和低收入住宅。上班人士和老年人大部分无法参加市府会议，请市长和和议员们不要做违害亚市治安和降低学区品质的事，不要为了一时利益做出伤害子孙后代的事。
Vision feedback	更少的商业更少的混合住宅
Vision feedback	希望保持现状维持原样
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您是拥有自己的住房还是租房？	租房
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房

以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁

您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	25岁以下
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
您在阿凯迪亚居住或工作吗？	居住

你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住和工作
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住

你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您还有其他意见或建议吗？	平和的阿凯迪亚不需要以政治正确为目的而设立所谓的外来游民设施。请优先考虑阿凯迪亚本身居民的真正需求而而不是成为某些议员做秀的议题。
您还有其他意见或建议吗？	There are to many new big houses in small lot
您还有其他意见或建议吗？	最好只修独立住宅
您还有其他意见或建议吗？	增强城市的安全性，提升城市形象
您还有其他意见或建议吗？	do not want the city to build 3000 plus unit .outragious idea
您还有其他意见或建议吗？	不贊成建那麼多affordable house阿, 也請市府先告訴我們，建這些affordable house會影响我們什麼?
您还有其他意见或建议吗？	No tiny shelter
您还有其他意见或建议吗？	No more Low Income house should be built in Arcadia
您还有其他意见或建议吗？	No low income housing. No homeless shelter. Nohomeless service hub
您还有其他意见或建议吗？	I don't want low income housing in arcadia.
您还有其他意见或建议吗？	Can not build low income house in our city'scause it will low grade our estates value .
您还有其他意见或建议吗？	We can not build low income houses that will down grade our city.
您还有其他意见或建议吗？	Keep apartments, condos, Tiny Shelters out ofArcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
您还有其他意见或建议吗？	不要建造很多公寓及住房！依然保持这个城市的美好与宁静！！！
您还有其他意见或建议吗？	Arcadia 必须以独户为主，如果市政府不能保护这个城市的环境、安全，引入过多低收入人群甚至无收入人群的入驻驻，将会导致城市档次下降，房价暴跌，富人离开，任何会毁掉Arcadia的决策，都会让市政府成员罪名永载Arcadia 历史。
您还有其他意见或建议吗？	维持社区目前房屋类型构成现状，坚决反对增加任何可负担住宅
您还有其他意见或建议吗？	希望政府能打造一个安全，整洁的城市环境。本城市有很多养育孩子的家庭，安全是大家的重中之重。现在整体加加州治安下降非常厉害。请政府有所作为！
您还有其他意见或建议吗？	土地资源有限，维持现状就是对人们最好的保护
您还有其他意见或建议吗？	维持现状。
您还有其他意见或建议吗？	希望是政府加强城市的安全保护措施。
您还有其他意见或建议吗？	保持现有的住宅单位，不要再增加。搞好城市治安是目前最重要的事情！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	居住转态保持原状
您还有其他意见或建议吗？	需要更多的环境绿化和蚊虫灭杀
您还有其他意见或建议吗？	反对Arcadia增加任何可负担房屋
您还有其他意见或建议吗？	安全
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	"维持现状"，"反对增加任何可负担房屋" "坚决反对affortable housing"
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋"
您还有其他意见或建议吗？	保持独户住宅比例
您还有其他意见或建议吗？	希望在Arcadia居住人才有资格参加新建住房的问卷表决权，这样才是真正尊重和听到在这块土地居住者声音。

~~4. Community Workshop #1~~

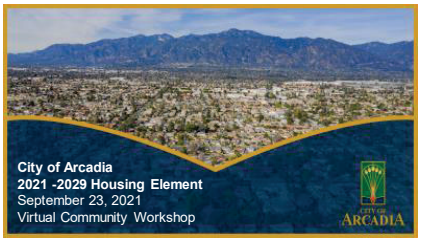
~~This section contains the PowerPoint presentation shown at the Community Workshop.~~

~~The City held a Community Workshop on June 14, 2021. During the workshop, the project team provided a presentation with an overview of and the tentative schedule of drafting the Housing Element. Community members were also presented with an opportunity to participate in an Online Community Survey (referenced above).~~

45. Community Workshop #2

This section contains the PowerPoint presentation shown at the Community Workshop.

The City held a Community Workshop on September 23, 2021. During the workshop, the project team provided a presentation with an overview of the Housing Element and the process to date. Workshop attendees were given the option of a live Chinese translation and a recording of the presentation was made available on the City website in both English and Chinese. Residents were also presented with information about how the City planned to achieve its RHNA. Community members had the opportunity to give public comments and respond to questions during the presentation. In total, 65 community members were in attendance.


City of Arcadia
2021 -2029 Housing Element
September 23, 2021
Virtual Community Workshop
CITY OF ARCADIA

1


2021-2029 Housing Element Update
Chinese Translation (Mandarin)
...To hear this meeting in Mandarin Chinese...
City of Arcadia
2021 -2029 Housing Element
September 23, 2021
Virtual Community Workshop

2


2021-2029 Housing Element Update
Webinar Attendee Guide
...If you joined online or on mobile application...
1 To submit a written comment:
(1) Click "Q&A" (2) Type your comment (3) Click "Submit"
2 All meeting attendees will be muted. To submit a verbal comment:
(1) Click "Raise Hand" (2) Moderator will Unmute
...If you joined via telephone...
To submit a verbal comment:
(1) Press *9 on keypad to "Raise Hand" (2) Moderator will Unmute
*Please note that time per speaker may be limited

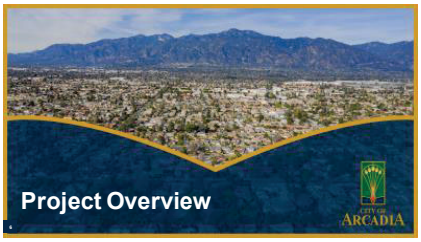
3


2021-2029 Housing Element Update
Agenda
I. Welcome and Introductions
II. Project Overview
III. Community Engagement
IV. Baseline Analysis
V. Rezone Strategies
VI. Discussion & Feedback
VII. Next Steps

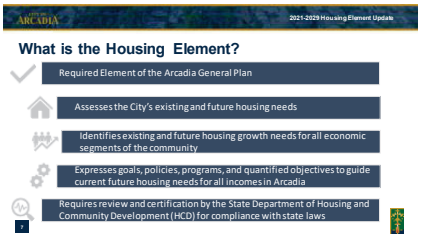
4


2021-2029 Housing Element Update
Welcome and Introductions
City of Arcadia
Jason Kruckeberg, Assistant City Manager/Development Services Director
Lisa Flores, Planning & Community Development Administrator
Jeramie Brogan, Office Coordinator
Kimley Horn
Matt Horton, AICP, Planner

5


Project Overview
CITY OF ARCADIA

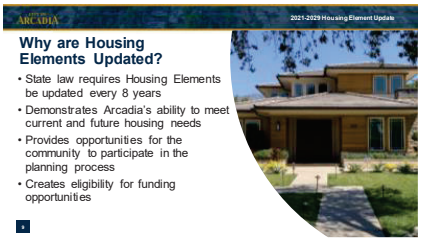
6


2021-2029 Housing Element Update
What is the Housing Element?
Required Element of the Arcadia General Plan
Assesses the City's existing and future housing needs
Identifies existing and future housing growth needs for all economic segments of the community
Expresses goals, policies, programs, and quantified objectives to guide current future housing needs for all incomes in Arcadia
Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with state laws

7


2021-2029 Housing Element Update
Housing Element Contents
Population and housing profile
Analysis of housing constraints and resources
Evaluation of current adopted programs and policies
Analysis of potential sites to accommodate Arcadia's RHNA allocation
Policies, programs and objectives to support the City's housing goals

8


2021-2029 Housing Element Update
Why are Housing Elements Updated?
State law requires Housing Elements be updated every 8 years
Demonstrates Arcadia's ability to meet current and future housing needs
Provides opportunities for the community to participate in the planning process
Creates eligibility for funding opportunities

9

What is RHNA?

- Foundation for the Housing Element Update Process
- Projects growth at a state, regional, and local housing level
- Quantifies housing need, by income category for each County and City in California
- Based on current and projected population, employment and household growth

10

How is the RHNA Allocation Determined?

Department of Housing and Community Development (HCD)
HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments (SCAG)
SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions in Los Angeles County

City of Arcadia RHNA 2021-2029: 3,214 units

11

Arcadia 6th Cycle RHNA

Income Category	% of Median Family Income	Annual Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$38,650	1,102 units
Low Income	51 – 80% MFI	$38,651	$61,840	570 units
Moderate Income	81 – 120% MFI	$61,841	$92,760	605 units
Above Moderate Income	>120% MFI	$92,761	--	937 units
			Total:	3,214 units

*Each income category is defined as a range of household incomes that represents a percentage of the Median Family Income (MFI). The MFI for a family of four in Los Angeles County is $77,300.

12

Where are we in the process?



13



14

Community Engagement

FAQ sheet is posted on the City Website

Community Workshop #1 (Virtual)
- Overview of Housing Element Update process
  - The Community's RHNA
- **Community Survey**
  - Housing Challenges & Needs
  - Housing Opportunity Programs
  - Potential Housing Areas
  - General Demographic Information



15

Online Community Survey

Survey Available from June 14th–August 6th, 2021
759 Total Participants

616 English Participants

143 Chinese Participants

16

Online Community Survey Common Themes

- Leave Established Single-Family Neighborhoods intact/Minimize changes to these areas;
- Primary Challenges identified include a shortage of senior housing and affordable housing for low income;
- Housing Growth to be concentrated in zones near transit, Mixed use areas, and in multi-family areas (evenly mixed opinions).

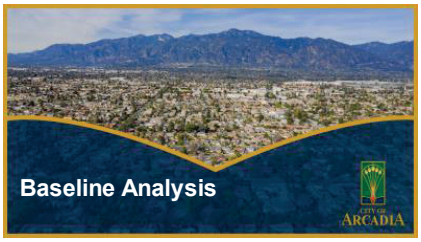
17

Online Community Survey Map Marker Activity

- Concentrate housing in the Downtown Area along N Santa Anita Ave near regional transit
- Concentrate housing in the Mixed-Use area along Live Oak Corridor and First Avenue



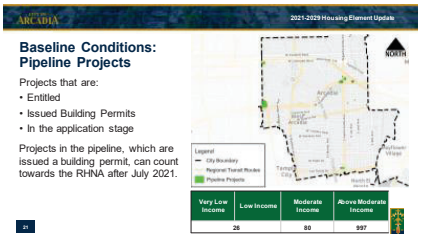
18



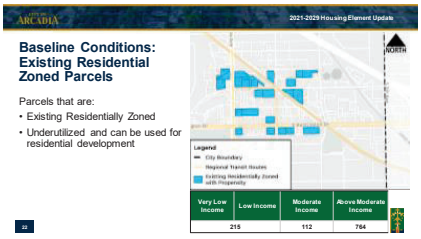
19



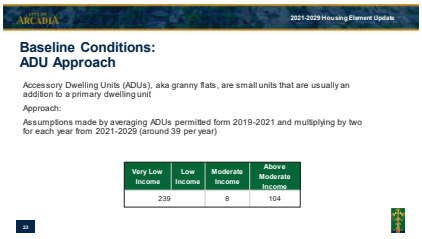
20



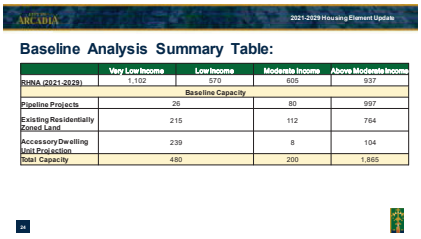
21



22



23



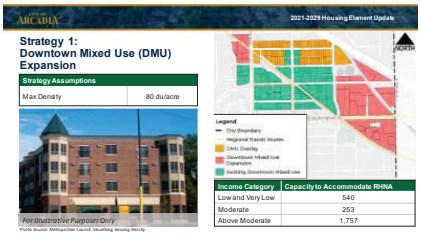
24



25



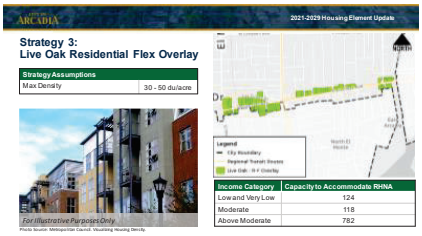
26



27



28



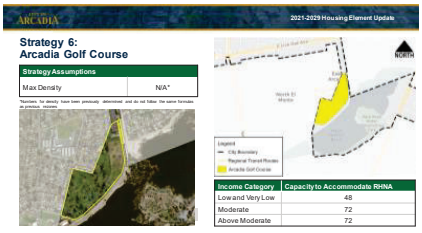
29



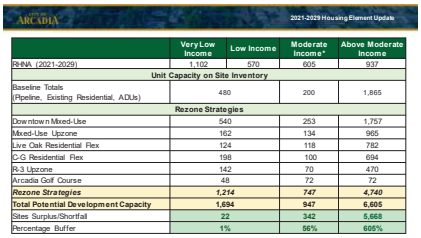
30



31

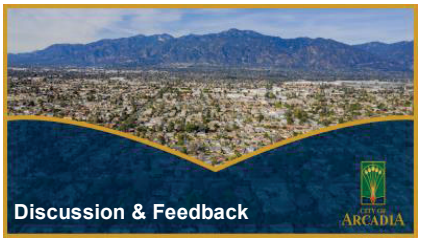


32

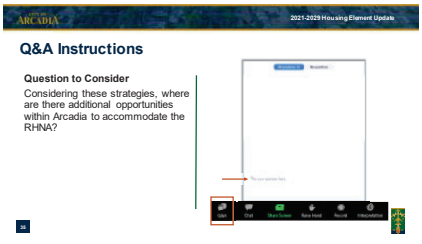


	Very Low Income	Low Income	Moderate Income*	Above Moderate Income
RHNA (2021-2029)	1,102	570	605	937
Unit Capacity on Site Inventory				
Baseline Totals (Pipeline, Existing Residential, ADUs)	480	200	1,865	
Rezone Strategies				
Downtown Mixed-Use	540	253	1,757	
Mixed-Use Upzone	162	134	965	
Live Oak Residential Flex	124	118	782	
C-G Residential Flex	198	100	694	
R-3 Upzone	142	70	470	
Arcadia Golf Course	48	72	72	
Rezone Strategies	***1,214***	***747***	***4,740***	
Total Potential Development Capacity	**1,694**	**947**	**6,605**	
Sites Surplus/Shortfall	22	342	5,668	
Percentage Buffer	1%	56%	605%	

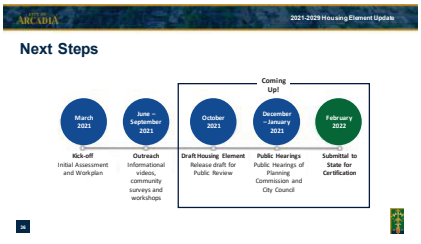
33



34



35



36

Thank you!

Questions?

Please Contact
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov

Or Visit the City's webpage at, www.ArcadiaCA.gov/housing

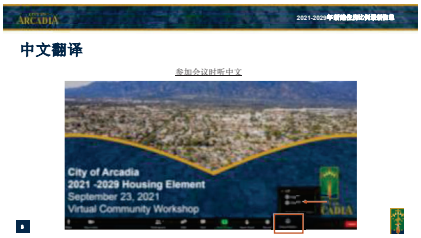
37


阿凯迪亚市
2021 - 2029年新建住房比例
2021年9月23日
在线社区讲习班

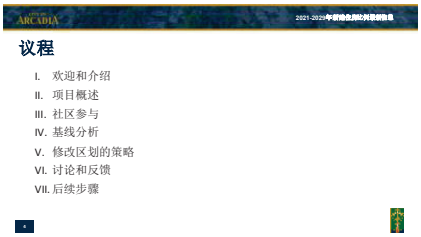
1


网络研讨会参加者指南
您如果以连线方式或移动通讯方式参加……
1 提交书面意见：
(1) 点击“问答” (2)输入您的意见 (3) 点击“提交”
2 所有参加者的话筒都将静音，提交口头意见：
(1) 点击“举手” (2) 主持人将取消静音
您如果以电话方式参加……
提交口头意见：
(1) 在键盘上按*9“举手” (2) 主持人将取消静音
*确认您每人将发言时间可能 有限

2


中文翻译
参加会议时听中文
City of Arcadia
2021 -2029 Housing Element
September 23, 2021
Virtual Community Workshop

3


议程
I. 欢迎和介绍
II. 项目概述
III. 社区参与
IV. 基线分析
V. 修改区划的策略
VI. 讨论和反馈
VII. 后续步骤

4


欢迎和介绍
• 阿凯迪亚市
• Jason Kruckeberg，市政府助理执行长/开发服务部主任
• Lisa Flores，规划和社区开发管理员
• Jeramie Brogan，办公室协调员
• Kimley Horn
• Matt Horton，美国认证规划师协会（AICP）会员

5


项目概述

6


什么是新建住房比例？
阿凯迪亚总体规划的规定要素
评估本市现有和未来的住房需求
确定社区不同收入类别的当前和未来住房增长需求
阐述目标、政策、计划和量化目标，以指导阿凯迪亚不同收入类别的当前和未来住房需求
需要州住房和社区发展部（HCD）的审查和认证，以符合州法律

7


新建住房比例信息
• 人口和住房特征
• 分析住房制约因素和资源
• 评估当前采用的计划和政策
• 分析可能的开发用地以适应阿凯迪亚的RHNA分配
• 支持本市住房总体目标的政策、计划和具体目标

8


为什么要更新新建住房比例？
• 州法律要求每8年一次更新新建住房比例
• 展示阿凯迪亚满足当前和未来住房需求的能力
• 为社区提供参与规划过程的机会
• 达到获得资助的资格

9

什么是RHNA?

- 新建住房比例更新过程的基础
- 预测州、区域和地方各级的住房增长
- 根据加利福尼亚州每个县和市的不同收入类别量化住房需求
- 基于当前和预计的人口、就业和家庭增长

10

如何确定RHNA分配?

住房和社区发展部（HCD）
HCD确定全州的住房需求，然后分配给各政府区域委员会

南加州政府协会（SCAG）
SCAG制定了一种方法，用于把本区域的住房需求向洛杉矶县下属的地方政府"公平分配"

阿凯迪亚市RHNA 2021-2029：3,214套住房

11

阿凯迪亚第6[th]RHNA周期

收入类别	占本底中位收入（MFI）百分比	年收入范围*		RHNA分配（住房套数）
		最低	最高	
极低收入	0 - 50% MFI	--	$38,650	1,102套住房
低收入	51 – 80% MFI	$38,651	$61,840	570套住房
中等收入	81 – 120% MFI	$61,841	$92,760	605套住房
较高收入	>120% MFI	$92,761	--	937套住房
			总计：	3,214套住房

*每个收入类别均定义为家庭收入范围，显示为占家庭中位收入（MFI）的百分比。一个两口之家在洛杉矶县的MFI为77,300美元。

12

我们目前处于该过程的哪个阶段?

我们在这里！

- 2021年3月 启动：初步评估和制定工作计划
- 2021年4月至5月 社区宣传：提供信息的视频、社区调查和讲习班
- 2021年7月 地平面指标比例：公告事项的公众评议
- 2021年12月至2022年1月 会听会：规划委员会和市议会举行的公听会
- 2022年2月 提交至州政府认证

13

社区参与

14

社区参与

常见问题表载于市政府网站

社区讲习班1期（在线）
- 新建住房比例更新过程简介
  - 社区的区域住房需求评估（RHNA）
- **社区调查**
  - 住房挑战和需求
  - 住房机会计划
  - 可能的住房开发区
  - 总体人口信息



15

在线社区调查

调查时间
2021年6月14日至8月6日，
总共759名参加者

616名 英语参加者
143名 中文参加者

16

在线社区调查常见主题

- 保持现有单户住宅区完好无损/尽量减少对这些区域的更改；
- 确定的主要挑战包括老年人住房和低收入经适房短缺；
- 住房增长将集中在靠近公共交通的区域、混合使用区和多户住宅区（各种意见的支持率大致相同）。

17

在线社区调查地图标记活动

- 将住宅集中在市中心区，沿N Santa Anita Ave，靠近区域交通枢纽
- 将住宅集中在Live Oak廊区和First Avenue沿线的混合用途区



18



19



20



21



22



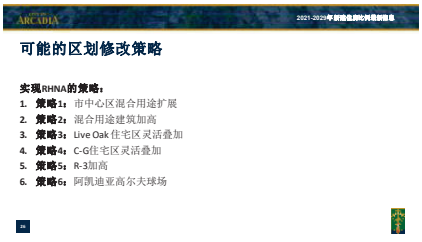
23



24



25



26



27



28



29



30



31



32



	极低收入	低收入	中等收入*	较高收入
RHNA (2021-2029)	1,102	570	605	937
现有库存单元容量				
基线合计 （未来，现有住宅ADU数目）	480	200	1,865	
修改区划的策略				
市中心区混合用途	540	253	1,757	
混合用途加高	162	134	965	
Live Oak灵活叠加住宅	124	118	782	
C-G灵活叠加住宅	198	100	694	
R-3加高	142	70	470	
阿凯迪亚高尔夫球场	48	72	72	
修改区划的策略	***1,214***	***747***	***4,740***	
总容纳开发能力	**1,694**	**947**	**6,605**	
场地剩余/不足	22	342	5,668	
百分比缓冲区	1%	56%	605%	

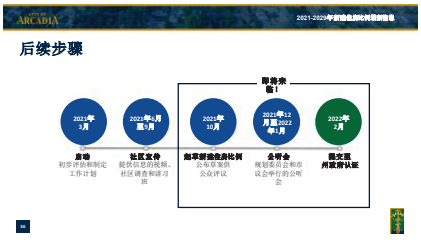
33



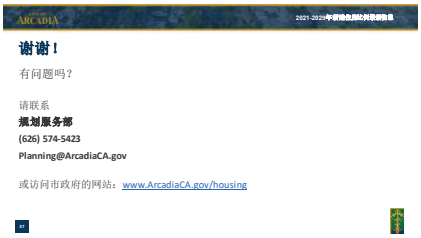
34



35



36


ARCADIA
2021-2029年阿凯迪亚市住房要素报告
谢谢！
有问题吗？
请联系
规划服务部
(626) 574-5423
Planning@ArcadiaCA.gov
或访问市政府的网站：www.ArcadiaCA.gov/housing
37

37

56. Social Media and ~~Newsletters~~City Publications

Through the planning process, the City posted information related to the Housing Element update in the City's Spring and Summer newsletters, five monthly "Hot Sheet" publications, as well as various social media channels such as T~~t~~witter and WeChat. This section contains snippets of the distribution of materials related to the Housing Element through the newsletters and social media channels. The section also provides a summary of social media posts made from June 2021 through the end of October 2021.

The City of Arcadia has a strong online, social media presence and often connects with residents through their multiple twitter accounts. Included in this section are examples of tweets that the City distributed to its residents in order to share information about events associated with the Housing Element Update.



8 tweets total about community workshop 2



10 tweets total about community survey

Housing Element Update: Social Media Summary

Total Posts on City's Social Media Platforms:
Twitter: 22
Facebook: 18
WeChat (Posts translated into Simplified Chinese): 10
Nextdoor: 15

Definitions
Impressions = Number of times people saw Tweet on Twitter
Engagements = Number of times people interacted with the Tweet (e.g., link clicks)

Housing Element Update Community Survey Posts				
	Twitter	**Facebook**	**WeChat**	**Nextdoor**
6/14	Posted *Impressions: 712* *Engagements: 36*	Posted *Likes: 4*	*Access to WeChat was not available during this time.*	Posted *Impressions: 424*
6/21	Posted *Impressions: 753* *Engagements: 31*			
6/22		Posted *Likes: 2*		
6/30	Posted *Impressions: 331* *Engagements: 10*			
7/7	Posted *Impressions: 706* *Engagements: 24*	Posted *Likes: 1*		Posted *Impressions: 317* *Likes: 1*
7/9	Posted *Impressions: 416* *Engagements: 20*	*Posted* *Likes: 1* *Share: 1*		Posted *Impressions: 289*
7/12	Posted *Impressions: 372* *Engagements: 15*	*Posted* *Likes: 1* *Share: 1*		Posted *Impressions: 333*
7/15	Posted *Impressions: 560* *Engagements: 11*			
7/21	Posted *Impressions: 1,019* *Engagements: 29*			
7/23	Posted *Impressions: 454* *Engagements: 10*	*Posted* *Likes: 1*		Posted *Impressions: 253*
7/29	Posted *Impressions: 305*	*Posted* *Likes: 1*		

	Engagements: 1			
8/5	Posted *Impressions: 502* *Engagements: 14*	Posted		Posted *Impressions: 204*
Total Posts	**11**	**8**		**6**

Housing Element Update Virtual Workshop Posts				
	Twitter	**Facebook**	**WeChat**	**Nextdoor**
9/9	Posted *Impressions: 268* *Engagements: 24*	Posted *Likes: 2*	Posted	Posted *Impressions: 514* *Likes: 1*
9/14	Posted *Impressions: 427* *Engagements: 27*	Posted		
9/16			Posted	
9/17	Posted *Impressions: 326* *Engagements: 11*	Posted		Posted *Impressions: 494*
9/19	Posted *Impressions: 231* *Engagements: 15*			
9/20		Posted *Likes: 1*	Posted	Posted *Impressions: 482*
9/21	Posted *Impressions: 116* *Engagements: 15*			
9/22	Posted *Impressions: 114* *Engagements: 7*	Posted *Likes: 1* *Share: 1*	Posted	Posted *Impressions: 499* *Likes: 2*
9/23	Posted *Impressions: 196* *Engagements: 8*	Posted *Likes: 1* *Share: 1*	Posted	Posted *Impressions: 498*
Total	**7**	**6**	**5**	**5**

Draft Housing Element Review/Comment Period Posts				
	Twitter	**Facebook**	**WeChat**	**Nextdoor**
10/6	Posted *Impressions: 142* *Engagements: 10*	Posted *Likes: 1*	Posted	
10/7				Posted

				Impressions: 425
10/14	Posted *Impressions: 129* *Engagements: 5*	Posted *Likes: 2*	Posted	Posted *Impressions: 412* *Likes: 1*
10/19			Posted	
10/21	Posted *Impressions: 98* *Engagements: 8*	Posted	Posted	Posted *Impressions: 386*
10/27	Posted *Impressions: 153* *Engagements: 12*	Posted *Likes: 1*	Posted	Posted *Impressions: 384*
Total Posts	**4**	**4**	**5**	**4**

Housing Element Update Community Survey Posts

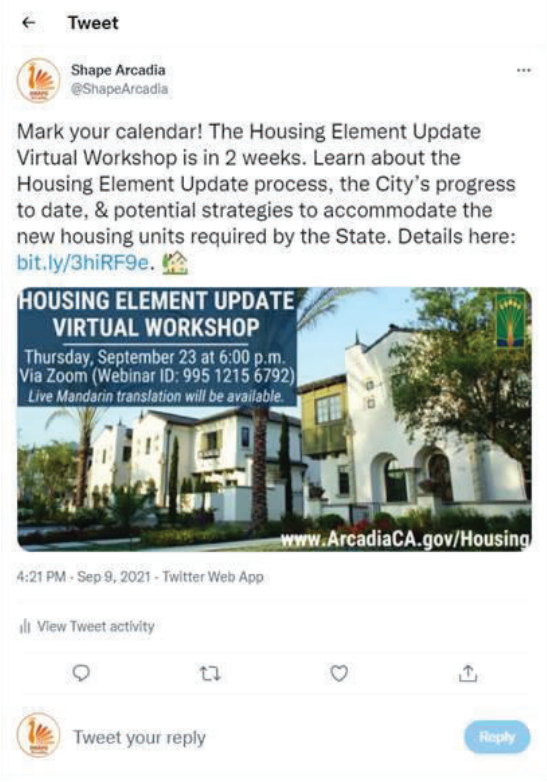




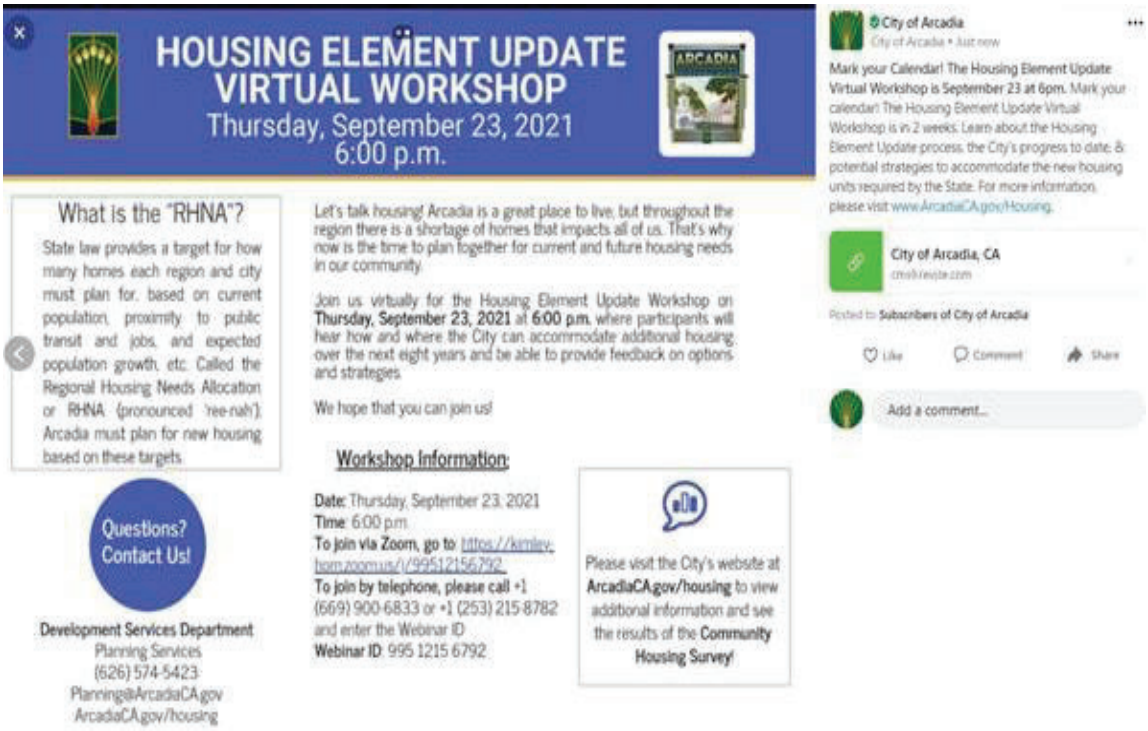


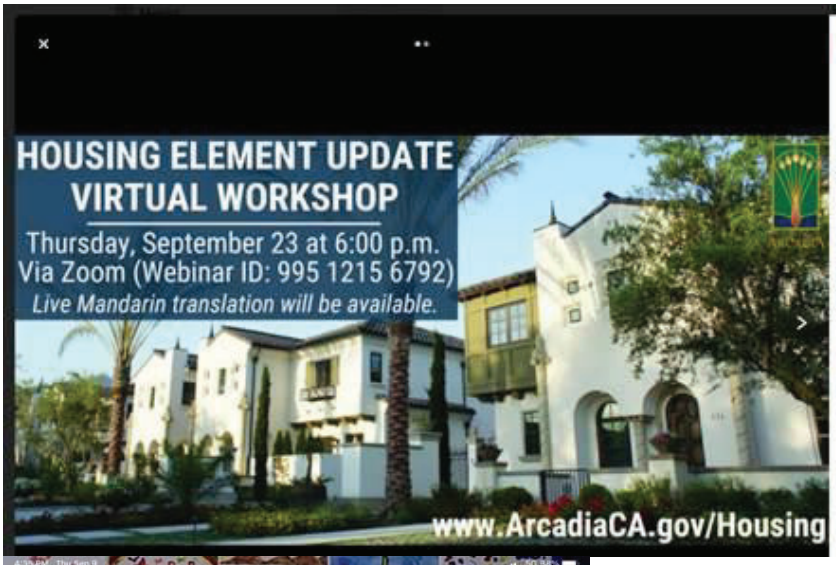


Housing Element Update Virtual Workshop Posts

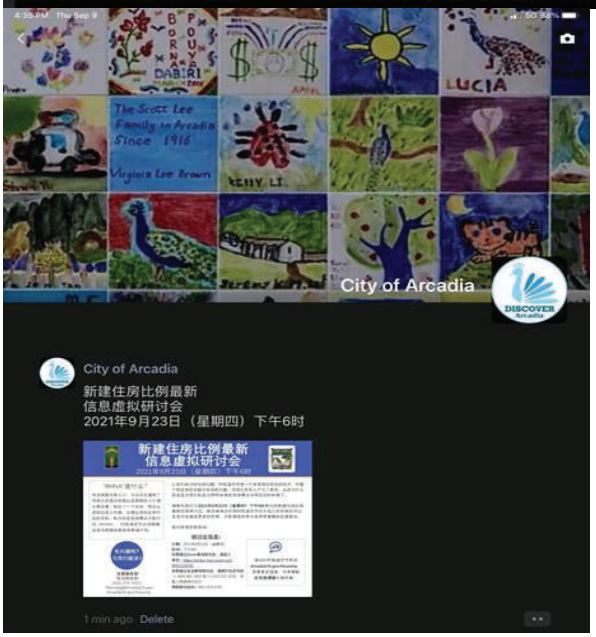







HOUSING ELEMENT UPDATE
VIRTUAL WORKSHOP
Thursday, September 23 at 6:00 p.m.
Via Zoom (Webinar ID: 995 1215 6792)
Live Mandarin translation will be available.
www.ArcadiaCA.gov/Housing


City of Arcadia
City of Arcadia • just now
Mark your Calendar! The Housing Element Update Virtual Workshop is September 23 at 6pm. Mark your calendar! The Housing Element Update Virtual Workshop is in 2 weeks. Learn about the Housing Element Update process, the City's progress to date, & potential strategies to accommodate the new housing units required by the State. For more information, please visit www.ArcadiaCA.gov/Housing.
City of Arcadia, CA
Posted to Subscribers of City of Arcadia
Like
Comment
Share
Add a comment...


City of Arcadia
City of Arcadia
新建住房比例最新
信息虚拟研讨会
2021年9月23日（星期四）下午6时
新建住房比例最新
信息虚拟研讨会
1 min ago Delete

Draft Housing Element Review/Comment Period Posts









CITY OF ARCADIA

2021-2029 HOUSING ELEMENT UPDATE & PUBLIC SCOPING MEETING

The City of Arcadia is preparing the draft 2021-2029 Housing Element Update. The public is invited to attend this workshop to learn about the Housing Element Update and provide feedback.

This Community Workshop will discuss an overview of the Housing Element Update, overview of RHNA Allocation and a disscussion on community outreach. This meeting will also serve as the City's Public Scoping meeting on the Program Environmental Impact Report (PEIR) that is being prepared for the Housing Element Update and will include an overview of the California Environmental Quality Act (CEQA) and issues to be covered in the PEIR. Please plan to join us virtually and provide your input!

Please visit the Housing Element Update website for more information at:
https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/housing_element_update.php

WHEN: TBD

TIME: TBD

WHERE: TBD



For questions, please contact TBD



HOUSING ELEMENT UPDATE

The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents. The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs. More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.



Amazing, Creative Programs at the Gilb Museum this Spring

The Gilb Museum is proud to present this year's first virtual exhibit: Community Collections Digital Exhibit. The Museum asks Arcadia community members to share their own personal collections to highlight and share with everyone, virtually. For more information, please visit **Arcadiaca.gov/Museum** or call 574-5440.

The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities. For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Have you ever wanted to jump in a time machine and explore Arcadia's past, from the time of the dinosaurs to the Arcadia of the future? The Gilb Museum is pleased to announce the 3rd annual Virtual Summer Enrichment Program for the year 2021. During select weeks in the month of July, the Museum staff will explore different periods in Arcadia's history, while highlighting items in the Museum's collection. This year's Virtual Summer Enrichment Program will include educational videos and educational kits available on a first-come-first-serve basis. Visit **ArcadiaCA.gov/Museum** for more information on how to apply for kits.



Please be considerate of your neighbors by picking up after your pets and preventing nuisance barking. Contact the Pasadena Humane Society at (626) 792-7151 for assistance, information, or to report a complaint.



On-Demand Sustainability Webinars

The Public Works Services Department is hosting a webinar on sustainable gardening and water conservation for Arcadia residents. The webinar is available to view for one month only, please RSVP by emailing mjiang@ArcadiaCA.gov.

Coyote Safety Virtual Town Hall

The San Gabriel Valley Council of Governments (SGVCOG) will host a Coyote Safety Virtual Town Hall meeting for the City of Arcadia on **Thursday, May 27, 2021** from **6:00 p.m.** to **7:00 p.m.** This Town Hall meeting will feature a presentation on SGVCOG's Neighborhood Coyote Program, Pasadena Humane Society and a Coyote Safety Q&A Panel that consists of wildlife experts and professionals.

Residents that wish to submit questions regarding coyote behavior, pet safety, coyote mitigation strategies, or other coyote-related topics may do so before the start of the Town Hall meeting by e-mailing Coyotes@sgvcog.org. Submitted questions will be answered during the Coyote Safety Q&A Panel of the meeting. RSVP at **SGVCOG.org/coyotes-events**. For more information, please contact Coyotes@sgvcog.org or call (626) 278-8039.

Annual Registration Fee for the Unoccupied Residence Registry Begins July 1, 2021

Beginning **July 1, 2021**, there will be an annual registration fee of $1,492 required for the Unoccupied Residence Registration. The fee will allow the City to continue regular inspections of these properties to help ensure they remain secured, well-maintained, and do not become a nuisance to the community.

An unoccupied residence is a single-family residence that has not been occupied for at least 30 days. Houses that are actively under construction, in escrow to be sold or transferred, or being actively marketed by an identified listing agent are not considered unoccupied.

Registration of unoccupied residences is required and includes providing up-to-date contact information for the property owner, contact information for two authorized persons, with at least one being available on a 24-hour basis, as well as the annual fee. In lieu of providing two authorized contacts, property owners may designate a property management company as their contact. The property management company should be located within 20 miles of the unoccupied residence and be available on a 24-hour basis.

Property owners of unoccupied residences, including those that are already listed on the registry, can begin paying the annual registration fee starting July 1, 2021, and may register at Arcadia City Hall, or online at **ArcadiaCA.gov/UnoccupiedReg**.

For more information, please contact the Code Services Division at 574-5432, or email **DSDCodeServices@ArcadiaCA.gov**.

Arcadia Transit
Is Here for You!

Arcadia Transit would like to thank all frontline workers including our very own transit bus drivers who have continued to provide uninterrupted service throughout the COVID-19 pandemic. We are running our regular fixed route schedules and Dial-A-Ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit**.

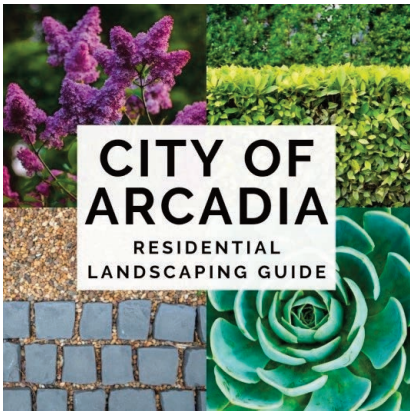
New to Arcadia Transit?
The Arcadia Transit app is a great way to learn about Arcadia's local transit system. The Arcadia Transit Fixed-Route provides general public transit service on three bus lines - Green, Blue, and Red. Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Dial-A-Ride
Arcadia Transit's Dial-A-Ride offers curb-to-curb shared transportation to seniors and persons with disabilities, responding to individual travel requests as they are received. Each Arcadia Transit vehicle is clearly marked and features comfortable seating, and is wheelchair accessible. The Arcadia Transit Dial-A-Ride service will take you to any destination within City limits! Visit the Community Center, Library, City Hall, or **ArcadiaCA.gov/Transit** for registration.



HOUSING ELEMENT UPDATE

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the Update is to plan for the current and future housing needs of all Arcadia residents. Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the Update. Please visit **ArcadiaCA.gov/Housing** to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view any upcoming announcements and opportunities for public participation.



The Residential Landscaping Guide provides homeowners with the City's standards, requirements, and expectations for landscaping in the front yard and/or street side areas. To obtain a copy of the guide, visit the Development Services Department at City Hall, or go to **ArcadiaCA.gov/RLG**.

ARCADIA
COMMUNITY NEWS

SPRING 2021
CITY OF ARCADIA NEWSLETTER

City Council
Roger Chandler, *Mayor*
Sho Tay, *Mayor Pro Tem*
Tom Beck, *Council Member*
Paul P. Cheng, *Council Member*
April A. Verlato, *Council Member*

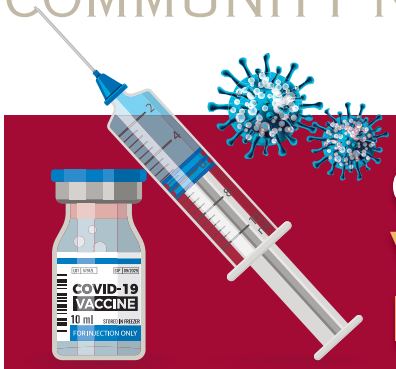
City Officials
Gene Glasco, *City Clerk*
Dominic Lazzaretto, *City Manager*

City Council Meetings
The City Council meets the first and third Tuesday of the month at 7 p.m. in the Council Chambers at City Hall. Meetings are broadcast live on the City's government access cable channel - AT&T channel 99 and Charter Communications digital channel 15-257. Meetings are also available for viewing from the City website.

ArcadiaCA.gov

Follow Us on
@EnrichArcadia
@ProtectArcadia
@ShapeArcadia
@DiscoverArcadia

City Hall 574-5400
Building 574-5416
City Council 574-5403
City Manager 574-5401
Development Services 574-5415
Fire Administration 574-5100
Graffiti Hotline 821-4333
Historical Museum 574-5440
Library 821-5567
Planning 574-5423
Police Administration 574-5151
Public Works Services 254-2720
Recreation & Community Services 574-5113
Senior Citizen Services 574-5130
Shopping Cart Removal (888) 787-2278
Water Conservation Hotline 574-3000
Water Service 254-2700



COVID-19 Vaccination Information

Please visit the County Public Health's website at **VaccinateLACounty.com** for the latest COVID-19 vaccine implementation information. The webpage includes:

- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Who Will Get Vaccine When
The Vaccine Distribution page describes the phases and tiers of vaccination, with more information about how these phases may roll out. This page is being updated regularly as the groups within each phase and tier are further refined.

Note: Additional groups may be added as more vaccinations become available. Check the Los Angeles County website at* ***VaccinateLACounty.com* *for the latest information and to book an appointment if you are in the eligible group.*

Improvements Around City Hall



The new project around City Hall will include construction of a new sidewalk, curb ramps, and minor landscaping improvements in the parkway along the west side of eastbound Huntington Drive from Centennial Way to the northeast corner of City Hall. With the completion of the Marriott's Le Méridien hotel, there will be a sidewalk link from the southwest corner of the Huntington Drive and Santa Clara Street intersection to Centennial Way, creating a nice loop along Huntington Drive for pedestrians to take a short stroll throughout the day. Construction around City Hall is expected to begin in April.

INSIDE THIS ISSUE

3 Arcadia Transit
4 Summer Watering Schedlule
5 Coyote Safety Virtual Town Hall
6 Sports Camp
8 Follow Us on Facebook



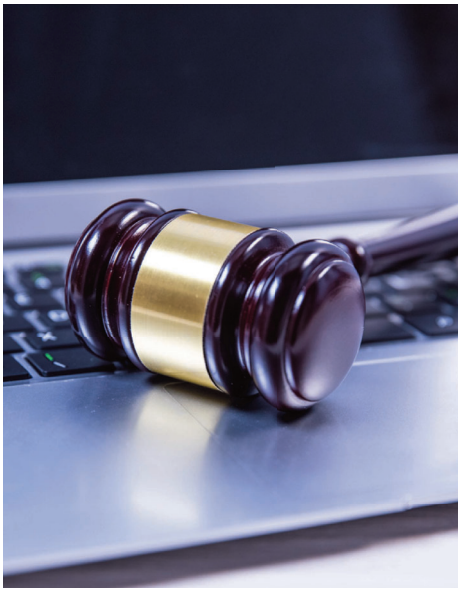
Home Improvement Grants 3



Housing Element Update 5



Community Connect Program 7



Candidates Being Sought for City Boards and Commissions

The Arcadia City Clerk's Office is currently accepting applications from residents who would like to serve on a City Board or Commission. Arcadia's Board and Commission members serve without compensation. To serve on a Board or Commission, applicants must be 18 years or older, a registered voter, and a resident of the City of Arcadia.

Arcadia's Board and Commission members serve in an advisory capacity and provide critical input on quality of life issues in Arcadia. The Arcadia Beautiful Commission, Human Resources Commission, Library Board of Trustees, and Senior Citizens' Commission each have openings.

Anyone with an interest in serving may obtain a Citizen Service Resume by visiting the City's website at **ArcadiaCA.gov/Service**. Applications must be mailed to the City Clerk's Office on or before the close of business on **Thursday, May 20, 2021**. Appointments are expected to be made at the **Tuesday, June 15, 2021**, City Council meeting.

Please contact the City Clerk's Office at 574-5455 if you would like further information about Board and Commission service in the City of Arcadia.

Home Safety During COVID



Though only 27% of fires happen in homes, these blazes are responsible for most fire deaths (79%) and injuries (73%). A combination of fewer working fire sprinklers and smoke alarms in residences and the presence of elderly individuals contribute to these statistics. With the uncertainty around COVID-19, more people are forced to stay home and work remotely, and the risk of fire continues to grow.

While 2020 data is still being collected, it is reasonable to assume we will see an annual increase in fires as more people spend more time in their residences, especially as cooking becomes more common.

The National Fire Protection Association's (NFPA) latest report on "Home Structure Fires" studied incidents between 2013-2017 and determined that of the average 354,400 home structure fires per year, most were caused by cooking (49%), followed by the following:

- Heating equipment (14%)
- Electrical distribution and lighting equipment (10%)
- Intentional (8%), this includes arson and fires started by children
- Smoking materials (5%)

Fire safety should always be of paramount concern for the home starting with the following reminders:

Cooking Fire Safety

- If you're cooking with quicker-acting equipment, stay in the room and keep an eye on things.
- Turn off the stove, fryer, broiler, or grill if you have to leave the kitchen.
- Use a timer for longer cooking tasks, such as baking, simmering, or roasting. Forgotten cooking leads to fires.
- Keep fuel sources, such as towels or empty boxes, away from the stove. Make sure pot and pan handles are not sticking outward.
- Always try to keep small kids out of an active kitchen.

Heater Fire Safety

- Keep combustibles at least three feet away from any type of heating equipment and enforce the same distance rule for kids.
- Turn off portable heaters if you leave or go to bed.
- Have your heating equipment inspected by a qualified contractor on a regular basis.

Electrical Fire Safety

- Never charge devices under covers or pillows.
- Avoid overloading electrical circuits by plugging numerous things into outlet adapters, and never use adapters for larger appliances such as refrigerators.
- Ensure all cords are in good shape and from the manufacturer. Remember, extension cords are merely temporary solutions to achieve plug-in distance.

Arcadia Transit
Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit**.

Have you downloaded the Arcadia Transit App?

- Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect Yourself When Using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

HOME IMPROVEMENT GRANTS AVAILABLE

Arcadia residents in need of home repairs may be eligible for federal grant assistance under the Home Improvement Program. Qualified homeowners meeting income limits are eligible to receive assistance of up to $20,000 for a single-family home, and up to $15,000 for a condominium or townhome. The program can help fund general home repairs, replacement of heating and air conditioner units, home insulation, water heaters, window and exterior doors (limited to single-family homes), energy efficiency improvements, and more!

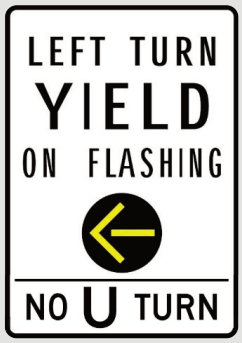
To qualify, property owners must own and occupy the residence and meet the household income limits and restrictions listed below.

Number of persons in the household	Maximum combined income per household*
1	$63,100
2	$72,100
3	$81,100
4	$90,100
5	$97,350
6	$104,550

**Income limits subject to change. Household income includes a percentage of all financial assets. No additional properties may be owned.*

This Program is funded in part by the U.S. Department of Housing and Urban Development through the Los Angeles County Community Development Commission's Community Development Block Grant Program.

An application and brochure can be obtained by contacting the Development Services Department at 574-5408 or HIP@ArcadiaCA.gov, or downloaded at **ArcadiaCA.gov/HIP**.



New Flashing Yellow Arrow Coming to Duarte Road at Holly Avenue Traffic Signal

In the interest of improved safety and efficiency, as a pilot project, a Flashing Yellow Arrow (FYA) for the left turns on Duarte Road at the Holly Avenue traffic signal will be installed.



Steady Red:
Stop

Steady Yellow:
Prepare to Stop
Flashing Yellow:
Left turn after yielding to oncoming traffic/pedestrians

Steady Green:
Protected Left Turn

A FYA allows waiting motorists to make a left-hand turn after yielding to oncoming traffic. It tends to be more eye-catching and is a constant reminder to the driver to use caution in yielding to oncoming traffic, as opposed to the solid green light. This new FYA will provide more efficiency for left turners with the permissive left turns allowed in the off-peak hours but could also be turned off during heavy pedestrian activity periods where there is a greater potential interaction with permissive left turners. Be on the lookout as the City plans to install more FYAs at traffic signals throughout town!



Spring Cleaning

Free Bulky Item Pickup

Are you moving or simply looking to get rid of old furniture and appliances? Arcadia residents residing in single-family homes have four (4) free bulky item pickups per year. Multi-family complex residents have two (2) free pickups per unit, per year. Contact Waste Management at (800) 266-7551 or online at **Home.WM.com/Arcadia** to arrange your bulky item pickup today. These items may include:

- Couches, rugs, and other large furniture
- Refrigerators, washing machines, and other large appliances
- Mattresses and box springs
- Water heaters
- Large bundled branches that do not fit in your green waste container
- Bulky electronic waste (computers, TVs, printers, etc.)



Composting at Home

Composting at home is a sustainable practice that turns unwanted food scraps and yard trimmings into a rich, pesticide-free soil conditioner. You can use a compost bin, worm composting bin, or create a free-standing compost pile in a shaded area of your backyard. For basic composting instructions, visit **EPA.gov/Recycle/Composting-Home**. The Public Works Services Department offers 3' x 2' compost bins at the reduced price of $35 to Arcadia residents and worm composting bins for $65. To reserve yours today, please call 254-2720.



The State of California has recently approved regulations for Senate Bill 1383. These regulations set a goal of reducing the state's landfilled organic waste by 50%-75% statewide. In order to achieve this goal, cities are tasked with having organics (food waste and green waste) recycling programs at all properties, including single-family residential properties. In addition, cities must work with counties to facilitate a food rescue program that creates a 20% increase in the recovery of currently disposed edible food from grocery stores, restaurants, and other large food generators to address food insecurity in California.

Stay tuned for more information on how you will play a part in the success of this organics recycling program in future announcements. For more information, please visit **CalRecycle.CA.gov/Organics/slcp**.



Starting on **May 1 through October 31**, the Summer Watering Schedule begins and allowed days for outdoor irrigation are Tuesday, Thursday, and Saturday, before 9 a.m. and after 6 p.m. Avoid watering during daytime hours when the sun, heat, and wind will quickly evaporate water. Additionally, please limit sprinklers to 10 minutes per station to avoid creating runoff, which is a sign of water waste and overly saturated soil. Trees and garden plants may be watered by hand any day of the week, as long as it is done within the allowed timeframe. When using a garden hose for outdoor watering, ensure a shut-off nozzle is attached to prevent waste.

Arcadia residents and businesses can qualify for indoor and outdoor water efficiency rebates, including Metropolitan Water District's Turf Replacement rebate offering $2 per square foot. For more information, please visit **SoCalWaterSmart.com** or call (888) 376-3314.



HOUSING ELEMENT UPDATE

The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents. The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs. More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.



Amazing, Creative Programs at the Gilb Museum this Spring

The Gilb Museum is proud to present this year's first virtual exhibit: Community Collections Digital Exhibit. The Museum asks Arcadia community members to share their own personal collections to highlight and share with everyone, virtually. For more information, please visit **Arcadiaca.gov/Museum** or call 574-5440.

The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities. For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Have you ever wanted to jump in a time machine and explore Arcadia's past, from the time of the dinosaurs to the Arcadia of the future? The Gilb Museum is pleased to announce the 3rd annual Virtual Summer Enrichment Program for the year 2021. During select weeks in the month of July, the Museum staff will explore different periods in Arcadia's history, while highlighting items in the Museum's collection. This year's Virtual Summer Enrichment Program will include educational videos and educational kits available on a first-come-first-serve basis. Visit **ArcadiaCA.gov/Museum** for more information on how to apply for kits.



Please be considerate of your neighbors by picking up after your pets and preventing nuisance barking. Contact the Pasadena Humane Society at (626) 792-7151 for assistance, information, or to report a complaint.



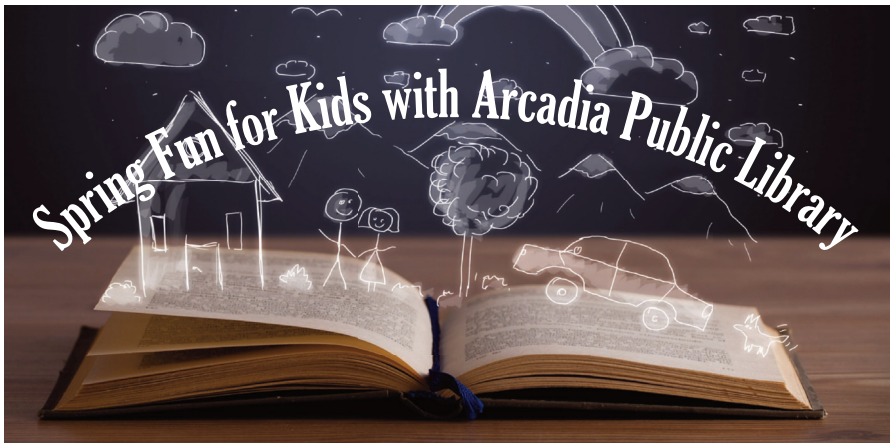
On-Demand Sustainability Webinars

The Public Works Services Department is hosting a webinar on sustainable gardening and water conservation for Arcadia residents. The webinar is available to view for one month only, please RSVP by emailing mjiang@ArcadiaCA.gov.

Coyote Safety Virtual Town Hall

The San Gabriel Valley Council of Governments (SGVCOG) will host a Coyote Safety Virtual Town Hall meeting for the City of Arcadia on **Thursday, May 27, 2021** from **6:00 p.m.** to **7:00 p.m.** This Town Hall meeting will feature a presentation on SGVCOG's Neighborhood Coyote Program, Pasadena Humane Society and a Coyote Safety Q&A Panel that consists of wildlife experts and professionals.

Residents that wish to submit questions regarding coyote behavior, pet safety, coyote mitigation strategies, or other coyote-related topics may do so before the start of the Town Hall meeting by e-mailing Coyotes@sgvcog.org. Submitted questions will be answered during the Coyote Safety Q&A Panel of the meeting. RSVP at **SGVCOG.org/coyotes-events**. For more information, please contact Coyotes@sgvcog.org or call (626) 278-8039.



It's a new season and time for two yearly favorites…but, first, something new! The Arcadia Public Library has added Dial-A-Story, a new service that enables you to dial in and listen to fun and engaging stories for kids. No Internet is needed, just a phone. Call 631-2300 anytime, anywhere and follow the voice prompts to select and listen to your choice of three stories read aloud by Library staff. New stories will be available every other week.

It wouldn't be spring without the annual Bookmark Contest. Children, ages 3 - 14 years, who are looking to creatively express themselves, are invited to submit their drawing for a bookmark on the colorful theme of "Reading Colors Your World". Entries will be accepted through **Saturday, April 17, 2021**. Eight winning entries will be selected, professionally printed, and distributed throughout the summer months. Contest entry forms will be available at the Library's front entrance as well as on the Library's webpage at **ArcadiaCA.gov/Library**.

The Library is freshening up its traditional spring reading program. This year, the family that reads together also wins fun prizes by participating in the Arcadia Public Library's Family Reading Program. Those interested in participating may register online. Participants then read and log up to 25 book titles to earn virtual badges. There will be weekly drawings for kid participants. Kid, teen, and adult participants who earn at least one virtual badge will be automatically entered into a grand prize drawing for one of five $25 gift cards. All reading and logging must be completed by **Saturday, May 1, 2021**. Grand prize winners will be contacted by **Friday, May 7, 2021**. Readers may access a host of great digital books through TumbleBook Library, Overdrive or Gale eBooks. All are accessible on the Library's website from the "eBooks and More" webpage.

Don't forget! The Library is still offering the popular front-door pick-up service. Order up to five items online at **Discovery.ArcadiaLibrary.org** and you'll be called to arrange a pick-up time when they are available. Happy family reading!



Half Day After School Camp

Baldwin Stocker Elementary School
Weekdays
2-6 p.m.
5-12 years of age
$92 per week

The half day camp follows the Los Angeles County Public Health Order, including:

- Health screening and temperature check
- Face covering
- 1:10 staff to youth ratio
- Consistent weekly groups
- Cleaning protocols

For more information, please visit **ArcadiaCA.gov/Recreation** or call 574-5113.







Expand Your Tech World with Arcadia Public Library

As our world becomes increasingly dependent on technology, so does our need to learn apps, tools, and products. That's where the Library comes in! Join our virtual Learning Lab classes to discover and become skilled at the technology our family, businesses, and community use. There's a class for everyone.

Can't make the live class time? Here are some other resources:

- Review the class handout and presentation by visiting **Arcadia.Libguides.com/Learninglabs**
- Watch the class micro-lesson on the Library's YouTube channel at **youtube.com/user/arcadiapubliclibrary**
- Book a Librarian for a one-on-one session in which we will work with you and answer your tech-related questions by visiting **forms.gle/ttr4WijKBMG8JkaT7**

Arcadia Public Library also offers a wide range of eResources on its webpage, including ebooks, magazines, movies, language classes, crafting instructions and ideas, reading advice, and more. It's like having your own personal library 24/7. Want to learn even more? Call the Adult Services division directly at 821-5569 or visit the Library's webpage at **ArcadiaCA.gov/Library**.

The Library Supports Arcadia Teens

Reviving the Library's Teen Advisory Group has given the Library's staff a chance to become more aware of how the Library can connect with teens, offering them the books, resources, and help they may need.

When speaking with teens, a common theme is how overwhelmed they are feeling. Being unable to hang out with friends, trying to keep up with online school, COVID worries, and the day to day stresses of being a teen add to these feelings. To help with this, the Library created a take-home de-stress kit for teens. The kit includes:

- A mini Zen garden
- A coloring bookmark
- A list of recommended books to read
- Bubble wrap- to pop when feeling stressed

This interactive kit will help teens reset. They can leave their mini Zen garden on their desk for easy access when needed. A curated list of books is included: fiction books for the health benefits that come from reading for pleasure and nonfiction books, as they relate directly to the mental wellness of teens.





During this time of great uncertainty we've been comforted, encouraged, and humbled by the outpouring of generosity and support from our community.

Remarkable people, organizations such as the Arcadia Chinese Association, community groups, and small businesses have all stepped up to support our first responders and City staff with donations of meals, personal protective equipment, and more.

To us, you are our heroes and we thank you for helping us meet the challenges of this moment, so we can continue to provide the highest level of service to our residents.

Community Connect Program



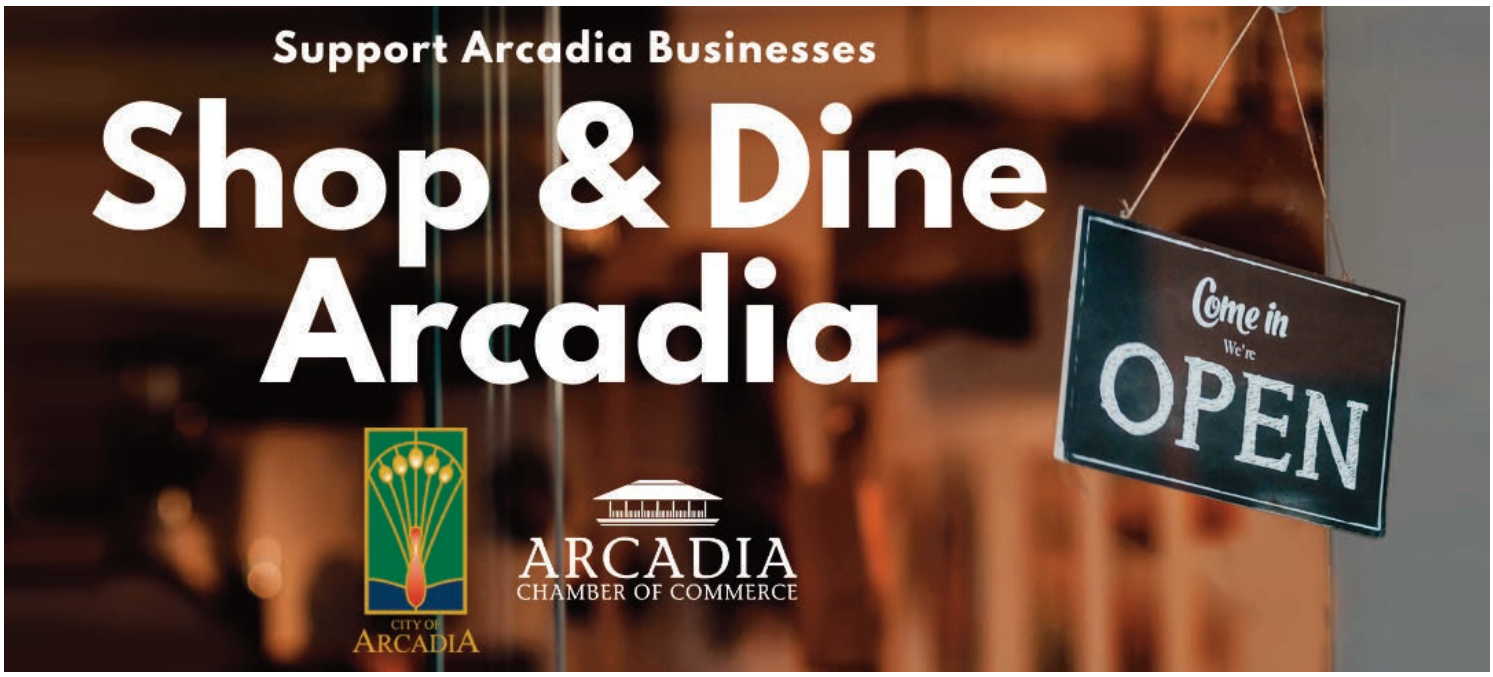
The City's Community Connect Program is a free, secure, and easy way for our community to provide critical information about their households so that the Arcadia Fire Department can adequately respond to our residents during an emergency. Some of the helpful information you can provide includes your property's type, whether or not you have fire sprinklers, best contact in case of an emergency, potential hazards at your location, mobility issues in your household, and even your pet's information.

This is a completely voluntary program and it is up to you on how much information you would like to share with our first responders. Sign up any time by visiting **ArcadiaCA.gov/Connect**.

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021

Pre-sorted
Standard
U.S. Postage
PAID
Arcadia, CA
Permit No. 255

ARCADIA POSTAL CUSTOMER



如果您需要有人协助翻译本期中的文章, 请与朋友或邻居联系。本期提要:

新冠病毒疫苗接种信息 1
市政厅周围的翻新改进 1
诚征市政委员会成员 2
新冠病毒疫情期间家庭安全 2
阿凯迪亚公共交通为您服务! 3
可提供住宅翻新赠款 3
将在与Duarte Road 与Holly Avenue交界处的交通信号灯上增设闪烁黄箭头 3
春季大扫除：免费取走大件物品 4
在家中做堆肥 4
SB 1383 4
夏季浇水日 4
新建住房比例更新 5
今春Gilb博物馆推出的令人惊奇并充满新意的计划 5
友好宠物提醒! 5
即时可持续性网络研讨会 5
郊狼安全虚拟市民会议 5
阿凯迪亚公共图书馆春季儿童娱乐活动 6
半日课后活动营 6
荒野公园（Wilderness Park）日间营 6
运动营 6
在阿凯迪亚公共图书馆扩大您的技术视野 7
图书馆支持阿凯迪亚青少年 7
谢谢! 7
社区联系计划 7
支持阿凯迪亚企业：在阿凯迪亚购物和就餐 8
在脸书上查看我们的信息 8

Follow Us on Facebook

Facebook.com/ArcadiaGov

The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us.

facebook

ARCADIA
COMMUNITY NEWS

SUMMER 2021
CITY OF ARCADIA NEWSLETTER

City Council
Sho Tay, *Mayor*
Paul P. Cheng, *Mayor Pro Tem*
Tom Beck, *Council Member*
Roger Chandler, *Council Member*
April A. Verlato, *Council Member*

City Officials
Gene Glasco, *City Clerk*
Dominic Lazzaretto, *City Manager*

City Council Meetings
The City Council meets the first and third Tuesday of the month at 7 p.m. in the Council Chambers at City Hall. Meetings are broadcast live on the City's government access cable channel - AT&T channel 99 and Charter Communications digital channel 15-257. Meetings are also available for viewing from the City website.

ArcadiaCA.gov

Follow Us on
@EnrichArcadia
@ProtectArcadia
@ShapeArcadia
@DiscoverArcadia

City Hall 574-5400
Building 574-5416
City Council 574-5403
City Manager 574-5401
Development Services 574-5415
Fire Administration 574-5100
Graffiti Hotline 821-4333
Historical Museum 574-5440
Library 821-5567
Planning 574-5423
Police Administration 574-5151
Public Works Services 254-2720
Recreation & Community Services 574-5113
Senior Citizen Services 574-5130
Shopping Cart Removal (888) 787-2278
Water Conservation Hotline 574-3000
Water Service 254-2700



Brush Fire Preparedness: Fire Resistant Plants Can Help Save Your Home

The Bobcat Fire of 2020 reminded all Arcadians of the ever present dangers of wildland fires to lives and property. If you live in an area that may be impacted by wildfire, the Arcadia Fire Department recommends the proactive measure of planting fire resistant plants to reduce the exposure to wildfires.

These plants are relatively non-flammable and burn less readily than typical chaparral plants such as Chamise or Scrub Oak. There is no such thing as a fireproof plant. Most substances – including green plants – will burn if subjected to a high degree of temperature for extended periods. The time and temperature characteristics of ignition and combustion vary considerably between species.

Most retail nurseries can provide you with more specific details on cost, planting, and maintenance of a given plant. Information on types of fire-resistant plants can also be obtained by contacting the Los Angeles County Arboretum at 821-3222, or by reviewing the websites of some of the following organizations:

California Fire Safe Council	**cafiresafecouncil.org**
California Native Plant Society	**cnps.org**
California Invasive Plant Council	**cal-ipc.org**
California Department of Forestry and Fire Protection	**fire.ca.gov**

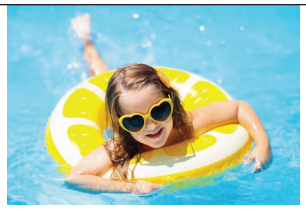
In addition to the use and maintenance of fire resistive plants, the Arcadia Fire Department recommends the following proactive measures homeowners can do outside of their dwelling to protect it from possible damage from brush fires:

- Enclose the underside of eaves and decks with fire-resistant materials to keep out flying embers.
- Clean dead leaves and needles from the roof and rain gutters.
- Cover your chimney, attic vents, and stovepipes with 1/8-inch mesh screens.
- Move propane tanks and stack woodpiles at least 30 feet from all structures.
- Install dual-paned windows when financially feasible.
- Use only Class A or non-combustible materials when replacing your roof.

For additional fire safety information, please contact the Arcadia Fire Prevention Bureau at 574-5104 or visit the City website at **ArcadiaCA.gov/Brushfire**.

INSIDE THIS ISSUE

3 Housing Element Update
5 SB1383
6 Summer Enrichment Program
7 Passport Services Now Open
8 Follow Us on Facebook



Pool Safety 2



Summer Concerts & Movies 4



Summer Reading Program 6



As we celebrate this year's Fourth of July weekend, it is important to keep in mind that for the protection and safety of our residents, the Arcadia Municipal Code Section 3124.9 prohibits the use, sale or discharge of fireworks anywhere in the City, unless authorized by the Fire Chief.

Sign up to Alert Arcadia's Emergency Notification System

The City of Arcadia's mass emergency notification system, Alert Arcadia, enables the City to provide secure, reliable, and relevant information to residents in real-time during emergency situations. Sign up for Alert Arcadia to receive local emergency information and other important community messages via phones, text messages, emails, and over the web. Messages may include safety alerts and instructions, shelter locations, and evacuation orders. Signing up to Alert Arcadia online is easy and fast by going to **ArcadiaCA.gov/Alert**.

SAVINGS for City of Arcadia Residents
Join the Paramedic Membership Program (PMP)

A 9-1-1 call for emergency ambulance service can cost thousands of dollars. For $51 per year, PMP provides savings with benefits to you and the rest of your family:

- ✔ Covers ALL permanent household members who live at the same address.
- ✔ Covers ALL out-of-pocket expenses not covered by insurance for emergency ambulance services.
- ✔ Reduced rates for those who live in a retirement facility ($27 per year) or qualifying low-income residents ($24 per year).

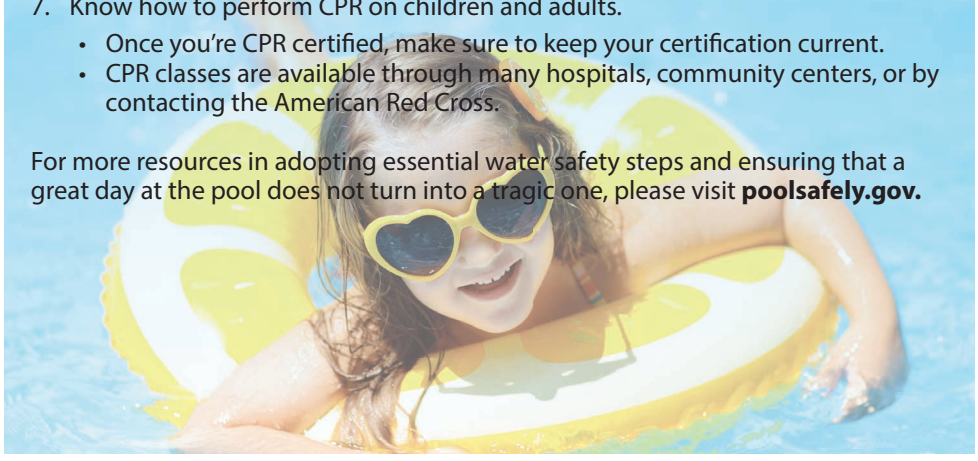
To get an application packet, please contact the Arcadia Fire Department at 574-5126 or download the form from **ArcadiaCA.gov/Paramedic**.

Pool Safety Tips

Swimming pools are great places for family fun especially during the summer periods. For everyone's safety, it is important to ensure everyone follows these simple safety steps to stay safer in and around water.

1. NEVER leave a child unattended in or near water.
   - Designate an official "Water Watcher," an adult tasked with supervising children in the water. This should be their only task – no reading, texting, or playing games on their phone.
   - Have a phone close by at all times in case you need to call for help.
   - If a child is missing, check the pool first.
2. Teach children how to swim. Swimming is not only fun, it's a lifesaving skill.
   - Enroll children in swimming lessons; there are many free or reduced-cost options available from your local YMCA or USA Swimming chapter.
3. Teach children to stay away from drains.
   - Do not play or swim near drains or suction outlets, especially in spas and shallow pools, and never enter a pool or spa that has a loose, broken, or missing drain cover.
   - Children's hair, limbs, jewelry, or bathing suits can get stuck in a drain or suction opening. When using a spa, be sure to locate the emergency vacuum shutoff before getting in the water.
4. Ensure all pools and spas – both in your backyard and any public pool you may visit have compliant drain covers.
   - Powerful suction from a pool or spa drain can even trap an adult.
5. Install proper barriers, covers, and alarms on and around your pool and spa.
   - Proper fences, barriers, alarms, and covers can be lifesaving devices. A fence of at least four feet in height should surround the pool or spa on all sides and should not be climbable for children.
   - The water should only be accessible through a self-closing, self-latching gate.
   - Teach children to never try to climb over the gate or fence. Install a door alarm from the house to the pool area, and keep pool and spa covers in working order.
6. Pool covers should cover the entire pool securely enough that a child or an animal cannot slip under them.
   - Make sure no standing water collects on top- children can drown in less than 2 inches of water.
   - Floating solar and winter covers are not safety covers and can increase drowning risk. Because a floating cover makes the pool surface appear solid, a small child might try to retrieve a ball or other light toy that landed on it and quickly slip underneath – often trapped and hidden from view.
7. Know how to perform CPR on children and adults.
   - Once you're CPR certified, make sure to keep your certification current.
   - CPR classes are available through many hospitals, community centers, or by contacting the American Red Cross.

For more resources in adopting essential water safety steps and ensuring that a great day at the pool does not turn into a tragic one, please visit **poolsafely.gov.**



Annual Registration Fee for the Unoccupied Residence Registry Begins July 1, 2021

Beginning **July 1, 2021**, there will be an annual registration fee of $1,492 required for the Unoccupied Residence Registration. The fee will allow the City to continue regular inspections of these properties to help ensure they remain secured, well-maintained, and do not become a nuisance to the community.

An unoccupied residence is a single-family residence that has not been occupied for at least 30 days. Houses that are actively under construction, in escrow to be sold or transferred, or being actively marketed by an identified listing agent are not considered unoccupied.

Registration of unoccupied residences is required and includes providing up-to-date contact information for the property owner, contact information for two authorized persons, with at least one being available on a 24-hour basis, as well as the annual fee. In lieu of providing two authorized contacts, property owners may designate a property management company as their contact. The property management company should be located within 20 miles of the unoccupied residence and be available on a 24-hour basis.

Property owners of unoccupied residences, including those that are already listed on the registry, can begin paying the annual registration fee starting July 1, 2021, and may register at Arcadia City Hall, or online at **ArcadiaCA.gov/UnoccupiedReg**.

For more information, please contact the Code Services Division at 574-5432, or email **DSDCodeServices@ArcadiaCA.gov**.

Arcadia Transit
Is Here for You!

Arcadia Transit would like to thank all frontline workers including our very own transit bus drivers who have continued to provide uninterrupted service throughout the COVID-19 pandemic. We are running our regular fixed route schedules and Dial-A-Ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit**.

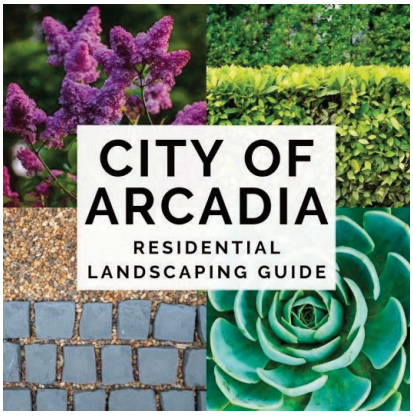
New to Arcadia Transit?
The Arcadia Transit app is a great way to learn about Arcadia's local transit system. The Arcadia Transit Fixed-Route provides general public transit service on three bus lines - Green, Blue, and Red. Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Dial-A-Ride
Arcadia Transit's Dial-A-Ride offers curb-to-curb shared transportation to seniors and persons with disabilities, responding to individual travel requests as they are received. Each Arcadia Transit vehicle is clearly marked and features comfortable seating, and is wheelchair accessible. The Arcadia Transit Dial-A-Ride service will take you to any destination within City limits! Visit the Community Center, Library, City Hall, or **ArcadiaCA.gov/Transit** for registration.



HOUSING ELEMENT UPDATE

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the Update is to plan for the current and future housing needs of all Arcadia residents. Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the Update. Please visit **ArcadiaCA.gov/Housing** to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view any upcoming announcements and opportunities for public participation.



The Residential Landscaping Guide provides homeowners with the City's standards, requirements, and expectations for landscaping in the front yard and/or street side areas. To obtain a copy of the guide, visit the Development Services Department at City Hall, or go to **ArcadiaCA.gov/RLG**.



Free Turf Transformation Classes

With a second dryer than normal winter in a row, it's important we remember the key role landscapes play in water use efficiency. If you are looking to revamp your front or backyard, sign up for a free turf transformation class at **greengardensgroup.com/turf-transform**. These classes are now being offered online in English, Mandarin, and Spanish. Simply sign up for a scheduled time and an instructor will walk you through the process of removing turf grass, building a healthy soil sponge, and selecting the right plant palette. The class will also cover the $2 per square foot turf removal rebate offered by Metropolitan Water District on **socalwatersmart.com**.



The City of Arcadia, through the Arcadia Municipal Code (AMC), requires that minimum standards be maintained related to the health, safety, and welfare of community residents. The new Code Compliance guides provide useful information on the City's codes, safety tips, and programs. They are also available in Chinese. Check them out at **ArcadiaCA.gov/CodeGuides**.

Carcadia – SGV's Most Eclectic Car Show

Now in its eighth year, Carcadia is one of the longest-running and biggest regularly scheduled car meets in not only the San Gabriel Valley but the entire Southern California area. Founded by Arcadia natives, Carcadia is a family-friendly environment where you'll find incredible diversity of cars and car lovers who attend. The City has partnered with Carcadia to offer a free used oil kit (used oil container, rags, and used oil funnel), while supplies last. Come and get your used oil kit Arcadia car enthusiasts! See below for location details:

Location:	733 West Naomi Avenue, Arcadia 91007 (Arcadia Hub Center)
Time:	**Last Sunday of the month, 7:00 a.m.-9:00 a.m.**
Website:	**Carcadia.org**
Instagram:	Carcadia66

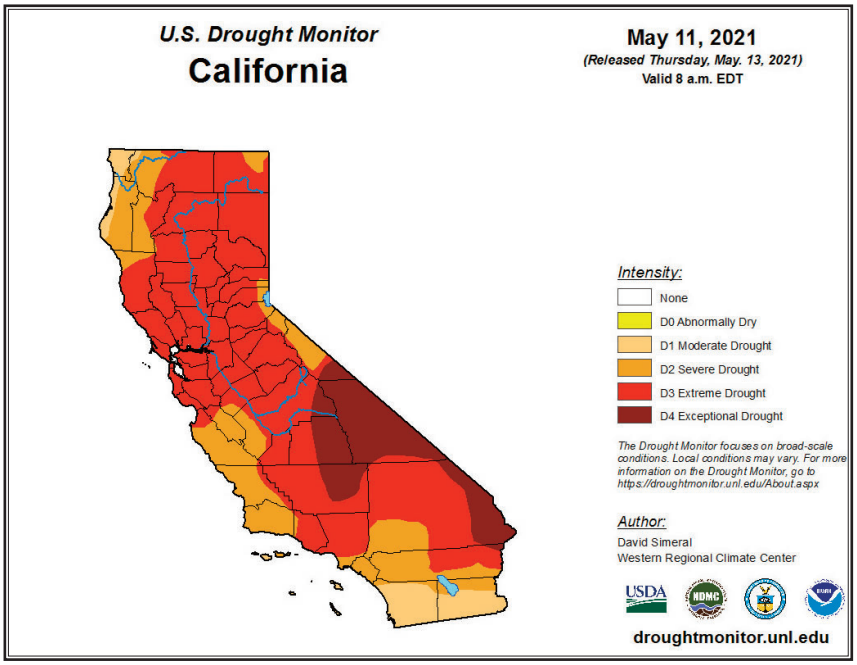


Drought

This past April, Governor Newsom declared a drought emergency in 41 California counties. As of May 2021, Los Angeles County has not yet been declared under a drought emergency, although the U.S. Drought Monitor (**droughtmonitor.unl.edu**) already shows the County to be in extreme drought.

The City continues to monitor the drought situation and would like to remind the community that the most impactful way to use water efficiently is by being mindful of outdoor irrigation. To that end, the Summer Watering Schedule is effective through **October 30** and allows outdoor irrigation on **Tuesdays, Thursdays, and Saturdays**. To prevent evaporation, please water between **6:00 p.m. and 9:00 a.m.** when sunlight and wind are weakest. Limit sprinklers to 10 minutes per station to avoid creating runoff and ensure that leaks are fixed in a timely manner. Trees and plants may be watered manually every day within the allowed hours by a garden hose with a shut-off nozzle attachment.

If you have questions on the codified Seasonal Watering Schedule or would like to learn more about available resources, please visit **ArcadiaCA.gov** or contact Public Works Services at 254-2706.



Summer classes have started.
Check out the Summer Buzz on our website for more information.





SB 1383

Greenhouse gases are on the rise largely due to the increase of food waste in landfills. The California Department of Resources Recycling and Recovery (CalRecycle) found that food waste makes up 17-18% of landfilled disposal. Reducing food waste aids in decreasing methane emissions and helps repurpose resources.

1. Meal plan for the week to identify what groceries you need to purchase to avoid over-purchasing perishable foods.
2. Organize and store your fruits and vegetables so they can stay fresh for as long as possible.
3. Be mindful of fruits that emit gases ripening other produce, i.e. keep bananas away from apples, etc.
4. Try your hand at composting, it's a great way to repurpose leftover produce and yard clippings. Plus, you are upcycling your food waste into fertilizer! Check **greengardensgroup.com/events** for available classes and visit the Arboretum for educational resources.
5. If you have safe, unexpired, and unopened canned food that you can't consume, consider donating to local homeless shelters and nonprofits.

TRASH CONTAINERS

Trash Containers should be removed from the curb and stored away no later than 5:00 a.m. on the day following trash collection.



This year's Children's Summer Reading Program theme, "Reading Colors Our Community", encourages Arcadians to come together and read, explore, create, and stay safe. The program runs through **Saturday, July 31, 2021**.

Kids can register online, then pick up a free summer pack from the Library. Kids (infant to 5th grade) can log their time spent reading and youth (6th to 8th grade) can complete fun challenges to earn virtual badges, and a reading reward. Participants then visit the Library to collect the reward for their highest earned virtual badge. Prizes range from Glop & Dots to light-up spinning wheels for younger kids, and checker sets and paddle ball games for youth. The Library will also offer weekly virtual storytimes, craft kits, family paint parties, and more throughout the summer. Visit the Library's website at **ArcadiaCA.gov/Library** for more information.

Summer Enrichment Program 2021

This July, the Gilb Museum will be holding its 3rd annual Summer Enrichment Program. For select weeks in the month of July the Gilb Museum will offer a live, virtual learning experience via Zoom. Lessons will be themed around different time periods in Arcadia's history. Each lesson will also include a free educational kit that students can use at home.



Arcadia Public Library Welcomes Back the Public!

Arcadia Public Library reopened to the public on May 3, over a year after it closed its doors due to the COVID-19 pandemic. The Library will be open Mondays-Tuesdays, from 4 p.m. to 8 p.m.; Wednesdays-Thursdays, from 10 a.m. to 2 p.m.; and Saturdays, from 11 a.m. to 5 p.m., until fully staffed. Library users are asked to follow masking guidelines, appropriate social distancing, and to not visit the Library if experiencing any COVID-19 symptoms, if they have been exposed to COVID-19, or have any other contagious illness. The popular front-door pick-up service will continue from 10 a.m. – 2 p.m. on Mondays-Tuesdays; 3 p.m.-7 p.m. on Wednesdays-Thursdays; and 10 a.m.-5 p.m. on Fridays. "Grab-and Go" browsing, public computers, Wi-Fi access, Passport Services, as well as printing, faxing, and copying, are also available. The Friends of the Library will continue holding their outdoor book sale on Tuesdays, Thursdays, and Saturdays.



Do you remember participating in reading programs when you were a kid? Do your children or grandchildren currently participate? Feeling a little left out of the fun? Did you know that the Arcadia Public Library has a Summer at Your Library program just for adults? Join us in June and July for our virtual reading program themed: Reading Colors Your World!

The Library uses the online platform and mobile app called Beanstack where you can keep track of your reading, complete online badges, and enter to win one of three raffle prizes at the end of the summer. Writing short book reviews to share your reading with the community earns you bonus entries for the raffle. The raffle prizes include a Kindle Fire 7, Bluetooth earbuds, and a craft kit bundle. These prizes will be on display over the summer, so be sure to stop by to check them out.

If you're not sure what to read next or need help getting started, please reach out to a librarian. We're happy to help with book recommendations and connect you to materials of interest. We've got something for everyone, so be sure to join us for Summer at Your Library! We also offer helpful and fun newsletters that will keep you up to date on bestsellers and what's new at Arcadia Public Library. Please call the Arcadia Public Library at 821-5569 for information.

Passport Services Open for Business at Arcadia Public Library

As the world slowly reopens for travel and summer wanderlust beckons, Arcadia Public Library's Passport Services Office is open for business! The Passport Services staff is available for processing new passports for adults and children, assisting with renewing passports for children, taking photos, and answering your questions. As the State Department is estimating that it will take 10 to 12 weeks to process a new passport and 4 to 6 weeks to process an expedited passport, allowing enough time to submit and receive your passport is crucial.

There are few things to keep in mind:

- Appointments are required. Please call 294-4848 to schedule an appointment.
- Appointments are available Monday through Thursday evenings, Monday and Tuesday mornings, and Saturdays from 10 a.m. to 1 p.m.
- Please, for the time being, wear a mask and observe social distancing.
- Fillable forms, essential information, and timely updates are available on the State Department's Passport Services website at **Travel.State.gov**. The website also lets customers look for open Passport agencies and acceptance offices by zip code.
- Adult Passport renewals are accepted and processed by mail only. If your passport expired within the last five years, visit **Travel.State.gov** for the necessary form (DS-82) and instructions. Children under 16 must apply for a new passport when their passports expire.
- Passport services staff are here to help! Please call 294-4848 for assistance, appointments, and information.

Seniors, Teen Interns Contribute to Arcadia Oral History



In 2020, Museum staff worked with Girl Scout Kira Camacho on her Gold Award. Ms. Camacho created the Senior Series Project, collecting oral histories from residents in the City of Arcadia. Having to modify her original plans of creating a physical exhibit, Ms. Camacho created a virtual exhibit of her project. The virtual launch of the exhibit is now live and you can find the virtual exhibit link on the Museum's website at **ArcadiaCA.gov/Museum**. The Faces of Arcadia Oral History Project lets teen interns interview members of the Arcadia community, including business owners, members of civic organizations, educators, members of local government, and more. The Faces of Arcadia Oral History Project will help preserve the history of Arcadia by asking members of the Arcadia community to contribute their stories. These oral histories will be added to the Gilb Museum's collections. For more information on the internships or to participate in 30-minute oral history interviews on topics relating to Arcadia's past and present, please contact the Gilb Museum at 574-5440.

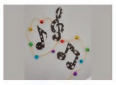
Anthony Wilkinson Collection Transcription Project

The Anthony W. Wilkinson Letter Collection is composed of approximately 700 letters and postcards which were written to and by Edith Hartzell Grandy, a former army medic in the U.S. Civil War, between the 1860s and 1960s. These letters have been assessed by Gilb Museum staff as invaluable for their inclusion of the perspective of a woman living in California during the Civil War. Thus, the Gilb Museum intends to digitize these letters to make the information more available for a wider audience. Through the digitization and transcription of Hartzell-Grandy's 700 letters and postcards, the Gilb Museum intends to make these letters available for researchers and reach a state-wide, national, and international audience. If you wish to help transcribe these letters, check out the Museum's website and look at the Transcription Project for more information.

2021 Gilb Museum Kits

Kits are available for preschoolers, children aged 5 to 12, and children with special needs. Each kit includes a history lesson and challenges children to be creative.

Register today for your free kits!


Preschoolers and students ages 5-12 can apply to participate in the wildly popular "Community Kits" program sponsored by the Museum. So far this year, the Gilb Museum has provided 458 kits to local children and is happy to continue to offer free kits to the Arcadia community throughout the 2021 calendar year. Each kit will only be available for a limited time. Applications for kits can be found on the Museum's website starting on the day the application is open and are available for curbside pickup. We offer Community Kits for ages 5-12 and Preschool Kits for children ages 2-5 and for children with special needs.

Community Connect Program

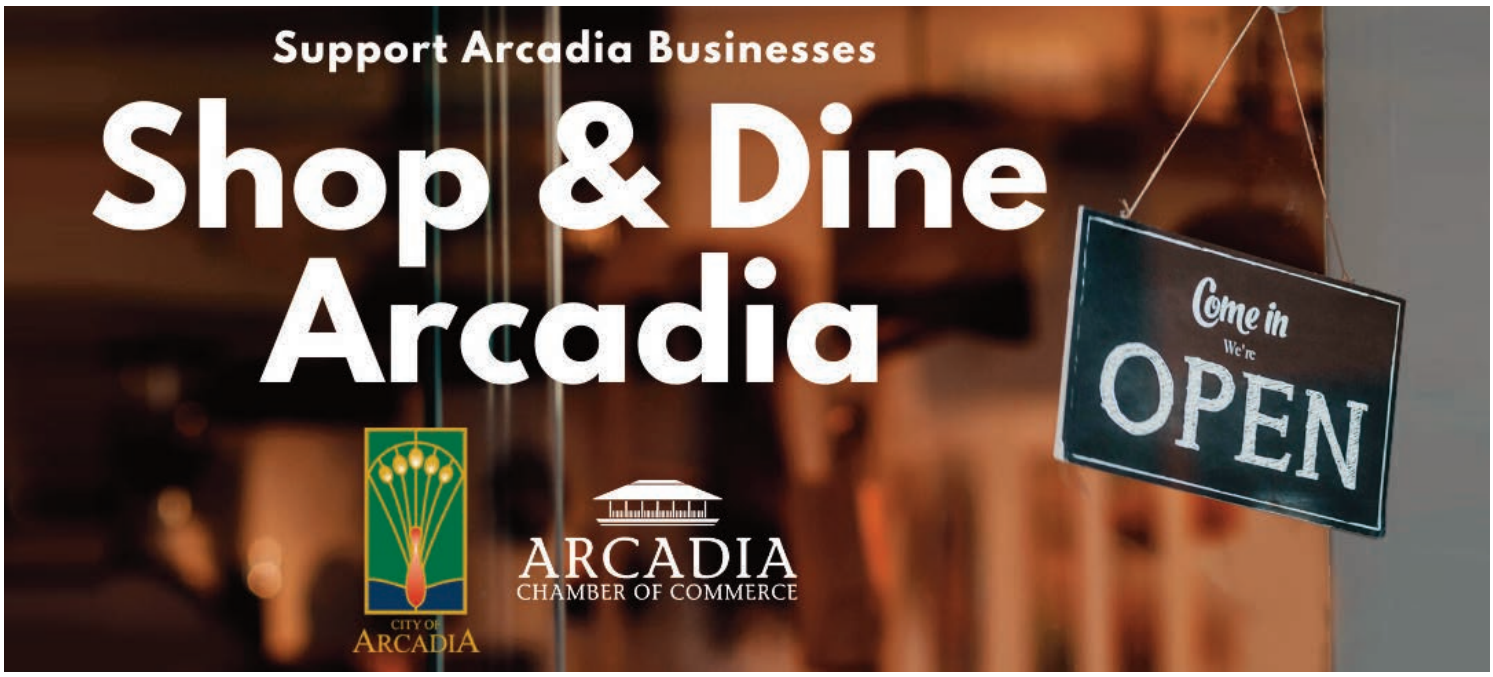
The City's Community Connect Program is a free, secure, and easy way for our community to provide critical information about their households so that the Arcadia Fire Department can adequately respond to our residents during an emergency. Some of the helpful information you can provide includes your property's type, whether or not you have fire sprinklers, best contact in case of an emergency, potential hazards at your location, mobility issues in your household, and even your pet's information.

This is a completely voluntary program and it is up to you on how much information you would like to share with our first responders. Sign up any time by visiting **ArcadiaCA.gov/Connect**.

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021

Pre-sorted
Standard
U.S. Postage
PAID
Arcadia, CA
Permit No. 255

ARCADIA POSTAL CUSTOMER



如果您需要有人协助翻译本期中的文章，请与朋友或邻居联系。本期提要:

灌木丛火灾预防工作：防火植物可保护您的住宅 1
本市禁止的事项 2
请登记以便收到阿凯迪亚市紧急情况通知系统发出的警示 2
帮助拯救阿凯迪亚市居民的生命 2
参加医疗救护队（PMP） 2
泳池安全提示 2
从2021年7月1日开始，空置住所登记收取年度登记费 3
阿凯迪亚市公共交通局为您服务！ 3
新建住房比例更新 3
阿凯迪亚市居民住宅园林景观指南 3
免费草坪改造课程 4
Carcadia SGV“新能源车”车展 4
法规合规指南 4
免费暑期音乐会和电影 4
干旱 5
暑期课程已经开始 5
SB 1383 5
垃圾桶 5
2021年暑期阅读课程 6
2021年暑期加强课程 6
阿凯迪亚市公共图书馆重新开放！ 6
图书馆成人暑期网上活动 6
阿凯迪亚市公共图书馆开放护照服务 7
年长者和青少年实习生为阿凯迪亚市口述历史做出贡献 7
Anthony Wilkinson藏品转录项目 7
2021年吉尔伯博物馆资料集 7
社区联系计划 7
在阿凯迪亚市购物和用餐 8
在脸书上查看我们的信息 8

Follow Us on Facebook

Facebook.com/ArcadiaGov

The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us.

facebook

MARCH 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Family Reading Program

The Library is freshening up its traditional spring reading program. This year, the family that reads together also wins fun prizes by participating in the Arcadia Public Library's Family Reading Program. Those interested in participating may register online, beginning **Monday, March 22**. Participants then read and log up to 25 book titles to earn virtual badges. There will be weekly drawings for kid participants. Kid, teen, and adult participants who earn at least one virtual badge will be automatically entered into a grand prize drawing for one of five $25 gift cards. All reading and logging must be completed by **Saturday, May 1, 2021**. Grand prize winners will be contacted by **Friday, May 8, 2021**. Readers may access a host of great digital books through TumbleBook Library, Overdrive or Gale eBooks. All are accessible on the Library's website from the "eBooks and More" webpage.

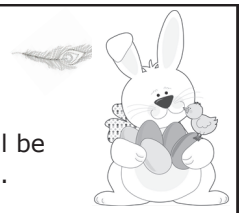


Don't forget, the Library is still offering the popular front-door pick-up service. Order up to five items online at **Discovery.ArcadiaLibrary.org** and you'll be called to arrange a pick-up time when they are available. Happy family reading!

2021 Gilb Museum Kits

The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities. For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Spring Bunny Grams



Send a bunny gram to your favorite peeps and give them a treat that they will keep. Grams will be available for purchase for $20 each. Purchase a bunny gram at **ArcadiaCA.gov** and Mr. Bunny will deliver it to an address in Arcadia! Deliveries will be made from **March 22 to April 2.**

Spring Camp

Dana Gym, 1401 S. 1st Avenue
8 a.m.—6 p.m.
5-12 years of age
$27 per child, per day

Featuring arts and crafts, fitness, and games! Registration begins **March 1**. Select the day(s) you wish to register your child: **Tuesday, April 6, Wednesday, April 7, Thursday, April 8, and Friday, April 9**. Pack a daily lunch for your child. Safety measures will be in place such as health screenings, temperature checks, face coverings, 1:10 staff to youth ratio, and cleaning protocols. For more information, please call Recreation and Community Services at 574-5113.

Housing Element Update



The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents.

The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs.

More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.

Home Safety During COVID

Though only 27% of fires happen in homes, these blazes are responsible for most fire deaths (79%) and injuries (73%). A combination of fewer working fire sprinklers and smoke alarms in residences and the presence of elderly individuals contribute to these statistics. With the COVID-19 ongoing stay at home orders, more people are forced to stay home and work remotely, and the risk of fire continues to grow.

While 2020 data is still being collected, it is reasonable to assume we will see an annual increase in fires as more people spend more time in their residences, especially as cooking becomes more common.

The National Fire Protection Association's (NFPA) latest report on "Home Structure Fires" studied incidents between 2013-2017 and determined that of the average 354,400 home structure fires per year, most were caused by cooking (49%), followed by the following:

- Heating equipment (14%), which presents an added level of risk during winter lockdowns
- Electrical distribution and lighting equipment (10%)
- Intentional (8%), this includes arson and fires started by children
- Smoking materials (5%)

Stay at home orders have understandably created a stressful environment for all. However, fire safety should still be of paramount concern for the home.

Cooking Fire Safety



- If you're cooking with quicker-acting equipment, stay in the room and keep an eye on things.
- Turn off the stove, fryer, broiler, or grill if you have to leave the kitchen.
- Use a timer for longer cooking tasks.
- Keep fuel sources, such as towels or empty boxes away from the stove.
- Always try to keep small kids out of an active kitchen.

Can you find the hidden  **x3 ?**

Winter Watering Schedule

November 1- April 30

Tuesday & Saturday

No watering between 9:00 a.m. and 6:00 p.m.
Limit 10 minutes per station

Arcadia Transit Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit.**

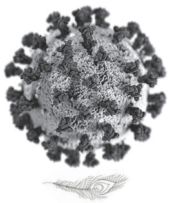
Have you downloaded the Arcadia Transit App?
Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect yourself when using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

COVID-19 Vaccination Implementation Information

Please visit the County Public Health's website at **PublicHealth.LACounty.gov** for the latest COVID-19 vaccine implementation information. The webpage includes:



- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Who Will Get Vaccine When
The Vaccine Distribution page describes the phases and tiers of vaccination, with more information about how these phases may roll out. This page is being updated regularly as the groups within each phase and tier are further refined.

Note: Additional groups may be added as more vaccinations become available. Check the Los Angeles County website at **VaccinateLACounty.com for the latest information and to book an appointment if you are in the eligible group.*

APRIL 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Candidates Being Sought for City Boards and Commissions

The Arcadia City Clerk's Office is currently accepting applications from residents who would like to serve on a City Board or Commission. Arcadia's Board and Commission members serve without compensation. To serve on a Board or Commission, applicants must be 18 years or older, a registered voter, and a resident of the City of Arcadia.

Arcadia's Board and Commission members serve in an advisory capacity and provide critical input on quality of life issues in Arcadia. The Arcadia Beautiful Commission, Human Resources Commission, Library Board of Trustees, and Senior Citizens' Commission each have openings.

Anyone with an interest in serving may obtain a Citizen Service Resume by visiting the City's website at **ArcadiaCA.gov/Service.** Applications must be mailed to the City Clerk's Office on or before the close of business on **Thursday, May 20, 2021**. Appointments are expected to be made at the **Tuesday, June 15, 2021,** City Council meeting.

Please contact the City Clerk's Office at 574-5455 if you would like further information about Board and Commission service in the City of Arcadia.

2021 Gilb Museum Kits



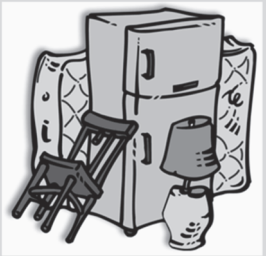
The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities.

For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Spring Cleaning: Free Bulky Item Pickup

Are you moving or simply looking to get rid of old furniture and appliances? Arcadia residents residing in single-family homes have four (4) free bulky item pickups per year. Multi-family complex residents have two (2) free pickups per unit, per year. Contact Waste Management at (800) 266-7551 or online at **Home.WM.com/Arcadia** to arrange your bulky item pickup today. These items may include:

- Couches, rugs, and other large furniture
- Refrigerators, washing machines, and other large appliances
- Mattresses and box springs
- Water heaters
- Large bundled branches that do not fit in your green waste container
- Bulky electronic waste (computers, TVs, printers, etc.)



Housing Element Update



The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents.

The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs.

More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.

Home Safety During COVID-19

Though only 27% of fires happen in homes, these blazes are responsible for most fire deaths (79%) and injuries (73%). A combination of fewer working fire sprinklers and smoke alarms in residences and the presence of elderly individuals contribute to these statistics. With the uncertainty surrounding COVID-19, more people are forced to stay home and work remotely, and the risk of fire continues to grow.

While 2020 data is still being collected, it is reasonable to assume we will see an annual increase in fires as more people spend more time in their residences, especially as cooking becomes more common.

The National Fire Protection Association's (NFPA) latest report on "Home Structure Fires" studied incidents between 2013-2017 and determined that of the average 354,400 home structure fires per year, most were caused by cooking (49%), followed by the following:

- Heating equipment (14%)
- Electrical distribution and lighting equipment (10%)
- Intentional (8%), this includes arson and fires started by children
- Smoking materials (5%)

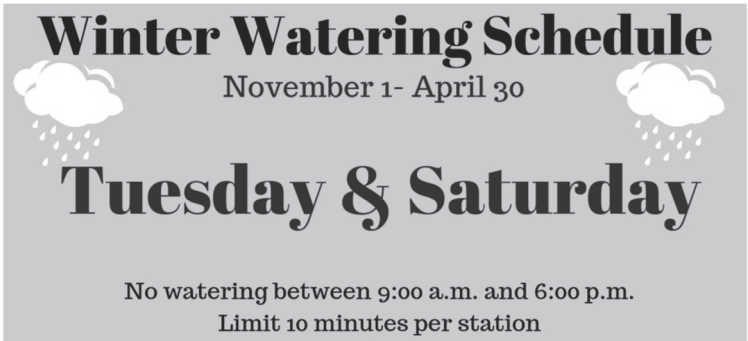


Fire safety should always be of paramount concern for the home.

Composting at Home

Composting at home is a sustainable practice that turns unwanted food scraps and yard trimmings into a rich, pesticide-free soil conditioner. You can use a compost bin, worm composting bin, or create a free-standing compost pile in a shaded area of your backyard. For basic composting instructions, visit **EPA.gov/Recycle/Composting-Home**. The Public Works Services Department offers 3' x 2' compost bins at the reduced price of $35 to Arcadia residents and worm composting bins for $65. To reserve yours today, please call 254-2720.

Can you find the hidden  **x3 ?**



Arcadia Transit Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit.**

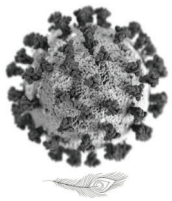
Have you downloaded the Arcadia Transit App?
Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect yourself when using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

COVID-19 Vaccination Implementation Information

Please visit the County Public Health's website at **PublicHealth.LACounty.gov** for the latest COVID-19 vaccine implementation information. The webpage includes:



- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Who Will Get Vaccine When

The Vaccine Distribution page describes the phases and tiers of vaccination, with more information about how these phases may roll out. This page is being updated regularly as the groups within each phase and tier are further refined.

Note: Additional groups may be added as more vaccinations become available. Check the Los Angeles County website at **VaccinateLACounty.com for the latest information and to book an appointment if you are in the eligible group.*

MAY 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Candidates Being Sought for City Boards and Commissions

The Arcadia City Clerk's Office is currently accepting applications from residents who would like to serve on a City Board or Commission. Arcadia's Board and Commission members serve without compensation. To serve on a Board or Commission, applicants must be 18 years or older, a registered voter, and a resident of the City of Arcadia.

Arcadia's Board and Commission members serve in an advisory capacity and provide critical input on quality of life issues in Arcadia. The Arcadia Beautiful Commission, Human Resources Commission, Library Board of Trustees, and Senior Citizens' Commission each have openings.

Anyone with an interest in serving may obtain a Citizen Service Resume by visiting the City's website at **ArcadiaCA.gov/Service.** Applications must be mailed to the City Clerk's Office on or before the close of business on **Thursday, May 20, 2021**. Appointments are expected to be made at the **Tuesday, June 15, 2021,** City Council meeting.

Please contact the City Clerk's Office at 574-5455 if you would like further information about Board and Commission service in the City of Arcadia.

Arcadia Public Library Reopening

The Arcadia Public Library building will reopen to the public beginning **May 3, 2021**, with limited operating hours. The new operating hours are listed below:

Monday & Tuesday: 4:00 p.m. to 8:00 p.m.
Wednesday & Thursday: 10:00 a.m. to 2:00 p.m.
Saturday: 11:00 a.m. to 5:00 p.m.
Sunday: Closed

Contactless front door pickup will still be available by appointment. The Library expects to resume normal operations by **September 2021**, subject to public health guidelines in place at that time.

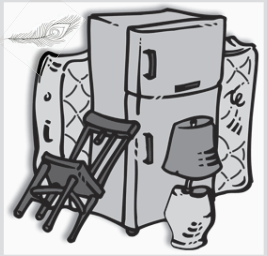
Library patrons will be required to wear a mask at all times while inside the library, in addition to other COVID-19 mitigation measures. Please review all posted guidance and safety measures.

For more information about the Arcadia Public Library please visit **ArcadiaCA.gov/Library.**

Spring Cleaning: Free Bulky Item Pickup

Are you moving or simply looking to get rid of old furniture and appliances? Arcadia residents residing in single-family homes have four (4) free bulky item pickups per year. Multi-family complex residents have two (2) free pickups per unit, per year. Contact Waste Management at (800) 266-7551 or online at **Home.WM.com/Arcadia** to arrange your bulky item pickup today. These items may include:

- Couches, rugs, and other large furniture
- Refrigerators, washing machines, and other large appliances
- Mattresses and box springs
- Water heaters
- Large bundled branches that do not fit in your green waste container
- Bulky electronic waste (computers, TVs, printers, etc.)



Housing Element Update



The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents.

The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia, and address the current and future housing needs.

More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.

Coyote Safety Virtual Town Hall

The San Gabriel Valley Council of Governments (SGVCOG) will host a Coyote Safety Virtual Town Hall meeting for the City of Arcadia on **Thursday, May 27, 2021 from 6:00 p.m. to 7:00 p.m.** This Town Hall meeting will feature a presentation on the SGVCOG's Neighborhood Coyote Program, Pasadena Humane Society, and a Coyote Safety Q&A Panel that consists of wildlife experts and professionals.

Residents that wish to submit questions regarding coyote behavior, pet safety, coyote mitigation strategies, or other coyote-related topics may do so before the start of the Town Hall meeting by e-mailing Coyotes@sgvcog.org. Submitted questions will be answered during the Coyote Safety Q&A Panel of the meeting. RSVP at **SGVCOG.org/coyotes-events.** For more information, please contact Coyotes@sgvcog.org or call (626) 278-8039.



Annual Overnight Parking

The Arcadia Police Department will resume enforcement of the City's Overnight Parking ordinance and Street Sweeping parking restrictions effective **May 1, 2021**. Annual overnight parking permits are available online at **PayMyCite.com/Arcadia**. For your convenience and to help limit the spread of COVID-19, we are offering contactless online payments. Upon completion, you will be able to print a 30-day temporary permit. It will take approximately 7- 10 business days to process and mail your permanent parking sticker. If you have any questions, please call 574-5465 or email **ParkingPermit@ArcadiaCA.gov.**

Follow Us on Facebook

The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us at **Facebook.com/ArcadiaGov.**

Can you find the hidden x3 ?



Arcadia Transit Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit.**

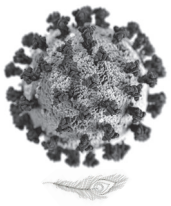
Have you downloaded the Arcadia Transit App? Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect yourself when using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

COVID-19 Vaccination Implementation Information

Please visit the County Public Health's website at **PublicHealth.LACounty.gov** for the latest COVID-19 vaccine implementation information. The webpage includes:



- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Now vaccinating anyone 16 and older who lives or works in LA County

In order to be vaccinated, you will need to show:

1. Photo ID
2. Proof that you live or work in LA County
3. Proof that you are 16 or older

Check the Los Angeles County website at **VaccinateLACounty.com for the latest information and to book an appointment if you are in the eligible group.*

AUGUST 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Grilling Safety 101

Using your grill is a wonderful way to enjoy the warm summer months. However, being aware of grilling safety is important. Grilling sparks more than 10,000 home fires on average each year. To help make this summer both safe and enjoyable, here are some helpful grilling safety tips:

- Always supervise a grill when in use.
- Do not wear loose clothing while cooking at a barbeque.
- Do not add lighter fluid to an already lit fire because the flames can flash back up into the container and explode.
- Keep all matches and lighters away from children and make sure to supervise children around outdoor grills.
- Dispose hot coals properly- douse them with plenty of water and never place them in plastic, paper, or wooden containers.



CITY OF ARCADIA

LEADERSHIP ACADEMY

Coming this Fall

The Arcadia Leadership Academy is a free, interactive civic education program for Arcadia residents 18 years and older who are interested in becoming better acquainted with City operations.

The purpose of the program is to provide an interesting perspective into the workings of Arcadia, to develop civic leadership, and to build a stronger community through well-informed and engaged citizens.

If you are interested in applying to be a part of the Fall program, which is scheduled to take place September 29 through December 7, please visit the City website at **ArcadiaCA.gov/Academy** for the current application. **The deadline to apply is August 20, 2021**.

For additional information, please call the City Manager's Office at 821-4314.

Free Turf Transformation Classes

Due to dryer than normal conditions, it is important to remember the key role landscapes play in water efficiency. If you are looking to revamp your front or backyard, sign up for a free turf transformation class at **greengardensgroup.com/turf-transform**.



These classes are now being offered online in English, Mandarin, and Spanish. Simply sign up for a scheduled time and an instructor will walk through the process of removing turf grass, building a healthy soil sponge, and selecting the right plant palette.

The class will also cover the $2 per square foot turf removal rebate offered by Metropolitan Water District on **socalwatersmart.com**.

Drought

The City continues to monitor the drought situation and would like to remind the community that the most impactful way to use water efficiently is by being mindful of outdoor irrigation. The Summer Watering Schedule is effective through October 30 and allows outdoor irrigation on **Tuesdays, Thursdays, and Saturdays**.

To prevent evaporation, please water between 6:00 p.m. and 9:00 a.m. when sunlight and wind are weakest. Limit sprinklers to 10 minutes per station to avoid creating runoff and ensure that leaks are fixed in a timely manner. Trees and plants may be watered manually everyday within the allowed hours by a garden hose with a shut-off nozzle attachment.

If you have questions or would like to learn more about available resources, please visit **ArcadiaCA.gov/Waterconservation** or contact Public Works Services at 254-2706.

Hide it, Lock it, Keep it

Many thieves look for easy and inviting targets when it comes to selecting a vehicle to burglarize. Here are some basic tips that will make your vehicle a little less inviting to a thief:



- Always lock your car.
- Always park in well lighted areas.
- Install and use a vehicle alarm.
- Do not leave valuables in plain view.
- Look around for anything suspicious when you park. If you notice anything suspicious, alert on-site security or staff or call the police.

Housing Element Update

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the update is to plan for the current and future housing needs of all Arcadia residents.



Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the update.

Please visit **ArcadiaCA.gov/Housing** to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view upcoming announcements and opportunities for public participation.

Homeless Forum - Register to Attend

Saturday, August 7, 2021 at 9:00 a.m.

Arcadia Performing Arts Center

To register for in-person or virtual attendance, visit

arcadiahomelessforum.eventbrite.com

Can you find the hidden  **x3 ?**

Sharps Disposal

It is illegal to dispose of hypodermic needles, lancets, syringes, and similar medical instruments known as "sharps" in household trash. These materials must be disposed of properly in order to prevent injuries and the spread of germs.



The City of Arcadia offers a free 1-quart sharps waste disposal container. Used "sharps" are to be placed inside this leak proof and puncture resistant container for safe storage. Once the container is full, seal the container, place it into the postage prepaid container, and take it to the post office or give it to the mail carrier. The container is then delivered to a medical waste processing facility for proper disposal.

To obtain a free sharps disposal container, please call Public Works Services at 254-2720. Proof of Arcadia residency will be required.

Code Compliance Guides

The City of Arcadia, through the Arcadia Municipal Code (AMC), requires that minimum standards be maintained related to the health, safety, and welfare of community residents. The new Code Compliance guides provide useful information on the City's codes, safety tips, and programs. They are also available in Chinese. Check them out at **ArcadiaCA.gov/CodeGuides**.

Free Summer Concert & Movie Series

Summer concerts and movies are back and will be held back-to-back **on Thursday evenings at 6:30 p.m.** on the City Hall lawn.



Parking is available at the City Hall parking lot and the Santa Anita Race Track, Gate 5 only!

August 5 - Cold Duck

The Croods: A New Age –PG

August 12 - The Answer

Raya and the Last Dragon- PG

Commemorate Arbor Day

Free tree saplings will be available at the August 12 Summer Concerts & Movie Series. Check out the Arcadia Beautiful Commission Booth to get a free tree sapling while supplies last.



SEPTEMBER 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Fire Prevention Week



During the week of October 3-10, the Arcadia Fire Department will be promoting this year's Fire Prevention Week campaign: "Learn the Sounds of Fire Safety!"

The campaign works to educate everyone about small but important actions they can take to keep themselves and those around them safe. The Arcadia Fire Department encourages all residents to embrace the 2021 Fire Prevention Week theme. Here are some safety tips to help you "Learn the Sounds of Fire Safety":

- A continuous set of three loud beeps means smoke or fire. Get out, call 9-1-1, and stay out.
- A single chirp every 30 or 60 seconds means the battery on a smoke alarm is low and must be changed.
- Chirping that continues after the battery has been replaced means the alarm is at the end of its life and the unit must be replaced.

Remember that all smoke alarms must be replaced after ten years. It is also important to make sure your smoke and carbon monoxide alarms meet the needs of all your family members, including those with sensory or physical disabilities. For more information, visit **FirePreventionWeek.org** or contact the Arcadia Fire Prevention Bureau at 574-5104.

Anthony Wilkinson Collection Transcription Project



The Anthony W. Wilkinson Letter Collection is composed of approximately 700 letters and postcards which were written to and by Edith Hartzell Grandy, a former Army medic in the U.S. Civil War. These letters have been assessed by Gilb Museum staff as invaluable. The Gilb Museum intends to digitize these letters to make the information more available for a wider audience. Through digitization and transcription, the letters will be available for researchers. If you wish to help transcribe these letters, visit **ArcadiaCA.gov/Museum**.

Housing Element Update



Have you heard? The City is in the process of updating its Housing Element for the next cycle which is from 2021-2029. As part of the public outreach process, the City received over 500 responses from the online community survey. These responses will help the City develop plans and policies that best reflect the community's housing needs. The City will be hosting a community meeting to discuss any potential changes as part of this Housing Element. Please stay involved, and for weekly updates, visit the City's Housing Element webpage at **ArcadiaCA.gov/Housing**.

Water Conservation Update

As of May 2021, California entered another significant drought cycle. Governor Newsom declared a drought emergency in 41 counties. While Los Angeles County has not been declared to be in a drought, the City is committed to being a good water steward of our local groundwater supplies. To mitigate the current drought's inevitable impact on local supplies, the City continues to observe the codified Water Conservation Ordinance, which includes Seasonal Watering Schedules. The Summer Watering Schedule is effective through October 30 and allows outdoor irrigation on **Tuesdays, Thursdays, and Saturdays**.

To prevent evaporation, please water between 6:00 p.m. and 9:00 a.m. when sunlight and wind are weakest. Limit sprinklers to 10 minutes per station to avoid creating runoff and ensure that leaks are fixed in a timely manner. Trees and plants may be watered manually everyday within the allowed hours by a garden hose with a shut-off nozzle attachment.



For more information, visit **ArcadiaCA.gov/Waterconservation**.

Calling Potential Police Cadets

Are you interested in pursuing a career in law enforcement? Join the Arcadia Police Department as a Police Cadet. Police Cadets must be between 18 to 21 years of age. To obtain more information, call 574-5172 or email **lperalta@ArcadiaCA.gov**.

Save by Joining the Paramedic Membership Program

A 9-1-1 call for emergency ambulance service can cost thousands of dollars. For $51 per year, the Paramedic Membership Program (PMP) provides savings with benefits that you do not want to miss:

- Covers ALL permanent household members who reside at the same address.
- Covers ALL out-of-pocket expenses for emergency ambulance services.
- Reduces rates for those who live in retirement facilities and qualifying low-income residents.

For more information, or to obtain an application packet, please contact the Arcadia Fire Department at 574-5126 or visit **ArcadiaCA.gov/Paramedic**.



The Arcadia Library Offers Wonderful Books About the Moon Festival

The Moon Festival is a traditional Chinese celebration observed when the moon is full and at its brightest. Visit the Arcadia Library and check out books with information on the unique cultural traditions of the Moon Festival.

For more information, visit **ArcadiaCA.gov/Library**.

The First Flush– Protect Water Quality

In the summer, pollutants from pet waste, cigarette butts, oil, grease, and pesticides accumulate on the street. In the rainy season, the first storm, known as the first flush, is dangerous because it carries these toxic pollutants in high concentrations into the ocean. By being mindful, we can help protect public health, the beaches, and aquatic life. Help prevent pollution by:

- Picking up pet waste and placing it into the appropriate trash container.
- Properly disposing of leaves. Do not blow, sweep, hose, or rake leaves into the street, gutter, or storm drains.
- Avoid applying fertilizer or any other chemical on lawns and gardens before watering or predicted rain event.
- Properly disposing of trash; throw litter into trash cans, not into the streets.
- Reporting illegal dumping by calling the Public Works Service Department at 254-2720.

Can you find the hidden  **x3 ?**

Arcadia Police Department Explorer Program



The Arcadia Police Department is seeking Explorers. An Explorer is a volunteer scout that assists with searches for evidence, report writing, desk officer duties, command post operations, crime prevention surveillance, disaster assistance, crowd and traffic control, and more. It's an excellent way to start pursuing a career in law enforcement.

The Arcadia Police Department Explorer Program is designed for youth between 14 to 18 years of age. After graduating from the San Gabriel Valley Law Enforcement Explorer Academy, Explorers are assigned to Explorer Post 101. Police Officers then work with Explorers in an effort to provide community service. For more information, call 574-5172 or email **lperalta@ArcadiaCA.gov**.

Bear Safety Tips



Often bears emerge in residential neighborhoods in search of food and water. Bears have keen noses and can smell from miles away. To protect your family and property, follow these simple tips:

- Purchase and properly use a bear-proof garbage container. The City of Arcadia offers 95-gallon bear resistant carts to residents. For more information, visit **ArcadiaCA.gov/TrashandRecycling**.
- Keep barbeque grills clean and stored in a garage or shed when not in use.
- Only provide bird feeders during November through March.
- Don't leave any scented products outside, even non-food items such as suntan lotion, insect repellent, soap, or candles.
- Harvest fruit off trees as soon as the fruit is ripe, and promptly collect fruit that has fallen.
- Securely block access to potential hibernation sites such as crawl spaces under decks and buildings. This can be done by sealing all openings with caulking, foam insulation, or wood. Make sure to continuously monitor the exterior of your home for new possible points of entry.

In the event of immediate danger from any type of wildlife, please do not hesitate to call the Arcadia Police Department at 792-7151 or 9-1-1 in an emergency. For more bear safety tips and Information, visit **ArcadiaCA.gov/Wildlife**.

67. Public Comments

One inquiry regarding the housing element was received during the planning period. The City also posted the Public Review Draft on the City's website for comment from September 30 through November 1, 2021. The Draft was advertised through various outlets such as ~~Public comments were solicited through various outlets such as~~ Twitter, Facebook, WeChat, and Nextdoor. ~~The City provided multiple outlets for public comments, however, no~~~~No~~Despite outreach efforts, no comments were received during the Public Review Period.

-----Original Message-----

From: [redacted]

Sent: Saturday, October 2, 2021 3:09 PM

To: Lisa Flores <lflores@arcadiaca.gov>

Cc: [redacted]

Subject: Re: Draft Housing Element - Public Review

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Lisa:

First, I want to thank you for replying to my request for the Draft Housing Element. As you know, we already had several meetings with you discussing our feasibility study of the development of 30-60 E Live Oak. With the Draft Housing Element in process, we will consider including affordable housing units in our development to help the City fulfil some of its affordable housing needs. To do an analysis of including affordable housing units, we need to know the affordable sales price for very low, low, and moderate income, we just wonder if the City has such data/formula available. Please advise. Thanks.

Regards

[redacted]

_____

From: Lisa Flores <lflores@arcadiaca.gov>

Sent: Thursday, September 30, 2021 4:12 PM

Subject: Draft Housing Element - Public Review

Good afternoon,

CITY OF
ARCADIA

Technical Background Report
Appendix C
Glossary of Terms









Appendix C: Glossary of Terms

Above Moderate Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low or moderate income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel,

lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low and moderate income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low Income Household. A household with an annual income usually no greater than51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low Income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward

the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), 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. "Target population" means 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 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 Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low and Low income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low and low income housing. Arcadia currently allocates 30 percent of its tax increment to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner

lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

ACRONYMS USED

ACS: American Community Survey

BMPs: Best Management Practices

CALTRANS: California Department of Transportation

CEQA: California Environmental Quality Act

CHAS: Comprehensive Housing Affordability Strategy

CIP: Capital Improvement Program

DDS: Department of Developmental Services

DIF: Development Impact Fee

DU/AC: Dwelling Units Per Acre

EDD: California Employment Development Department

FAR: Floor Area Ratio

FEMA: Federal Emergency Management Agency

HCD: Department of Housing and Community Development

HOA: Homeowners Association

HUD: Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

MFI: Median Family Income

NPDES: National Pollutant Discharge Elimination System

RTFH: Regional Task Force on the Homeless

RTP: Regional Transportation Plan

SCAG: Southern California Association of Governments

SPA: Sectional Planning Area

STF: Summary Tape File (U.S. Census)

TOD: Transit-Oriented Development

TDM: Transportation Demand Management

TSM: Transportation Systems Management

WCP: Water Conservation Plan

Attachment No.3

Comment letter from HCD and Matrix
with all the proposed changes

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

November 29, 2021

Jason Kruckeberg, Director
Department of Development Services
City of Arcadia
240 West Huntington Dr.
P.O. Box 60021
Arcadia, CA 91066

Dear Jason Kruckeberg:

RE: City of Arcadia's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Arcadia's (City) draft housing element received for review on October 1, 2021, along with revisions received on November 15, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on November 4, 2021 with you, Stephanie Ellsworth, Lisa Flores, Dave Barquist, Matt Horton and Molly Mendoza.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates your diligent efforts and responsiveness provided during the review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at Jamillah.Williams@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX
CITY OF ARCADIA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   The element includes the Assessment of Fair Housing (AFH); however, additional information is necessary to address the requisite affirmatively furthering fair housing (AFFH) analysis requirement, including local contributing factors to the fair housing issues and develop strong programs and strategies to address the identified fair housing issues. Specifically, the element provides data regarding the patterns of various socio-economic characteristics across components of the required analysis (e.g., segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity, displacement); however, the element should also analyze trends for potential fair housing problems specific to Arcadia. In addition, the following analysis is required:

   Fair Housing Enforcement and Outreach: The element must address the ability to provide enforcement and outreach capacity which can consist of actions such as ability to investigate complaints, obtain remedies, or the ability to engage in fair housing testing. The analysis must also describe compliance with existing fair housing laws and

regulations and include information on fair housing outreach capacity. Furthermore, the revisions should address:

- Degree of outreach to all sectors of the community.
- Ongoing outreach and public participation throughout the planning period.
- Indicate any findings, lawsuits or enforcement actions taken.
- Describe how many fair housing complaints the City has received over the past few years.

Integration and Segregation: While the element includes some data on integration and segregation (p. 3-46), the element must include a local and regional analysis of patterns and trends. While the element utilizes the dissimilarity index to describe integration and segregation on race, the element should include local knowledge regarding racial segregation. Local knowledge or additional data sources are important because while the dissimilarity index measures integration in comparison to white residents, the majority of the City's population are Asian. Furthermore, the element should describe any local knowledge, a comparison of northern and southern blocks groups that demonstrated income disparities, and a regional analysis for income describing similar concentrations and trends of poverty in surrounding areas. The element must also analyze local and regional patterns and trends of segregation and integration based on familial status and persons with disabilities and conclude with a summary of issues.

Racial/Ethnic Concentrated Areas of Affluence (RCAA): While the element includes data relative to RCAA, it should also include an analysis of local and regional patterns and trends. Because the City as a whole is considered a "highest resource area" (p. 3-58), the analysis should emphasize the regional perspective, evaluating the patterns and changes over time and considering other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.

Disparities in Access to Opportunity: The element provides some information on the access to opportunity (Table 3-13 on page 3-56) but it must also provide a complete local and regional analysis of patterns and trends for all components. A comprehensive analysis should include the local and regional disparities of the educational, environmental, and economic scores through local, federal, and/or state data; and provide a description of education, environment, and employment. It should also include analyses for persons with disabilities as well as access to transit. Please refer to page 35 of the AFFH guidebook (link: https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Arcadia.

Disproportionate Housing Needs including Displacement Risk: While the element includes some data on overcrowded households, cost burden, and displacement, it must also include data and analysis of substandard housing conditions and homelessness. Additionally, the element must provide a local and regional analysis for

all disproportionate housing needs and analyze the data including looking at patterns, trends, other local knowledge, and conclude with a summary of fair housing issues.

Contributing Factors: While the element lists two contributing factors (p. 3-43), it must prioritize contributing factors to fair housing issues based on the analysis.

Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element identifies Programs 5-25 (Fair Housing) and 5-26 (Fair Housing Assistance) to encourage and promote affordable housing; however, most of these programs do not appear to facilitate any meaningful change nor address AFFH requirements. Given that most of the City is considered a high resource community, the element could focus on programs that enhance housing mobility and encourage development of more housing choices and affordable housing. Programs also should be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community-development/affh/index.shtm.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

   While the element quantifies the existing housing needs of extremely low-income (ELI) households, it must still quantify projected ELI housing needs. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of very low-income households qualify as ELI households.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   The City has a regional housing need allocation (RHNA) of 3,214 housing units, of which 1,672 are for lower-income households. To address this need, the element relies on vacant and nonvacant sites, including sites in Specific Plan Areas and within the Mixed-Use Overlay areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

   Arcadia Golf Course: On page A-25, the element indicated that the City owns the Arcadia Par 3 Golf Course and is currently exploring potential future sale of the property and/or redevelopment of the site and has spoken with developers regarding

the development of affordable housing on the site. The element must address current and potential general plan designations, allowable densities, support for residential capacity assumptions, existing uses and any known conditions that preclude development in the planning period and the potential schedule for development. As the zoning does not currently allow residential uses at appropriate densities, then the element must include programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i). In addition, the element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

Realistic Capacity: The element states that it assumes an 80 percent buildout to determine capacity based on buildable acreage. However, the analysis must also support this estimate based on typical densities of existing or approved residential developments at a similar affordability level. In addition, while the element provided some overlay and mixed-use development examples to support the 80 percent buildout assumption, the element must indicate whether the calculations included density bonus units.

The element must also consider the calculation for sites that allow nonresidential uses (e.g., mixed-use) based on the likelihood of nonresidential development, performance standards, development trends supporting residential development, and any existing or planned policies, programs, or local guidance or efforts promoting residential development in nonresidential zones. The element must clarify whether 100 percent residential is allowed in commercial and mixed-use zones as well as whether residential uses are allowed by-right in the Downtown Mixed-Use expansion and overlay; the Mixed-Use upzone; and the CG overlay. In addition, on page A-17, the element indicated that with the implementation of the overlay, 100 percent residential would be allowed by-right in the Live Oak Corridor except in Las Tunas. The element should analyze the impact of this standard on the City's realistic capacity and revise the calculation as necessary.

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site for example "multifamily housing" or religious structure". In addition, small nonvacant sites descriptions are limited to "Small Sites Strategy," which is not adequate to demonstrate the potential for redevelopment in the planning period. The element should describe the existing use and the existing units on all sites in the inventory. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element should analyze the extent that existing uses may impede additional residential development. For example, the element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could

also consider indicators such as age and condition of the existing structure, expressed developer interest, low improvement to land value ratio, and other factors. Many identified sites have existing multifamily housing or townhouses, given the fact that the element estimates a low number of units needing substantial rehabilitation, the element must identify the likelihood that the existing use will be terminated during the planning period.

In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate that the existing use is not an impediment to additional residential development in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) This can be demonstrated by providing substantial evidence that the existing use is likely to be discontinued during the planning period. (Gov. Code, § 65583.2, subd. (g)(2).)

Small Sites: The inventory lists 441 lower-income units on smaller sites. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the element describes other evidence to HCD that the site is adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) While the element includes examples of small site development; it does not relate these examples to the affordability of these projects. To strengthen the existing analysis, the history of small site development example should describe trends specific to the development of housing affordable to lower-income households.

Previously Identified Nonvacant and Vacant Sites: While the sites inventory identifies whether most sites were identified in the previous housing element cycle, sites 451, 456-457, 462, 466-467, did not indicate if they were identified in the 5th cycle. For any vacant sites, the element should also indicate if sites were identified in the 4th cycle.

Accessory Dwelling Units (ADU): The element assumes an ADU build out of 26 ADU and/or junior accessory dwelling unit (JADU) per year based upon doubling the average assumption over the past few years. Given that the City has only produced an average of 12 units per year since 2018, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs and include policies and programs that incentivize the production of ADUs. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within six months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Environmental Constraints: While the element describes environmental conditions within the City (p. 3-40), it must describe any mitigation measures being taken to address those constraints within the City that could impact housing development in the planning period. (Gov. Code, § 65583.2, subd. (b).)

Zoning for a Variety of Housing Types:

- *Emergency Shelters*: While the element states that emergency shelters are permitted in the M-1 industrial zone, it must clarify whether emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone(s) must demonstrate the M-1 zone has sufficient capacity to accommodate the identified need for shelters or for at least one emergency shelter, whichever is greater. (Gov. Code, § 65583, subd. (a)(4).) The housing element must also demonstrate the permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters. In addition, emergency shelters must only be subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by statute.

- *Transitional and Supportive Housing*: Transitional and supportive housing require a use permit in zones where single family homes are permitted by right. Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).) The element must describe and analyze the City's transitional and supportive housing standards and codes and demonstrate consistency with Gov. Code Section 65583(a)(5) or add or revise programs which comply with the statutory requirements. Finally, the City's definition of supportive housing should be analyzed for consistency with state law and revised as necessary.

- *Single Room Occupancy (SRO)*: Page 3-27 provides the definition of an SRO but does not state where they are allowed. The element must describe where SROs are allowed or add a program as appropriate to update the zoning code and permit to allow the development of SROs.

- *Employee Housing*: The element states that employee housing is permitted in the special use zone. In addition, the element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

- *Mobilehomes*: Page 3-27 states that mobilehomes are not permitted as long-term housing. The housing element must demonstrate the jurisdiction's zoning code allows and permits manufactured housing in the same manner and in the same zone as a conventional or stick-built structures are permitted (Gov. Code Section 65852.3). Specifically, manufactured homes should only be subject to the same development standards that a conventional single-family residential dwelling on the same lot would be subject to, with the exception of, architectural requirements for roof overhang, roofing material, and siding material. (Gov. Code Section 65852.3(a).)

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.*

   Land Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. The analysis should also describe past or current efforts to remove identified governmental constraints. The element must address the following:

   - Pages 3-10 and 3-11 describe the same minimum and maximum densities in the CBD, MU, and DMU zones, for example the CBD lists a minimum density of 80 dwelling units and acre and a maximum of 80 dwelling units an acre. Although the City indicated that the intent of this was to create diversity in building appearance (made possible by differing height regulations per zone), having the same minimum and maximum density in a zone is a constraint because it provides no flexibility in development. The element must analyze this as a constraint and add a program to address the density requirement.
   - As part of HCD's call with the City, staff indicated that three stories were allowed in the R3 zone despite a maximum building height of 30 feet, but Table 3-2 (p. 3-12 and 3-13) does not provide information beyond two stories. The element should clarify if three stories are allowed in the R3 zone without a use permit. If not, the City must add a program to amend its development standards to be consistent with state law.
   - The element should list and analyze minimum unit sizes.

   Parking Requirements: The element must analyze the requirement of two covered parking spaces per multifamily dwelling unit for its impact as a potential constraint on housing development (p. 3-14). Should the analysis determine the parking standards or permit procedures are a constraint on residential development, it must include a program to address or remove any identified constraints.

Fees and Exaction: While the element lists development fees on (p. 3-33), it must indicate if all fees are the same for single and multifamily. The element must also analyze their impact as potential constraints on housing supply and affordability and describe the City's efforts to mitigate the constraint. For example, the analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. Page 3-33 of the element indicated that the City would explore opportunities to lower development fees for affordable developments but did not describe how it would do this, the element should be revised to include a program to address fees.

Processing and Permit Procedures: While the element describes the use permit procedure for mixed-use housing, it must describe and analyze the City's permit processing and approval procedures by zone and housing type (e.g., multifamily rental housing, mobilehomes, housing for agricultural employees, supportive housing). The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability. For example, the analysis should consider processing and approval procedures and time for typical single- and multi-family developments, including type of permit, level of review, approval findings and any discretionary approval procedures. The element states that a minor use permit is required for multifamily developments in mixed-use and CBD zones. The element should describe any impacts on sites in the inventory. If so, this should be analyzed as a constraint and addressed in a program.

Design Review: The element must describe and analyze the site plan and design review guidelines and processes, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.

Local Ordinances: The element must specifically analyze locally adopted ordinances such as inclusionary ordinance or short-term rental ordinance that directly impact the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

On/Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width) and analyze their impact as potential constraints on housing supply and affordability.

Codes and Enforcement: The element must describe the City's building and zoning code enforcement processes and procedures, including any local amendments to the building code, and analyze their impact as potential constraints on housing supply and affordability.

Constraints on Housing for Persons with Disabilities: While the element describes the City's Reasonable Accommodation procedure on page 3-27, it must analyze the findings as a constraint for persons with disabilities including the associated fees, the application process, and findings. In addition, the element lists the U.S. Census Bureau and California's Office of Planning and Research definition of family, but the element must include the City's definition of family.

In addition, the element currently details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven or more persons are limited to two zones with the approval of a conditional use permit (CUP). The element should analyze the process and exclusion from residential zones as a potential constraint on housing for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

   Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated in the sites inventory and the length of time between receiving approval for a housing development and submittal of an application for building permits. The analysis should address any potential hinderances on the construction of a locality's share of the regional housing need. The element must also describe any efforts to mitigate non-governmental constraints that create a gap in the jurisdictions ability to meet RHNA by income category.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an*

identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) all programs must be revised with discrete timelines (i.e. month and year); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

- *Program 5-1 (Home Rehabilitation)* should describe how information will be distributed and how often, as well as proactive outreach.
- *Program 5-2 (Code Enforcement)* should describe how often the City will provide proactive outreach to the surrounding community.
- *Program 5-3 (Residential Design Guidelines)* should describe the requirements for exemption from discretionary reviews for affordable housing projects.
- *Program 5-5 (Preservation of Middle-Income Housing through New Housing Authorities)* should indicate the program's implementation status. It is currently unclear if the new housing authorities have been established.
- *Program 5-11 (Housing Density Bonus)* should specify when the ordinance will be updated.
- *Program 5-15 (Lot Consolidation Incentives)* should include a timeframe for when the City will update their fee schedule and identify additional incentives, as well as the method and frequency of advertisement to developers.
- *Program 5-17 (Public Information About Affordable Housing)* should provide information regarding how often outreach will occur and how often the brochure will be updated.
- *Program 5-23 (Homeless Program Assistance)* should include implementation timeframe and frequency.
- Numerous programs continue to indicate an "ongoing" implementation status. While this may be appropriate for some programs, programs with quantified objectives or specific implementation actions must include completion or initiation dates (including month and year) resulting in beneficial impacts within the planning period. Programs needing revision include Programs 5.1, 5.2, 5.10, 5.11, 5.15, 5.16, 5.17. 5.19, and 5.21 through 5.24.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Rezone Program for Adequate Sites: Currently the element demonstrates a shortfall of adequate sites with zoning currently in place to accommodate the RHNA within the planning period. In order to provide sufficient sites to accommodate the RHNA, programs including but not limited to 5-7 (Establish an Overlay to Permit Residential Uses in the Commercial General Zone), 5-8 (Expansion of the Downtown Mixed-Use Area to Permit Residential Uses), and 5-9 (Expand and Update the Residential Flex Mixed-Use overlay in the Live Oak Corridor) commit to, among other things, amend the zoning to increase densities and allow residential units in areas that previously did not allow residential development. However, in order to accommodate the lower-income need, programs must demonstrate compliance with Government Code section 65583.2, subdivisions (h) and (i). Specifically, programs must commit to:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed-uses that accommodate all of the very low and low-income housing need, if those sites:
  - allow 100 percent residential use, and
  - require residential use occupy 50 percent of the total floor area of a mixed-use project.

Replacement Housing Requirements: While Program 5-16 (Preservation of Rental Opportunities) provides replacement housing in the City, the program must be revised to meet all statutory requirements. Nonvacant sites identified in the sites inventory with existing, vacated, or demolished residential uses and occupied by, or subject to an affordability requirement for, lower-income households within the last five years, require a replacement housing program for units affordable to lower-income households. (Gov. Code, § 65583.2, subd. (g)(3).) Absent a compliant replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c)(3).

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Program 5-22 (Affordable Housing for Families and Persons with Special Needs) should describe what land use policies will be adopted for extremely low-income households and offer specific commitments towards implementation other than "exploring" regulatory incentives. The program should include specific timeframes for implementing the incentives and revising the zoning code.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding(s) B4 and B5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).) Program 5-25 (Fair Housing, 3rd bullet point): The percentage is missing for both.*

   Program to AFFH: While the element includes Program 5-25 (Fair Housing) which describes how the City responds to fair housing complaints, it must include more than collaboration for discrimination complaints, include specific timeframes for outreach and how often workshops will occur throughout the planning period, and include outreach. The element must also include actions that promote AFFH opportunities as stated in Finding B1. For example, the element could include a program committing to implement Government Code section 8899.50, subdivision (b) which requires the City to administer its programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with its obligation to AFFH. Programs should address enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. The programs should also include metrics and milestones for evaluating progress on programs, actions, and fair housing results.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other*

urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)

Program 5-4 (Preservation of At-Risk Units) should incorporate state preservation notice law (Gov. Code § 65863.10, 65863.11, and 65863.13) as well as should commit to proactive outreach to property owners regarding interest in renewing affordability restrictions and inform them about the notice requirements.

7. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)*

   The element is required to include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or establishing an ADU specialist within the planning department. Program 5-12 (ADU and JADU Incentive and Monitoring Program) should be revised to include specific incentives to encourage ADU production in the City during the planning period.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

While the element includes a general summary of the public participation process (p. 13 and 1-4), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate-income households and organizations that represent them and to involve such groups and persons in the element throughout the process. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element.

In addition, HCD understands the City made the element available to the public concurrent with its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process

and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

HCD Comments	Notes	Revised Document Section Reference
A. Review and Revision *Review the previous element to evaluate the appropriateness, effectiveness, and progressin implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*		
As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness).		Pg. 4-4 to 4-5
B. Housing Needs, Resources, and Constraints 1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)* The element includes the Assessment of Fair Housing (AFH); however, additional information is necessary to address the requisite affirmatively furthering fair housing (AFFH) analysis requirement, including local contributing factors to the fair housing issues and develop strong programs and strategies to address the identified fair housing issues. Specifically, the element provides data regarding the patterns of various socio-economic characteristics across components of the required analysis (e.g., segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity, displacement); however, the element should also analyze trends for potential fair housing problems specific to Arcadia. In addition, the following analysis is required:		
Fair Housing Enforcement and Outreach: The element must address the ability to provide enforcement and outreach capacity which can consist of actions such as ability to investigate complaints, obtain remedies, or the ability to engage in fair housing testing. The analysis must also describe compliance with existing fair housing laws and regulations and include information on fair housing outreach capacity. Furthermore, the revisions		**Pg. 3-47 to 3-50:** **Table 3-12 -** Compliance with Fair Housing Laws **Pg. 3-49 to 3-51:**

HCD Comments	Notes	Revised Document Section Reference
should address: • Degree of outreach to all sectors of the community. • Ongoing outreach and public participation throughout the planning period. • Indicate any findings, lawsuits or enforcement actions taken. • Describe how many fair housing complaints the City has received over the past few years.		Enforcement & Outreach; Fair housing inquires and cases **Pg. 3-54:** Countywide AFH Outreach 2021-2029 Housing Element Outreach added; Refer to Appendix B: Community Engagement Summary for full outreach efforts
Integration and Segregation: While the element includes some data on integration and segregation (p. 3-46), the element must include a local and regional analysis of patterns and trends. While the element utilizes the dissimilarity index to describe integration and segregation on race, the element should include local knowledge regarding racial segregation. Local knowledge or additional data sources are important because while the dissimilarity index measures integration in comparison to white residents, the majority of the City's population are Asian. Furthermore, the element should describe any local knowledge, a comparison of northern and southern blocks groups that demonstrated income disparities, and a regional analysis for income describing similar concentrations and trends of poverty in surrounding areas. The element must also analyze local and regional patterns and trends of segregation and integration based on familial status and persons with disabilities and conclude with a summary of issues.		**Pg. 3-54 to 3-60** Added: Predominant Racial and Ethnic Groups Low Income Community Segregation Familial Status Disability Distribution Summary of Segregation and Integration Factors Regional Analysis
Racial/Ethnic Concentrated Areas of Affluence (RCAA): While the element includes data relative to RCAA, it should also include an analysis		**Pg. 3-60 – 3-65**

HCD Comments	Notes	Revised Document Section Reference
of local and regional patterns and trends. Because the City as a whole is considered a "highest resource area" (p. 3-58), the analysis should emphasize the regional perspective, evaluating the patterns and changes over time and considering other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.		Regional Analysis & RECAPS over time added
Disparities in Access to Opportunity: The element provides some information on the access to opportunity (Table 3-13 on page 3-56) but it must also provide a complete local and regional analysis of patterns and trends for all components. A comprehensive analysis should include the local and regional disparities of the educational, environmental, and economic scores through local, federal, and/or state data; and provide a description of education, environment, and employment. It should also include analyses for persons with disabilities as well as access to transit. Please refer to page 35 of the AFFH guidebook (link: https://www.hcd.ca.gov/community-development/affh/index.shtml#guidance) for specific factors that should be considered when analyzing access to opportunities as it pertains to educational, employment, environmental, transportation, and any factors that are unique to Arcadia.		**Pg. 3-66 – 3-85** Added: Table 3-14: Updated with County Level Data Access to Education Opportunities Employment Opportunities Summary of Disparate Access to Opportunity
Disproportionate Housing Needs including Displacement Risk: While the element includes some data on overcrowded households, cost burden, and displacement, it must also include data and analysis of substandard housing conditions and homelessness. Additionally, the element must provide a local and regional analysis for all disproportionate housing needs and analyze the data including looking at patterns, trends, other local knowledge, and conclude with a summary of fair housing issues.		**Pg. 3-85 – 3-95** Table 3-26 & Table 3-27: Extremely Low-Income Data Table 3-20: Homelessness Data Table 3-30: Substandard Housing

HCD Comments	Notes	Revised Document Section Reference
Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element identifies Programs 5-25 (Fair Housing) and 5-26 (Fair Housing Assistance) to encourage and promote affordable housing; however, most of these programs do not appear to facilitate any meaningful change nor address AFFH requirements. Given that most of the City is considered a high resource community, the element could focus on programs that enhance housing mobility and encourage development of more housing choices and affordable housing. Programs also should be based on identified contributing factors, be significant and meaningful. The element must add, and revise programs based on a complete analysis and listing and prioritization of contributing factors to fair housing issues. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD's guidance at https://www.hcd.ca.gov/community- development/affh/index.shtm.		**Pg. 3-110 -- 3-111** List of programs pertaining to each AFFH subtopic
Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)		
While the element quantifies the existing housing needs of extremely low-income (ELI) households, it must still quantify projected ELI housing needs. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of very low-income households qualify as ELI households.		**Pg. 3-90 to 3-91** **Tables 3-26 and 3-27**

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing*

need for a designated incomelevel, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).) The City has a regional housing need allocation (RHNA) of 3,214 housing units, of which 1,672 are for lower-income households. To address this need, the element relies on vacant and nonvacant sites, including sites in Specific Plan Areas and within the Mixed-Use Overlay areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:		
Arcadia Golf Course: On page A-25, the element indicated that the City owns the Arcadia Par 3 Golf Course and is currently exploring potential future sale of the property and/or redevelopment of the site and has spoken with developers regarding the development of affordable housing on the site. The element must address current and potential general plan designations, allowable densities, support for residential capacity assumptions, existing uses and any known conditions that preclude development in the planning period and the potential schedule for development. As the zoning does not currently allow residential uses at appropriate densities, then the element must include programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i). In addition, the element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.		**Pg. A-29**
Realistic Capacity: The element states that it assumes an 80 percent buildout to determine capacity based on buildable acreage. However, the analysis must also support this estimate based on typical densities of existing or approved residential developments at a similar affordability level. In addition, while the element providedsome overlay and mixed-use development examples to support the 80 percent buildout assumption, the		Pg. A-35: Capacity Calculations Pg. A-12: Downtown Mixed-Use Pg. A-16: Mixed Use

element must indicate whether the calculations included density bonus units. The element must also consider the calculation for sites that allow nonresidential uses(e.g., mixed-use) based on the likelihood of nonresidential development, performancestandards, development trends supporting residential development, and any existing or planned policies, programs, or local guidance or efforts promoting residential development in nonresidential zones. The element must clarify whether 100 percent residential is allowed in commercial and mixed-use zones as well as whether residential uses are allowed by-right in the Downtown Mixed-Use expansion and overlay; the Mixed-Use upzone; and the CG overlay. In addition, on page A-17, the element indicated that with the implementation of the overlay, 100 percent residential would be allowed by-right in the Live Oak Corridor except in Las Tunas. The element should analyze the impact of this standard on the City's realistic capacity and revise the calculation as necessary.		
Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site for example "multifamily housing" or religious structure". In addition, small nonvacant sites descriptions are limited to "Small Sites Strategy," which is not adequate to demonstrate the potential for redevelopment in the planning period. The element should describe the existing use and the existing units on all sites in the inventory. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element should analyze the extent that existing uses may impede additional residential development. For example, the element can summarize past experiences		Pg. A-5 – A-9 Table A-3: Example Development of Non-Vacant Sites for Residential Uses

converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure, expressed developer interest, low improvement to land value ratio, and other factors. Many identified sites have existing multifamily housing or townhouses, given the fact that the element estimates a low number of units needing substantial rehabilitation, the element must identify the likelihood that the existing use will be terminated during the planning period. In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate that the existing use is not an impediment to additional residential development in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) This can be demonstrated by providing substantial evidence that the existing use is likely to be discontinued during the planning period. (Gov. Code, § 65583.2, subd. (g)(2).)		
Small Sites: The inventory lists 441 lower-income units on smaller sites. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower- income housing unless it is demonstrated that sites of equivalent size and affordabilitywere successfully developed during the prior planning period or unless the element describes other evidence to HCD that the site is adequate to accommodate lower- income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) While the element includes examples of small site development; it does not relate these examples to the affordability		Pg. A-31 – A-34 Tables A-18 through A-20

of these projects. To strengthen the existing analysis, the history of small site development example should describe trends specific to the development of housing affordable to lower-income households.		
Previously Identified Nonvacant and Vacant Sites: While the sites inventory identifies whether most sites were identified in the previous housing element cycle, sites 451, 456-457, 462, 466-467, did not indicate if they were identified in the 5th cycle. For any vacant sites, the element should also indicate if sites were identified in the 4th cycle.		Addressed in overall sites inventory
Accessory Dwelling Units (ADU): The element assumes an ADU build out of 26 ADU and/or junior accessory dwelling unit (JADU) per year based upon doubling the average assumption over the past few years. Given that the City has only produced anaverage of 12 units per year since 2018, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs and include policies and programs that incentivize the production of ADUs. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within six months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actualproduction and affordability is near anticipated trends, then measures like outreachand marketing might be more appropriate.		Pg. A-9 – A-11 Tables A-4 through A-6

<u>Environmental Constraints</u>: While the element describes environmental conditions within the City (p. 3-40), it must describe any mitigation measures being taken to address those constraints within the City that could impact housing development in the planning period. (Gov. Code, § 65583.2, subd. (b).)		Pg. 3-46 Mitigating Environmental Constraints Section added
<u>Zoning for a Variety of Housing Types:</u> • *Emergency Shelters*: While the element states that emergency shelters are permitted in the M-1 industrial zone, it must clarify whether emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone(s) must demonstrate the M-1 zone has sufficient capacity to accommodate the identified need for shelters or for at least one emergency shelter, whichever is greater. (Gov. Code, § 65583, subd. (a)(4).) The housing element must also demonstrate the permit processing, development, and management standards for emergency shelters are objective and encourage and facilitate the development of, or conversion to, emergency shelters. In addition, emergency shelters must only be subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by statute. • *Transitional and Supportive Housing*: Transitional and supportive housing require a use permit in zones where single family homes are permitted by right. Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd.		**Pg. 3-28** Emergency Housing SROs Employee Housing Manufactured Homes **Pg. 3-29** Transitional and Supportive Housing **Program 5-24** Added to address above **Program 5-36** added to address manufactured homes and mobilehomes

(a)(5).) The element must describe and analyze the City's transitional and supportive housing standards and codes and demonstrate consistency with Gov. Code Section 65583(a)(5) or add or revise programs which comply with the statutory requirements. Finally, the City's definition of supportive housing should be analyzed for consistency with state law and revised as necessary. • *Single Room Occupancy (SRO):* Page 3-27 provides the definition of an SRO but does not state where they are allowed. The element must describe where SROs are allowed or add a program as appropriate to update the zoning code and permit to allow the development of SROs. • *Employee Housing*: The element states that employee housing is permitted in the special use zone. In addition, the element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and 17021.6. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. • *Mobilehomes*: Page 3-27 states that mobilehomes are not permitted as long- term housing. The housing element must demonstrate the jurisdiction's zoning code allows and permits manufactured housing in the same manner and in the same zone as a conventional or stick-built structures are permitted (Gov. Code Section 65852.3). Specifically, manufactured homes should only be subject to the same development		

standards that a conventional single-family residential dwelling on the same lot would be subject to, with the exception of, architectural requirements for roof overhang, roofing material, and siding material. (Gov. Code Section 65852.3(a).)		
An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.		
Land Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing). The analysis must also evaluate the cumulative impacts of land use controls on the cost and supply of housing, including the ability to achieve maximum densities and cost and supply of housing. The analysis should also describe past or current efforts to remove identifiedgovernmental constraints. The element must address the following: • Pages 3-10 and 3-11 describe the same minimum and maximum densities in the CBD, MU, and DMU zones, for example the CBD lists a minimum density of 80 dwelling units and acre and a maximum of 80 dwelling units an acre. Although the City indicated that the intent of this was to create diversity in building appearance (made possible by differing height regulations per zone), having the same minimum and maximum density in a zone is a constraint because it provides no flexibility in development. The element must analyze this as a constraint and add a program to address the density requirement.		**Table 3-2:** There are no minimum densities in the CBD, MU and DMU zones allowing for flexibility in development. **Pg. 3-12:** See *Note. Three stories are allowed in the R-3 Zone without a use permit **Pg. 3-13**: No minimum requirement on unit sizes, document updated

• As part of HCD's call with the City, staff indicated that three stories were allowed inthe R3 zone despite a maximum building height of 30 feet, but Table 3-2 (p. 3-12 and 3-13) does not provide information beyond two stories. The element should clarify if three stories are allowed in the R3 zone without a use permit. If not, the City must add a program to amend its development standards to be consistent withstate law. • The element should list and analyze minimum unit sizes.		
Parking Requirements: The element must analyze the requirement of two covered parking spaces per multifamily dwelling unit for its impact as a potential constraint onhousing development (p. 3-14). Should the analysis determine the parking standardsor permit procedures are a constraint on residential development, it must include a program to address or remove any identified constraints.		**Pg. 3-15** Constraint Identified **Program 5-35** Program to address parking standard constraint
Fees and Exaction: While the element lists development fees on (p. 3-33), it must indicate if all fees are the same for single and multifamily. The element must also analyze their impact as potential constraints on housing supply and affordability and describe the City's efforts to mitigate the constraint. For example, the analysis could identify the total amount of fees and their proportion to the development costs for bothsingle family and multifamily housing. Page 3-33 of the element indicated that the Citywould explore opportunities to lower development fees for affordable developments but did not describe how it would do this, the element should be revised to include a program to address fees.		**Table 3-9:** Development Impact Fees Specification of multi vs single family **Program 5-35** Fees were not established as a constraint, however the City will commit to monitoring fees over time to ensure they do not become a constraint.

Processing and Permit Procedures: While the element describes the use permit procedure for mixed-use housing, it must describe and analyze the City's permit processing and approval procedures by zone and housing type (e.g., multifamily rentalhousing, mobilehomes, housing for agricultural employees, supportive housing). The analysis must evaluate the processing and permit procedures' impacts as potential constraints on housing supply and affordability. For example, the analysis should consider processing and approval procedures and time for typical single- and multi- family developments, including type of permit, level of review, approval findings and any discretionary approval procedures. The element states that a minor use permit is required for multifamily developments in mixed-use and CBD zones. The element should describe any impacts on sites in the inventory. If so, this should be analyzed as a constraint and addressed in a program.		**Pg. 3-39**: Language added to narrative. Not identified as constraint.
Design Review: The element must describe and analyze the site plan and design review guidelines and processes, including approval procedures and decision-makingcriteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.		**Pg. 3-40**: Language added to narrative. Not identified as constraint.
Local Ordinances: The element must specifically analyze locally adopted ordinances such as inclusionary ordinance or short-term rental ordinance that directly impact the cost and supply of residential development. The analysis should demonstrate local efforts to remove governmental constraints		**Pg. 3-29** Short Term Rental Ordinance

that hinder the locality from meeting its share of the regional housing need and from meeting the need for housing for personswith disabilities, supportive housing, transitional housing, and emergency shelters.		**Pg. 3-37**: Additional Building Codes No other local ordinances
On/Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width) andanalyze their impact as potential constraints on housing supply and affordability.		**Pg. 3-36**: language added, not identified as constraint
Codes and Enforcement: The element must describe the City's building and zoning code enforcement processes and procedures, including any local amendments to the building code, and analyze their impact as potential constraints on housing supply andaffordability.		**Pg. 3-37**: language added, not identified as constraint
Constraints on Housing for Persons with Disabilities: While the element describes theCity's Reasonable Accommodation procedure on page 3-27, it must analyze the findings as a constraint for persons with disabilities including the associated fees, theapplication process, and findings. In addition, the element lists the U.S. Census Bureau and California's Office of Planning and Research definition of family, but the element must include the City's definition of family. In addition, the element currently details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilitiesserving seven or more persons are limited to two zones with the approval of a conditional use permit (CUP). The element should analyze the process and exclusion from residential zones as a potential constraint on housing for persons with disabilitiesand add or modify programs as appropriate to ensure zoning		**Pg. 3-29 – 3-30** **Program 5-34** to address constraint

permits group homes objectively with approval certainty.		
An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)		
Developed Densities and Permit Times: The element must be revised to include analysis of requests to develop housing at densities below those anticipated in the sites inventory and the length of time between receiving approval for a housing development and submittal of an application for building permits. The analysis should address any potential hinderances on the construction of a locality's share of the regional housing need. The element must also describe any efforts to mitigate non- governmental constraints that create a gap in the jurisdictions ability to meet RHNA byincome category.		**Pg. 3-38:** Permit times **Pg. 3-39 to 3-40** Design Review Process Added; From development history, very few developments come in below max. densities. See development history of nonvacant sites in Appendix A
Housing Programs Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).) To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) all programs must be revised with discrete timelines (i.e.		

month and year); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:		
Program 5-1 (Home Rehabilitation) should describe how information will bedistributed and how often, as well as proactive outreach.		Pg. 10-1
Program 5-2 (Code Enforcement) should describe how often the City will provideproactive outreach to the surrounding community.		Pg. 10-2
Program 5-3 (Residential Design Guidelines) should describe the requirements forexemption from discretionary reviews for affordable housing projects.		Pg. 10-2 – 10-3
Program 5-5 (Preservation of Middle-Income Housing through New Housing Authorities) should indicate the program's implementation status. It is currentlyunclear if the new housing authorities have been established.		Pg. 10-3 – 10-4
Program 5-11 (Housing Density Bonus) should specify when the ordinance will beupdated.		Pg. 10-11 – 10-12 Program 5-16
Program 5-15 (Lot Consolidation Incentives) should include a timeframe for when the City will update their fee schedule and identify additional incentives, as well asthe method and frequency of advertisement to developers.		Pg. 10-14 – 10-15 Program 5-20
Program 5-17 (Public Information About Affordable Housing) should provide information regarding how often outreach will occur and how often the brochure willbe updated.		Pg. 10-16 Program 5-23
Program 5-23 (Homeless Program Assistance) should include implementationtimeframe and frequency.		Pg. 10-20 Program 5-29
Numerous programs continue to indicate an "ongoing" implementation status. While this may be appropriate for some programs, programs with quantified objectives or specific		All Chapter 10

implementation actions must include completion or initiation dates (including month and year) resulting in beneficial impacts within the planningperiod. Programs needing revision include Programs 5.1, 5.2, 5.10, 5.11, 5.15, 5.16, 5.17. 5.19, and 5.21 through 5.24.		
Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single- room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).) As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:		
<u>Rezone Program for Adequate Sites</u>: Currently the element demonstrates a shortfall of adequate sites with zoning currently in place to accommodate the RHNAwithin the planning period. In order to provide sufficient sites to accommodate the RHNA, programs including but not limited to 5-7 (Establish an Overlay to Permit Residential Uses in the Commercial General Zone), 5-8 (Expansion of the Downtown Mixed-Use Area to Permit Residential Uses), and 5-9 (Expand and Update the Residential Flex Mixed-Use overlay in the Live Oak Corridor) commit to, among other things, amend the zoning to increase densities and allow residential units in areas that previously did not allow residential development. However, in order to accommodate the lower-income need, programs must demonstrate compliance with Government Code section 65583.2, subdivisions (h) and (i). Specifically, programs must commit to: • permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are		Pg. 10-4 – 10-10 Program 5-7 through 5-13

affordable to lower-income households.By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.
• accommodate a minimum of 16 units per site;
• require a minimum density of 20 units per acre; and
• at least 50 percent of the lower-income need must be accommodated on sitesdesignated for residential use only or on sites zoned for mixed-uses that accommodate all of the very low and low-income housing need, if those sites:
  ○ allow 100 percent residential use, and
  ○ require residential use occupy 50 percent of the total floor area of a mixed-useproject.		

Replacement Housing Requirements: While Program 5-16 (Preservation of Rental Opportunities) provides replacement housing in the City, the program must be revised to meet all statutory requirements. Nonvacant sites identified in the sites inventory with existing, vacated, or demolished residential uses and occupied by, or subject to an affordability requirement for, lower-income households within the last five years, require a replacement housing program for units affordable to lower-income households. (Gov. Code, § 65583.2, subd. (g)(3).) Absent a compliant replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c)(3).		Pg. 10-15 Program 5-21
The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate- income households. (Gov. Code, § 65583, subd. (c)(2).)		
Program 5-22 (Affordable Housing for Families and Persons with Special Needs) should describe what land use policies will be adopted for extremely low-income households and offer specific		Pg. 10-18 Program 5-28

commitments towards implementation other than "exploring" regulatory incentives. The program should include specific timeframes forimplementing the incentives and revising the zoning code.		
Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)		
As noted in Finding(s) B4 and B5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address andremove or mitigate any identified constraints.		Pg. 10-24 Program 5-35
Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).) Program 5-25 (Fair Housing, 3rd bullet point): The percentage is missing for both.		
Program to AFFH: While the element includes Program 5-25 (Fair Housing) which describes how the City responds to fair housing complaints, it must include more thancollaboration for discrimination complaints, include specific timeframes for outreach and how often workshops will occur throughout the planning period, and include outreach. The element must also include actions that promote AFFH opportunities as stated in Finding B1. For example, the element could include a program committing toimplement Government Code section 8899.50, subdivision (b) which requires the City to administer its programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with its obligation to AFFH.		Pg. 10-20 – 10-22 Program 5-31

Programs should address enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. The programs should also include metrics and milestones for evaluating progress on programs, actions, and fair housing results.		
The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)		
Program 5-4 (Preservation of At-Risk Units) should incorporate state preservation notice law (Gov. Code § 65863.10, 65863.11, and 65863.13) as well as should committo proactive outreach to property owners regarding interest in renewing affordability restrictions and inform them about the notice requirements.		Pg. 10-3
Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2. (Gov. Code, § 65583, subd. (c)(7).)		
The element is required to include a program that incentivizes or promotes ADU development for very low-, low-, and moderate-income households. This can take the form of flexible zoning requirements, development standards, or processing and fee incentives that facilitate the creation of ADUs, such as reduced parking requirements, fee waivers and more. Other strategies could include developing information packets to market ADU construction, targeted advertising of ADU development opportunities or		Pg. 10-12 – 10-13 Program 5-17

establishing an ADU specialist within the planning department. Program 5-12 (ADU and JADU Incentive and Monitoring Program) should be revised to include specific incentives to encourage ADU production in the City during the planning period.		
Public Participation Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)		
While the element includes a general summary of the public participation process (p. 13 and 1-4), it must also demonstrate diligent efforts were made to involve all economic segments of the community in the development of the housing element. The element could describe the efforts to circulate the housing element among low- and moderate- income households and organizations that represent them and to involve such groups and persons in the element throughout the process. In addition, the element should also summarize the public comments and describe how they were considered and incorporated into the element.		Appendix B: Community Engagement Summary
In addition, HCD understands the City made the element available to the public concurrent with its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments,		Appendix B: See Public Review Draft Section

including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.		

Attachment No.4

Comment letters from Agencies and Draft Initial Study/MND

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

December 23, 2021

Arcadia
240 West Huntington Dr. P.O. Box 60021
Arcadia CA 91066

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, section 15082(a) of the California Code of Regulations

The purpose of the attached Notice of Preparation ("NOP") is to solicit comments on the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Environmental Impact Report ("EIR") prepared by the County when considering any permits that your agency must issue, or other approval for the project.

In accordance with Title 14, section 15082(b) of the California Code of Regulations, a response to this NOP is required within 30 days of receipt. Your response at a minimum should identify:

1) The significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the draft EIR; and
2) Whether your agency will be a responsible agency or trustee agency for the project.

Per Title 14, section 15082(b) of the California Code of Regulations, a generalized list of concerns not related to the specific project does not meet the requirements for a response.

If no response or request for a time extension is received within the 30-day review period, we will conclude that your agency has no response to make.

For questions or for additional information, please contact the staff identified on the attached NOP. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Thuy Hua, Supervising Regional Planner
Environmental Planning & Sustainability Section

Enclosure: NOP with online link to Initial Study

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: December 23, 2021

TO: Office of Planning and Research, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

SUBJECT: **Notice of Preparation of a Program Environmental Impact Report and Public Scoping Meeting for the Los Angeles County 2045 Climate Action Plan**

PROJECT NAME: Los Angeles County 2045 Climate Action Plan (Draft 2045 CAP)

PROJECT LOCATION: Unincorporated areas of Los Angeles County; see Figure 1.

The County of Los Angeles (County) is the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations, the CEQA Guidelines. The County intends to prepare a Program Environmental Impact Report (PEIR) for the 2045 Climate Action Plan (CAP) that would be an implementing component of the Air Quality Element of the Los Angeles County General Plan. The County has prepared this Notice of Preparation to provide Responsible Agencies, Trustee Agencies, potentially affected federal agencies, organizations, and other interested parties with information regarding this project and its potential environmental effects, and to solicit your input on the scope and content of the PEIR.

PROJECT DESCRIPTION: The Draft 2045 CAP would require a General Plan Amendment to replace the Los Angeles County Community Climate Action Plan (2020 CCAP), which is an implementing component of the Air Quality Element of the Los Angeles County General Plan. In early 2020, the Department of Regional Planning ("DRP") released a Public Discussion Draft of the Draft 2045 CAP (Public Discussion Draft). After receiving significant comments from stakeholders, DRP determined the need to substantially revise and update the Public Discussion Draft. Revisions will include an updated GHG emissions inventory for 2018; new emissions forecasts for 2030, 2035, and 2045; new GHG emissions targets for 2030, 2035, and 2045; a revised suite of GHG reduction strategies, measures, and actions in response to public comments to be more clear, specific, feasible, and quantifiable; a technical modeling appendix to explain the Draft 2045 CAP's GHG reduction estimates; a consideration of environmental justice and equity concerns; and a new development review consistency checklist to allow projects to streamline CEQA compliance for by using the CAP, per CEQA Guidelines Section 15183.5.

POTENTIAL ENVIRONMENTAL EFFECTS: The County has prepared an Initial Study, which is being circulated with this Notice of Preparation. Because the Initial Study indicates that the proposed project may have a significant impact to the environment in one or more resource areas, the County has determined that preparation of a PEIR is required. The PEIR will focus on the potentially significant effects of the project, and briefly discuss any effects found not to be significant. The PEIR will include a more detailed evaluation of the following environmental issues:

- Air Quality
- Biological Resources
- Cultural Resources
- Noise
- Tribal Cultural Resources

PUBLIC REVIEW PERIOD: The County invites interested parties to provide written comments as to your specific concerns about the project's potential environmental effects. The County requests that any Responsible or Trustee Agency responding to this notice do so in a manner consistent with Section 15082(b) of the State CEQA Guidelines.

A 30-day review period starts on January 3, 2022, and ends on February 1, 2022. Due to the time limits mandated by state law, please send your written response to the address or email below at the earliest possible date, but no later than February 1, 2022, at 5:00 p.m. Please include your name and address for all written correspondence.

Please send written comments to the following address:

Thuy Hua, Supervising Regional Planner
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

For email submittal of your comment letter, send to: climate@planning.lacounty.gov

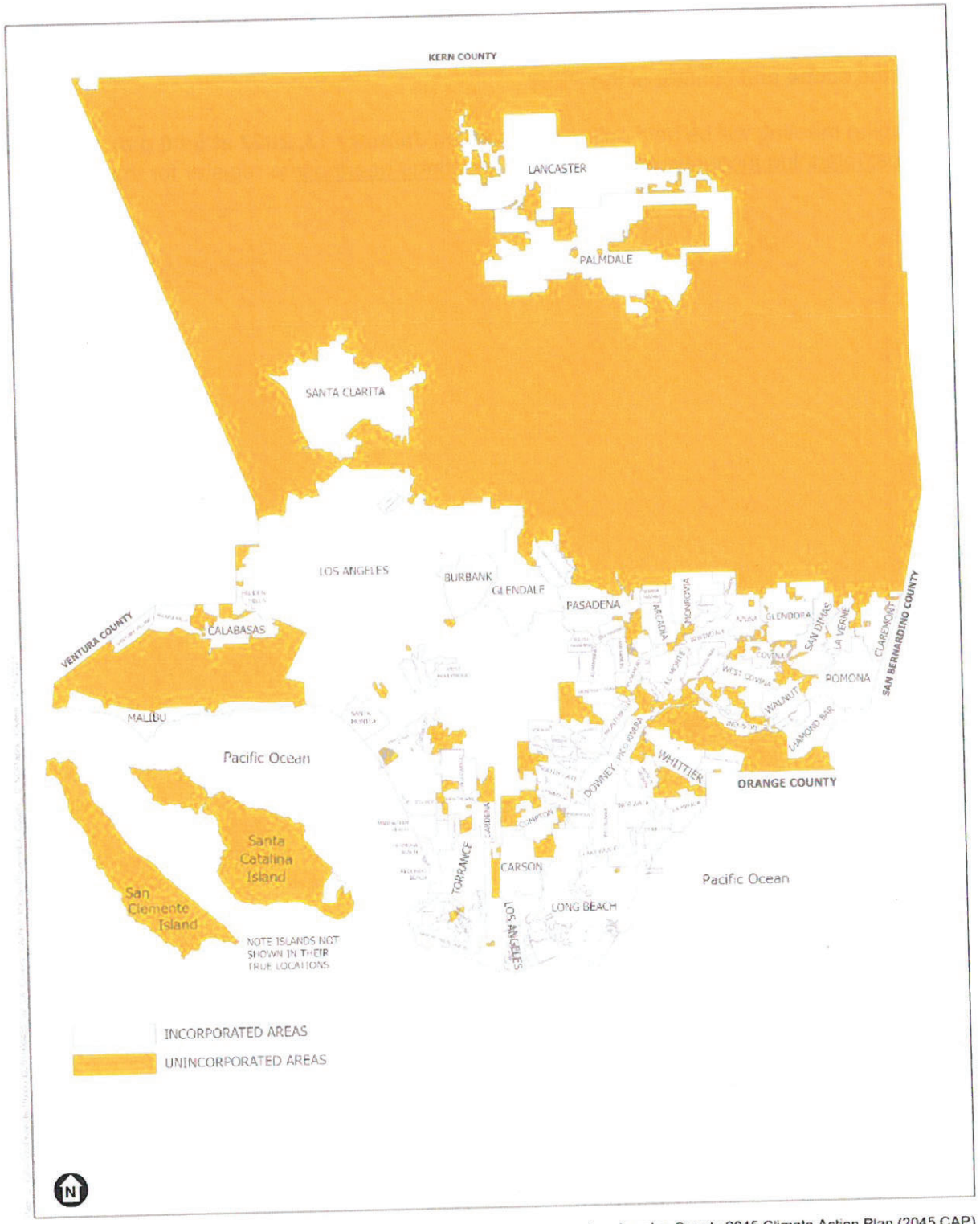
Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the PEIR. All written comment letters/emails will be included in an appendix in the Draft PEIR and the contents considered in the preparation of the PEIR.

DOCUMENT AVAILABILITY AND PROJECT WEBSITE: This Notice of Preparation and the Initial Study are available for view online at: https://planning.lacounty.gov/climate.

NOTICE OF PUBLIC SCOPING MEETING: The County will conduct a public scoping meeting to solicit oral and written comments from interested parties on the scope and content of the PEIR. All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the PEIR.

The scoping meeting will include a brief presentation of the project scope to be addressed in the PEIR, a summary of the PEIR process, and will provide attendees with an opportunity to provide input to the scope and content of the PEIR.

The scoping meeting will be held online via Zoom on **January 13, 2022 at 5:00 p.m. PST**. Please visit https://planning.lacounty.gov/site/climate/meetings-hearings/ to register for the meeting.



SOURCE: Los Angeles County Climate Action Plan March 2020 Public Review Draft

Los Angeles County 2045 Climate Action Plan (2045 CAP)

Figure 1
Map of Unincorporated Los Angeles County

ESA

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

SENT BY EMAIL ONLY

January 18, 2022

Mrs. Lisa Flores
City of Arcadia
240 West Huntington Drive
Arcadia, CA 91007
LFlores@arcadia@ca.gov

Subject: City of Arcadia 6th Cycle Housing Element Update (2021-2029), Negative Declaration, SCH #2021120424, City of Arcadia, Los Angeles County

Dear Mrs. Flores:

The California Department of Fish and Wildlife (CDFW) has reviewed the Negative Declaration (ND) from the City of Arcadia (City) for the City of Arcadia 6th Cycle Housing Element Update (2021- 2029) (Project). The Project is proposed by the City of Arcadia (Project Applicant). Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State [Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect State fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 *et seq.*). Likewise, to the extent implementation of the Project as proposed may result in "take", as defined by State law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 *et seq.*), or CESA-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 *et seq.*), CDFW recommends the Project proponent obtain appropriate authorization under the Fish and Game Code.

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

Project Description and Summary

Objective: The Project proposes a 6th cycle housing element update (HEU) as a comprehensive update to the City's 5th cycle housing element. The HEU sets reasonable goals, objectives, policies, and programs to achieve future housing needs for the City. The southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) allocation for the City identified a housing need of 3,214 units. The 3,214 units allocated to the City will be divided into the following categories: 1,102 very low-income units, 570 low-income units, 605 moderate-income units, and 937 above moderate-income units. The City intends to utilize pipeline projects, residentially zoned areas, accessory dwelling units (ADUs), and focus areas to accommodate the RHNA allocation. The City has identified 751 parcels that could provide land towards 1,087 units for pipeline projects, 1,091 residentially zoned units, 296 ADUs, and 4,748 non-residentially zoned units. The HEU has identified 6 focus areas that could provide 4,748 units for future housing development. Lastly, there is no physical development, construction, or other ground disturbance activity proposed in the HEU. Adoption of the HEU does not approve any future housing developments.

Location: The Project will encompass the entire City of Arcadia, located in the northwest portion of the San Gabriel Valley, within Los Angeles County. The City spans approximately 11.1 square miles. The City of Arcadia is bounded by the City of Sierra Madre to the north, City of Monrovia to the east, City of Pasadena to the west, and City of Temple City to the south.

Comments and Recommendations

CDFW offers the comments and recommendations below to assist the City in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant impacts on fish and wildlife (biological) resources. CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).

Specific Comments

Comment #1: Impacts on Least Bell's Vireo

Issue: CDFW is concerned the Project could impact least Bell's vireo (*Vireo bellii pusillus*), an Endangered Species Act (ESA)-listed and CESA-listed species. The ND does not provide a measure to address least Bell's vireo within the Project site.

Specific Impacts: Future housing development during least Bell's vireo breeding and nesting season could result in nest abandonment, reproductive suppression, or incidental loss of fertile eggs or nestlings. Additionally, the Project could result in loss of occupied habitat supporting least Bell's vireo.

Why impacts would occur: Least Bell's vireo habitat requirements include dense shrubs, small trees, and a water source such as a river or stream. The Arcadia Golf Course and the Peck Road Water Conservation Park both have suitable vegetation that can be utilized by least Bell's vireo. Furthermore, the Flood Control Basin can serve as a water source for least Bell's vireo. According to the California Natural Diversity Database (CNDDB), observations of least Bell's

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

vireo have been recorded adjacent to the Arcadia Golf Course (CDFW 2022e). The Arcadia Golf Course has been identified as a focus area for future housing development facilitated by the HEU. Development of the Arcadia Golf Course for future housing projects can result in impacts to least Bell's vireo. In addition to this focus area, removal of trees and shrubs in additional housing sites can result in direct loss of breeding and foraging habitat for least Bell's vireo. Lastly, the HEU states on page 65, "Future housing facilitated by the HEU may have the potential to impact nesting birds which have acclimated to urban life and nest and forage in the local trees and shrubs."

Evidence impact would be significant: There are only a few populations and breeding pairs of least Bell's vireo remaining in Los Angeles County. Project construction and activities resulting in loss of breeding pairs or nestlings or habitat supporting least Bell's vireo may result in the Project potentially causing a wildlife population to drop below self-sustaining levels; threaten to eliminate an animal community; or substantially reduce the number of restrict the range of an endangered, rare, or threatened species (CEQA Guidelines, § 15065). Accordingly, impacts on least Bell's vireo may require a mandatory finding of significance (CEQA Guidelines, § 15065).

CDFW considers adverse impacts to a species protected by CESA to be significant without mitigation under CEQA. Inadequate avoidance, minimization, and mitigation measures for impacts on the least Bell's vireo will result in the Project continuing to have a substantial adverse direct, indirect, and cumulative effect, either directly or through habitat modifications, on a wildlife species identified as special status by CDFW and USFWS.

As to CESA, take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). Take under ESA also includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting.

Recommended Potentially Feasible Mitigation Measure(s)

Recommendation #1: If future housing projects will impact least Bell's vireo, early consultation with CDFW is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit. Appropriate authorization from CDFW may include an Incidental Take Permit or a Consistency Determination in certain circumstances, among other options [Fish & G. Code, §§ 2080.1, 2081, subds. (b) and (c)].

Recommendation #2: Take under the ESA also includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting. CDFW recommends consultation with the USFWS, in order to comply with ESA, is advised well in advance of any ground-disturbing activities and/or vegetation removal that may impact least Bell's vireo.

Mitigation Measure #1: CDFW recommends the ND include a measure whereby future housing development projects should conduct least Bell's vireo surveys to determine presence/absence on future housing sites. Future project proponents should retain a qualified biologist to conduct protocol surveys for least Bell's vireo. The qualified biologist should conduct surveys according to USFWS Least Bell's Vireo Survey Guidelines (USFWS 2001). All potential

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

least Bell's vireo habitat should be surveyed at least eight times during the period from April 10 through July 31. CDFW recommends CDFW and USFWS should be notified of survey findings, including negative findings, within 45 calendar days following the completion of protocol-level surveys.

Mitigation Measure #2: CDFW recommends all future housing developments should avoid any construction activity during nesting season. If not feasible, CDFW recommends that if future housing development occurs between January 1 through September 15, a nesting bird and raptor survey should be conducted within a 500-foot radius of the construction site, prior to any ground-disturbing activities (e.g., staging, mobilization, grading) as well as prior to any vegetation removal within the Project site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. CDFW recommends the ND require future housing project proponents to require surveys be conducted by a qualified biologist no more than 7 days prior to the beginning of any Project-related activity likely to impact raptors and migratory songbirds, for the entire Project site. If Project activities are delayed or suspended for more than 7 days during the breeding season, repeat the surveys. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

It should be noted that the temporary halt of Project activities within nesting buffers during nesting season does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss. Additional mitigation would be necessary to compensate for the removal of nesting habitat within the Project site based on acreage of impact and vegetation composition. Mitigation ratios should increase with the occurrence of a SSC and should further increase with the occurrence of a CESA-listed species.

Comment #2: Impacts on Bats

Issue: The Project could impact bat species, including western mastiff bat (*Eumops perotis californicus*), pallid bat (*Antrozous pallidus*), and hoary bat (*Lasiurus cinereus*), which all are designated as Species of Special Concern (SSC). The ND does not provide a mitigation measure to address bat species within the Project site.

Specific Impacts: Future housing developments may have direct impacts that involves removal of trees, vegetation, and/or structures. These trees, vegetation, and/or structures may provide roosting habitat and therefore has the potential for the direct loss of bats. Indirect impacts from future housing developments may result from increased noise disturbances, human activity, dust, ground disturbing activities (e.g., staging, access, grading, excavating, drilling), and vibrations caused by heavy equipment.

Why impacts would occur: According to CNDDB, the pallid bat, western mastiff bat, and hoary bat have been observed within and adjacent to the Project site (CDFW 2022e). The ND does not provide biological surveys associated with the presence/absence of bat species within the Project area. Without focused surveys for bat detection, future housing development facilitated by the HEU may impact unidentified bat species within the Project area.

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

In urbanized areas, bats use trees and man-made structures for daytime and nighttime roosts (Avila-Flores and Fenton 2005; Oprea et al. 2009; Remington and Cooper 2014). Trees and crevices in buildings in and adjacent to the Project site could provide roosting habitat for bats. Bats can fit into very small seams, as small as a ¼ inch. Modifications to roost sites can have significant impacts on the bats' usability of the roost and can impact the bats' fitness and survivability (Johnston et al. 2004). Extra noise, vibration, or the reconfiguration of large objects can lead to the disturbance of roosting bats which may have a negative impact on the animals. Human disturbance can also lead to a change in humidity, temperatures, or the approach to a roost that could force the animals to change their mode of egress and/or ingress to a roost. Although temporary, such disturbance can lead to the abandonment of a maternity roost (Johnston et al. 2004).

Evidence impacts would be significant: Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment (Fish & G. Code, § 4150; Cal. Code of Regs, § 251.1). Several bat species are considered California Species of Special Concern and meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15065). Take of SSC could require a mandatory finding of significance by the Lead Agency (CEQA Guidelines, § 15065).

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends the ND require any future housing development that may occur near potential bat roosting habitat, require a qualified bat specialist to conduct bat surveys within these areas (plus a 100-foot buffer as access allows). These surveys should identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. CDFW recommends using acoustic recognition technology to maximize detection of bats. A discussion of survey results, including negative findings should be provided to the City. Depending on the survey results, a qualified bat specialist should discuss potentially significant effects of the Project on bats and include species specific mitigation measures to reduce impacts to below a level of significance (CEQA Guidelines, § 15125). Surveys, reporting, and preparation of robust mitigation measures by a qualified bat specialist should be completed and submitted to the City prior to any Project-related ground-disturbing activities or vegetation removal at or near locations of roosting habitat for bats.

Mitigation Measure #2: CDFW recommends the City include the following tree removal process as a mitigation measure for future housing developments. "If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year and could roost in trees, trees shall be pushed down using heavy machinery rather than felling it with a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts shall not be bucked or mulched immediately. A period of at least 24 hours, and preferably 48 hours, shall elapse prior to such operations to allow bats to escape."

Mitigation Measure #3: CDFW also recommends the City includes the following measure in the event that maternity roosts are found during surveys for future housing development projects." If maternity roosts are found, to the extent feasible, work shall be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

present but are not yet ready to fly out of the roost (March 1 to September 30). If tree removal occurs during maternity season, trees identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist. Inspection of each tree should be no more than 7 days prior to tree disturbance to determine the presence or absence of roosting bats more precisely. Trees determined to be maternity roosts shall be left in place until the end of the maternity season. Work shall not occur within 100 feet of or directly under or adjacent to an active roost and work shall not occur between 30 minutes before sunset and 30 minutes after sunrise."

Comment #3: Impacts on Aquatic Resources

Issue: The ND does not provide discussion or mitigation measures that address impacts the Project may have on streams within the City.

Specific impacts: Future housing developments facilitated by the HEU may result in impacts to the Arcadia Wash and Santa Anita Wash.

\Why impact would occur: The Arcadia Wash flows through the center of the City, and the Santa Anita Wash flows along the eastern portion of the City. The Santa Anita Wash feeds into the Food Control Basin, and the Arcadia Wash feeds into the Rio Hondo River. Both washes serve as a water source for various wildlife species such as least Bell's vireo. According to the HEU, both washes also support a variety of vegetation throughout the City and several patches of native habitat in open space areas.

The two focus areas Downtown Mixed-Use and Arcadia Golf Course both have housing opportunity sites adjacent to the Santa Anita Wash. Location of housing sites is demonstrated in Exhibit 4: Map of Downtown Mixed-Use Expansion and Exhibit 13: Map of Site Inventory-Arcadia Golf Course. The focus area, Live Oak Residential Flex, has a few housing opportunity sites that are near the Arcadia Wash. Future housing development within these focus areas may result in impacts to the Arcadia Wash and Santa Anita Wash. Ground-disturbing activities and use of large machinery (e.g., skid steer, motor grader, pile driver, trencher, and crane) to grade the future housing sites, compact soils, and create trenches could result in stream bank erosion and input of excess sediment into streams. In addition, vegetation removal adjacent to streams may destabilize the ground surface and result in increased sediment, debris, and pollutant input into streams. Finally, activities such as vehicle traffic and foot traffic adjacent, within, and through streams could also contribute to stream bank erosion and disturbance of the ground surface. Erosion and excess sediment input could impact the bed, bank, and channel of streams.

Evidence impacts would be significant: Housing development facilitated by the HEU could impact streams which absent specific mitigation could result in alterations to the bed, bank, and channel of Arcadia Wash and Santa Anita Wash.

CDFW exercises its regulatory authority as provided by Fish and Game Code section 1600 et seq. to conserve fish and wildlife resources which includes rivers, streams, or lakes and associated plant communities. Fish and Game Code section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW prior to beginning any activity that may do one or more of the following:

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

- Divert or obstruct the natural flow of any river, stream, or lake;
- Change the bed, channel, or bank of any river, stream, or lake;
- Use material from any river, stream, or lake; or,
- Deposit or dispose of material into any river, stream, or lake.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends future housing projects facilitated by the HEU should assess the Project's potential impacts on streams. Modifications to a river, creek, or stream in one area may result in bank erosion, channel incision, or drop in water level along that stream outside of the immediate impact area. If a future development results in impacts to a stream, the Project proponent should apply for a Lake and Stream Alteration Agreement pursuant under Fish and Game Code, section 1600 *et seq*. The Project applicant (or "entity") must provide notification to CDFW pursuant to Fish and Game Code, section 1600 *et seq*. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration (LSA) Agreement with the applicant is required prior to conducting the proposed activities. Please visit CDFW's Lake and Streambed Alteration Program webpage to for information about LSA Notification and online submittal through the Environmental Permit Information Management System (EPIMS) Permitting Portal (CDFW 2022b). CDFW also recommends the LSA Notification should include a hydrology report to evaluate whether altering the streams may impact headwater streams where there is hydrologic connectivity. The hydrology report should also include a scour analysis to demonstrate that stream banks and streambed would not erode as a result of impacts within the Project site. Also, CDFW also requests a hydrological evaluation of the 100, 50, 25, 10, 5, and 2-year frequency storm event for existing and proposed conditions.

Additional Recommendations

Biological Baseline Assessment and Impact Analysis. According to Exhibit 3: Map of Candidate Housing Sites in the ND, a large amount of identified housing sites are located adjacent to the Arcadia Regional Park and Santa Anita Golf Course. These locations provide biological value to the area and can provide habitat for various wildlife species. CDFW recommends the ND require that future housing projects provide a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project area, with emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW recommends avoiding any sensitive natural communities found on or adjacent to the Project. CDFW also considers impacts to SSC a significant direct and cumulative adverse effect without implementing appropriate avoid and/or mitigation measures. The ND should include the following information:

a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. The ND should require future housing projects to include measures to fully avoid and otherwise protect Sensitive Natural Communities from Project-related impacts. Project implementation may result in impacts to rare or endangered plants or plant communities that have been recorded adjacent to the Project vicinity. CDFW considers these communities as threatened habitats having

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

both regional and local significance. Plant communities, alliances, and associations with a State-wide ranking of S1, S2, S3 and S4 should be considered sensitive and declining at the local and regional level (CDFW 2022c);

b) A thorough, recent, floristic-based assessment of special status plants and natural communities, following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018a);

c) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the Project site and within the neighboring vicinity. *The Manual of California Vegetation*, second edition, should also be used to inform this mapping and assessment (Sawyer, 2009). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions;

d) A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by the Project;

e) A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California Species of Special Concern and California Fully Protected Species (Fish & Game Code, §§ 3511, 4700, 5050 and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the USFWS; and

f) A recent, wildlife and rare plant survey. CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame, or in phases.

Data. CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database (i.e., California Natural Diversity Database) which may be used to make subsequent or supplemental environmental determinations [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special status species detected by completing and submitting CNDDB Field Survey Forms (CDFW 2022d). The City should ensure the data has been properly submitted, with all data fields applicable filled out, prior to finalizing/adopting the environmental document. The City should provide CDFW with confirmation of data submittal.

Mitigation and Monitoring Reporting Plan. CDFW recommends the City update the Project's environmental document to include mitigation measures recommended in this letter. CDFW provides comments to assist the City in developing mitigation measures that are specific,

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

detailed (i.e., responsible party, timing, specific actions, location), and clear in order for a measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (CEQA Guidelines, § 15097; Pub. Resources Code, § 21081.6). The City is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures. Per Public Resources Code section 21081.6(a)(1), CDFW has provided the City with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan (MMRP; Attachment A).

Filing Fees

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the City of Arcadia and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required for the underlying Project approval to be operative, vested, and final (Cal. Code Regs., tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089).

Conclusion

We appreciate the opportunity to comment on the Project to assist the City of Arcadia in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the City of Arcadia has to our comments and to receive notification of any forthcoming hearing date(s) for the Project [CEQA Guidelines, § 15073(e)]. If you have any questions or comments regarding this letter, please contact Julisa Portugal, Environmental Scientist, at (562) 330-7563 or Julisa.Portugal@wildlife.ca.gov.

Sincerely,

DocuSigned by:
B6E58CFE24724F5...

Erinn Wilson-Olgin
Environmental Program Manager I
South Coast Region

ec: CDFW
Erinn Wilson-Olgin, Los Alamitos – Erinn.Wilson-Olgin@wildlife.ca.gov
Victoria Tang, Los Alamitos – Victoria.Tang@wildlife.ca.gov
Ruby Kwan-Davis, Los Alamitos – Ruby.Kwan-Davis@wildlife.ca.gov
Felicia Silva, Los Alamitos – Felicia.Silva@wildlife.ca.gov
Fritz Rieman, Los Alamitos – Frederic.Rieman@wildlife.ca.gov
Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov
CEQA Program Coordinator, Sacramento – CEQACommentLetters@wildlife.ca.gov
State Clearinghouse, Office of Planning and Research – State.Clearinghouse@opr.ca.gov

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

References:

Avila-Flores, R., and B.M. Fenton. 2005. Use of Spatial features by Foraging Insectivorous Bats in a Large Urban Landscape. Journal of Mammalogy 86(6):1193-1204.

[CDFWa] California Department of fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. Available from: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline.

[CDFWb] California Department of Fish and Wildlife. 2022. Lake and Streambed Alteration Program. Available from: https://wildlife.ca.gov/Conservation/LSA.

[CDFWc] California Department of Fish and Wildlife. 2022. Natural Communities. Available from: https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities.

[CDFWd] California Department of Fish and Wildlife. 2022. Submitting Data to the CNDDB. Available from: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data.

[CDFWe] California Department of Fish and Wildlife. 2022. California Natural Diversity Database. Available from: https://wildlife.ca.gov/Data/CNDDB.

Johnston, D., Tatarian, G., Pierson, E. 2004. California Bat Mitigation Techniques, Solutions, and Effectiveness. Available from: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=10334

Oprea, M., Mendes, P., Vieira, T.B., Ditchfield, A.D. 2009. Do Wooded Streets Provide Connectivity for Bats in an Urban Landscape? Biodiversity Conservation 18:2361-2371.

Remington, S., and D.S. Cooper. 2014. Bat Survey of Griffith Park, Los Angeles, California. The Southwestern Naturalist 59(4):473-479.

Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2009. A Manual of California Vegetation, 2nd ed. ISBN 978-0-943460-49-9.

[USFWS] United States Fish and Wildlife Service. 2001. Least Bell's vireo (*Vireo bellii pusillus*) Survey Guidelines. Available from: https://www.fws.gov/ventura/docs/species/protocols/lbv/leastbellsvireo_survey-guidelines.pdf

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

Attachment A: Draft Mitigation and Monitoring Reporting Plan

CDFW recommends the following language to be incorporated into a final environmental document for the Project.

Biological Resources (BIO)			
Mitigation Measure (MM) or Recommendation (REC)		**Timing**	**Responsible Party**
MM-BIO-1- least Bell's vireo Survey	Future housing development projects shall conduct least Bell's vireo surveys to determine presence/absence on future housing sites. Future project proponents shall retain a qualified biologist to conduct protocol surveys for least Bell's vireo. The qualified biologist shall conduct surveys according to USFWS Least Bell's Vireo Survey Guidelines. All potential least Bell's vireo habitat shall be surveyed at least eight times during the period from April 10 through July 31. CDFW and USFWS shall be notified of survey findings, including negative findings, within 45 calendar days following the completion of protocol-level surveys.	Prior to construction activities and vegetation removal	Project-level lead agency/ Designated Biologist
MM-BIO-2- Nesting Bird Survey	All future housing developments shall avoid any construction activity during nesting season. If not feasible, and future housing development occurs between January 1 through September 15, a nesting bird and raptor survey shall be conducted within a 500-foot radius of the construction site, prior to any ground-disturbing activities (e.g., staging, mobilization, grading) as well as prior to any vegetation removal within the Project site. The nesting bird surveys shall be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. Future housing project proponents shall require surveys be conducted by a qualified biologist no more than 7 days prior to the beginning of any Project-related activity likely to impact raptors and migratory songbirds, for the entire Project site. If Project activities are delayed or suspended for more than 7 days during the breeding	Prior to construction activities and vegetation removal	Project-level lead agency/ Designated Biologist

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

	season, repeat the surveys. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests. These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.		
MM-BIO-3- Bat Surveys	Future housing development that may occur near potential bat roosting habitat, require a qualified bat specialist to conduct bat surveys within these areas (plus a 100-foot buffer as access allows). These surveys shall identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. CDFW recommends using acoustic recognition technology to maximize detection of bats. A discussion of survey results, including negative findings shall be provided to the City. Depending on the survey results, a qualified bat specialist shall discuss potentially significant effects of the Project on bats and include species specific mitigation measures to reduce impacts to below a level of significance. Surveys, reporting, and preparation of robust mitigation measures by a qualified bat specialist shall be completed and submitted to the City prior to any Project-related ground-disturbing activities or vegetation removal at or near locations of roosting habitat for bats.	Prior to construction activities and vegetation removal	Project-level lead agency/ Bat Specialist
MM-BIO-4 – Bat Tree Removal Process	If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year and could roost in trees, trees shall be pushed down using heavy machinery rather than felling it with a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees shall be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree shall then be pushed to the ground slowly and remain in place until it is inspected by a bat specialist. Trees that are known to be	During any construction and activities	Bat Specialist

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

	bat roosts shall not be bucked or mulched immediately. A period of at least 24 hours, and preferably 48 hours, shall elapse prior to such operations to allow bats to escape.		
MM-BIO-5-Bat Maternity Roost Detection	If maternity roosts are found, to the extent feasible, work shall be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are present but are not yet ready to fly out of the roost (March 1 to September 30). If tree removal occurs during maternity season, trees identified as potentially supporting an active maternity roost shall be closely inspected by the bat specialist. Inspection of each tree shall be no more than 7 days prior to tree disturbance to determine the presence or absence of roosting bats more precisely. Trees determined to be maternity roosts shall be left in place until the end of the maternity season. Work shall not occur within 100 feet of or directly under or adjacent to an active roost and work shall not occur between 30 minutes before sunset and 30 minutes after sunrise.	Prior to and during any construction and activities	Bat Specialist
MM-BIO-6-Aquatic Resources	Future housing developments facilitated by the HEU shall assess the Project's potential impacts on streams. Modifications to a river, creek, or stream in one area may result in bank erosion, channel incision, or drop in water level along that stream outside of the immediate impact area. If a future development results in impacts to a stream, the Project proponent shall apply for a Lake and Stream Alteration Agreement pursuant under Fish and Game Code, section 1600 *et seq*. The Project applicant (or "entity") shall provide notification to CDFW pursuant to Fish and Game Code, section 1600 *et seq*. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration (LSA) Agreement with the applicant is required prior to conducting the proposed activities. Please visit CDFW's Lake and Streambed Alteration Program	Prior to construction activities and vegetation removal	City of Arcadia/ Project-level lead agency

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

	webpage to for information about LSA Notification and online submittal through the Environmental Permit Information Management System (EPIMS) Permitting Portal. The LSA Notification shall include a hydrology report to evaluate whether altering the streams may impact headwater streams where there is hydrologic connectivity. The hydrology report shall also include a scour analysis to demonstrate that stream banks and streambed would not erode as a result of impacts within the Project site. Also, CDFW also requests a hydrological evaluation of the 100, 50, 25, 10, 5, and 2-year frequency storm event for existing and proposed conditions.		
REC-1- CESA Consultation	If future housing projects will impact least Bell's vireo, early consultation with CDFW is encouraged, as significant modification to a Project and mitigation measures may be required to obtain a CESA Permit. Appropriate authorization from CDFW may include an Incidental Take Permit or a Consistency Determination in certain circumstances, among other options [Fish & G. Code, §§ 2080.1, 2081, subds. (b) and (c)].	Prior to any construction activities and vegetation removal	Project-level lead agency/Project Applicant
REC-2- ESA Consultation	Take under the ESA also includes significant habitat modification or degradation that could result in death or injury to a listed species by interfering with essential behavioral patterns such as breeding, foraging, or nesting. CDFW recommends consultation with the USFWS, in order to comply with ESA, is advised well in advance of any ground-disturbing activities and/or vegetation removal that may impact least Bell's vireo.	Prior to any construction activities and vegetation removal	Project-level lead agency/Project Applicant
REC-3- Biological Baseline Assessment	CDFW recommends the ND require that future housing projects provide a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project area, with emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW recommends avoiding	Prior to construction activities and vegetation removal	Project-level lead agency/ Project Applicant

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

	any sensitive natural communities found on or adjacent to the Project. CDFW also considers impacts to SSC a significant direct and cumulative adverse effect without implementing appropriate avoid and/or mitigation measures. The ND should include the following information: a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. The ND should require future housing projects to include measures to fully avoid and otherwise protect Sensitive Natural Communities from Project-related impacts. Project implementation may result in impacts to rare or endangered plants or plant communities that have been recorded adjacent to the Project vicinity. CDFW considers these communities as threatened habitats having both regional and local significance. Plant communities, alliances, and associations with a State-wide ranking of S1, S2, S3 and S4 should be considered sensitive and declining at the local and regional level b) A thorough, recent, floristic-based assessment of special status plants and natural communities, following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities c) Floristic, alliance- and/or association-based mapping and vegetation impact assessments conducted at the Project site and within the neighboring vicinity. *The Manual of California Vegetation*, second edition, should also be used to inform this mapping and assessment. Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation		

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

	conditions d) A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by the Project e) A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California Species of Special Concern and California Fully Protected Species (Fish & Game Code, §§ 3511, 4700, 5050 and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the USFWS; and f) A recent, wildlife and rare plant survey. CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if build out could occur over a protracted time frame, or in phases.		
REC-4- Data	Project-level lead agencies should ensure sensitive and special status species data have been properly submitted to the California Natural Diversity Database with all data fields applicable filled out. Confirmation of data submittal should be provided to CDFW.	Prior to finalizing/ adopting project-level	Project-level lead agency

DocuSign Envelope ID: 26FD761E-44D9-4937-A8DC-522A2E6BED9C

		CEQA document	
REC-5- Mitigation and Monitoring Reporting Plan	The City should update the Project's environmental document to include mitigation measures recommended in this letter. The City is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures.	Prior to finalizing/ adopting project-level CEQA document	City of Arcadia

Arcadia 6th Cycle HEU
Administrative Draft
INITIAL STUDY/NEGATIVE DECLARATION

December 2021

Prepared By:

Kimley-Horn and Associates, Inc.
3880 Lemon Street, Suite 420
Riverside, CA 92501

Table of Contents

1.0 Introduction 1
1.1 Project Overview 1
1.2 Lead Agency 2
1.3 Purpose and Scope of the Initial Study 2
1.4 Environmental Resource Topics 3
1.5 Document Organization 3
1.6 Permits and Approvals 3
1.7 Summary of Findings 4
1.8 Initial Study Review Process 4
1.9 Project Applicant(s)/Sponsor(s) 4
2.0 Project Description 5
2.1 Location 5
2.2 Environmental Setting 5
2.3 Background 11
2.4 Project Characteristics 15
2.5 Development Capacity Projections for Future Site Development 22
2.6 Project Approvals 23
3.0 INITIAL STUDY 37
I. Aesthetics 54
II. Agriculture and Forestry 57
III. Air Quality 58
IV. Biological Resources 64
V. Cultural Resources 68
VI. Energy 70
VII. Geology and Soils 72
VIII. Greenhouse Gas Emissions 76
IX. Hazards and Hazardous Materials 79
X. Hydrology and Water Quality 83
XI. Land Use and Planning 89
XII. Mineral Resources 91
XIII. Noise 92
XIV. Population and Housing 96

XV. Public Services 100
XVI. Recreation 103
XVII. Transportation 105
XVIII. Tribal Cultural Resources 108
XIX. Utilities and Service Systems 109
XX. Wildfire 114
XXI. Mandatory Findings of Significance 117
XXII. References 119

List of Tables

Table 1: Population Growth (2010 – 2045) 6
Table 2: Housing Units (2010-2020) 7
Table 3: Candidate Housing Sites - Existing General Plan Land Use Designations 8
Table 4: Candidate Housing Sites - Existing Zoning 10
Table 5: Households by Income Category in Arcadia 13
Table 6: City of Arcadia 2021-2029 RHNA Allocation 15
Table 7: Summary of RHNA Status and Sites Inventory (Housing Units) 17
Table 8: Maximum Noise Levels Generated by Construction Equipment 92
Table 9: Population Increase from Housing Element 96

List of Exhibits

Exhibit 1: Regional Map 24
Exhibit 2: Vicinity Map 25
Exhibit 3: Map of Candidate Housing Sites 26
Exhibit 4: Map of Downtown Mixed-Use Expansion 27
Exhibit 5: Map of Downtown Mixed-Use Overlay 28
Exhibit 6: Map Site Inventory – Mixed-Use Upzone (1) 29
Exhibit 7: Map of Site Inventory – Mixed-Use Upzone (2) 30
Exhibit 8: Map of Site Inventory – (Live Oak Corridor) Residential Flex Overlays 31
Exhibit 9: Map of Site Inventory – C-G Residential Flex Overlay 32
Exhibit 10: Map of Site Inventory – R-3 Upzone (1) 33
Exhibit 11: Map of Site Inventory – R-3 Upzone (2) 34
Exhibit 12: Map of Site Inventory – R-3 Upzone (3) 35
Exhibit 13: Map of Site Inventory – Arcadia Golf Course 36

1.0 INTRODUCTION

1.1 Project Overview

This Initial Study/Negative Declaration (IS/ND) was prepared by Kimley-Horn and Associates (Kimley-Horn) for the City of Arcadia (City) to assess whether there may be significant environmental impacts of future housing development on the candidate housing sites and of the other Project components described in Section 2.0 Project Description, associated with the proposed 6th Cycle Housing Element Update (HEU) Project (Project). The Project includes 7,222 candidate housing units within the City's boundaries; see **Appendix A: Candidate Housing Sites Inventory.** The candidate housing units are located within 751 sites, totaling approximately 512 acres. The Project area and candidate housing site locations are illustrated on **Exhibit 3: Map of Candidate Housing Sites.**

Per California Government Code (CGC) §§65580 – 65589.11, also referred to as the California Housing Law, jurisdictions are required to maintain and update Housing Elements within their General Plans. Furthermore, CGC §§65580–65589.8 require that jurisdictions evaluate their Housing Elements every eight (8) years. Currently, this regulation requires jurisdictions to update their Housing Element for the 2021 to 2029 6th Cycle Housing Element Update. The City is preparing an update for its Housing Element, which will include updated goals and policies intended to increase the City's housing potential to combat the growing housing scarcity in the State.

The HEU will provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The HEU will be prepared to ensure the City establishes policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in the City. The Arcadia's HEU consists of four (4) sections, Chapters 5 and 10 of the Arcadia General Plan (2010), a Technical Background Section, and associated appendices. The HEU is intended to summarize the existing status of the City's communities, the City's existing housing strategy, and provide updated policies to be implemented for the 6th Cycle. To assist the State in mitigating its current housing crisis, in which residents are facing a shortage of housing units, the State Department of Housing and Community Development (HCD) Determines Regional Housing Needs Assessment (RHNA) for all the metropolitan planning organizations (MPOs) statewide. HCD approves and the Southern California Association of Governments (SCAG) adopts SCAG's RHNA allocation methodology for 196 jurisdictions in the SCAG region, which includes the City of Arcadia.

Based on SCAG's final adopted RHNA allocation in March 20201, the City's RHNA allocation was finalized as 3,214 dwelling units (DUs). This is broken down between each income category as:

- 1,102 units for very low-income households;
- 570 units for low-income households;
- 605 units for moderate-income households; and
- 937 units for above moderate-income households

This IS/ND was prepared consistent with the requirements of the California Environmental Quality Act (CEQA) on the basis that there was no substantial evidence that there may have significant environmental impacts on specific environmental areas. If a potentially significant impact may occur, the most appropriate mitigation measure(s) have been identified and would be applied to avoid or mitigate the potential impact to a level of less than significant.

1.2 Lead Agency

The lead agency is the public agency with primary responsibility for a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines §15051 establishes criteria for identifying the lead agency. In accordance with CEQA Guidelines §15051(b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Pursuant to State CEQA Guidelines §15367 and based on the criterion above, the City of Arcadia is the lead agency for the proposed Project.

1.3 Purpose and Scope of the Initial Study

In accordance with CEQA (California Public Resources Code [PRC] §21000 et seq.) and its Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this IS/ND has been prepared to evaluate the potential environmental effects associated with the construction and operation of the Project.

Per State CEQA Guidelines, §15070, a public agency shall prepare or have prepared a proposed negative declaration or ND for a project subject to CEQA when:

a) The initial study shows no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

b) The initial study identifies potentially significant effects, but:

    1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

    2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

1.4 Environmental Resource Topics

This IS/ND evaluates the proposed Project's impacts on the following resource topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

1.5 Document Organization

This IS/ND is divided into the following sections:

Section 1.0: Introduction – This section describes the purpose and organization of the document.

Section 2.0: Project Description describes the whole of the Project in detail. It also identifies any other public agencies whose review, approval, and/or permits may be required.

Section 3.0: Initial Study Environmental Checklist and Evaluation – This section describes the environmental setting and overview for each of the environmental resource topics, using the City of Arcadia's Form J: Initial Study. It evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," and "potentially significant impact" in response to the CEQA Appendix G: Environmental Checklist Form (Environmental Checklist).

Section 4.0: References: The section identifies resources used to prepare the initial study.

1.6 Permits and Approvals

Upon its adoption by the Arcadia City Council, the 6th Cycle Housing Element Update would serve as a comprehensive statement of City's housing policy and program of actions to support those policies. The Project involves approval of the following City of Arcadia entitlement:

- General Plan Amendment for Housing Element adoption (GPA 21-02) to include the 6th Cycle Housing Element.

1.7 Summary of Findings

Section 3.0 of this document contains the Environmental Checklist (Arcadia Form J – Initial Study) that was prepared for the proposed Project pursuant to Appendix G of the State CEQA Guidelines. The Environmental Checklist indicates that the proposed Project would not result in significant impacts with the implementation of mitigation measures, as identified where applicable throughout this document.

1.8 Initial Study Review Process

The IS and a Notice of Intent (NOI) to adopt an ND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 30-day public review period.

Written comments regarding this ND should be addressed to:

Lisa Flores – Planning & Community Development Administrator
240 West Huntington Drive
P.O. Box 60021
Arcadia, CA 91066-6021
626-574-5445
lflores@ArcadiaCA.gov

Comments submitted to the City during the 30-day public review period will be considered and addressed prior to the adoption of the ND by the City.

1.9 Project Applicant(s)/Sponsor(s)

City of Arcadia
240 West Huntington Drive
P.O. Box 60021
Arcadia, CA 91066-6021

2.0 PROJECT DESCRIPTION

2.1 Location

The City of Arcadia (City) is located in central Los Angeles County (County) in the northwest portion of the San Gabriel Valley (Valley). The City is bounded by the San Gabriel Mountains, the Angeles National Forest, and the City of Sierra Madre to the north, the City of Pasadena to the northwest, the City of Monrovia to the east and northeast, Temple City to the southwest, and unincorporated County communities to the west and southeast. Regional access to the City is provided via the Interstate 210 Freeway (I-210), which runs in an east-west direction through the northern portion of the City. The Interstate 605 Freeway (I-605), known as the San Gabriel River Freeway), runs in a north-south direction, is approximately 0.18 miles east of the City's southeastern edge. **Exhibit 1: Regional Map** depicts the City's location in a regional context, while **Exhibit 2: Local Vicinity Map** depicts the City in a local context.

This Initial Study considers candidate housing sites to accommodate 7,222 units within the City's boundaries. The proposed number of available candidate housing units exceeds the City's RHNA allocation of 3,214 by 4,008 units.; see **Appendix A: Candidate Housing Sites Inventory**. The candidate housing sites are comprised of 751 parcels totaling approximately 512 acres. The Project area and candidate housing site locations are illustrated in **Exhibit 3: Map of Candidate Housing Sites**. Solely for analysis purposes, the candidate housing sites identified in **Appendix A** have been assigned a numeric label, as depicted on **Exhibits 3 through 13**.

2.2 Environmental Setting

Physical Setting

Arcadia is located in the northwest portion of the Valley and in the central portion of Los Angeles County. The County covers an approximately 4,084-square-mile area in the Southern California region and the Valley covers approximately 400-square-mile area.[1] The Valley is bounded on the north by the San Gabriel Mountains, on the west by the Repetto and Merced Hills, on the south by the Puente Hills, and on the east by the San Jose Hills.[2]

The City encompasses approximately 7,109 acres of land area or 11.1 square miles.[3] As described above, the City is bordered by the San Gabriel Mountains, the Angeles National Forest, and the City of Sierra Madre to the north, the City of Pasadena to the northwest, the City of Monrovia to the east and northeast, Temple City to the southwest, and unincorporated County communities to the west and southeast.

[1] City of Arcadia. *General Plan Final Environmental Impact Report, November 2010*. Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed on October 15, 2021.
[2] Ibid.
[3] Ibid.

The City is predominantly comprised of residential land uses, with other notable land uses including the Los Angeles Arboretum, Santa Anita Racetrack, Arcadia County Park, Westfield Santa Anita Mall, and Santa Anita Golf Course; as well as various commercial and industrial areas throughout the City.

Population

The 2010 Census reported the total population for the City to be 56,364 persons, which is higher than the neighboring City of Monrovia (to the east), but significantly lower than nearby jurisdictions, such as Pasadena (to the west) and El Monte (to the south); as shown in **Table 1: Population Growth (2010 – 2045)**. In addition to the data shown in **Table 1**, the California Department of Finance (DOF) estimated the total population for Arcadia to be approximately 57,660 persons in 2020.[4] Therefore, from 2010 to 2020, the City's population increased by approximately 2.58 percent (or 1,456 persons). The Southern California Association of Governments (SCAG) compiled a Regional Growth Forecast using data and direction from multiple state entities to produce socio-economic estimates and projections at multiple geographic levels and in multiple years. The SCAG's 2020-2045 Regional Transportation Plan and Sustainable Communities (RTP/SCS) projected Arcadia's population to be 62,200 persons by 2045.[5] Therefore, from 2020 to 2045, the City is expected to see an increase in population of 7.58 percent (or 4,380 persons), similar to the City of Pasadena's projected increase, but less than Cities of Monrovia and El Monte. **Table 1** shows the projected growth for Arcadia, the Cities of Monrovia, Pasadena, and El Monte, and the County of Los Angeles.

Table 1: Population Growth (2010 – 2045)

Jurisdictions	Population			Percent Change	
	2010 Actual[1]	2020 Estimate[2]	2045 Projected[3]	2010-2020	2020-2045
Monrovia	36,590	37,964	42,100	3.76%	10.90%
Pasadena	137,122	145,061	155,500	5.79%	7.20%
Arcadia	**56,364**	**57,820**	**62,200**	**2.58%**	**7.58%**
El Monte	113,475	116,876	137,500	3.00%	17.65%
Los Angeles County	9,818,605	10,135,614	11,674,000	3.23%	15.18%

Sources:
[1] U.S. Census Bureau, 2010 Census of Population and Housing
[2] DOF E-5 City/County Population and Housing Estimates 1/1/2020.
[3] SCAG Connect SoCal 2020-2045 Demographics and Growth Forecast (September 3, 2020).

Housing

In 2020, the California Department of Finance (DOF) estimated a total of 21,237 housing units in the City. According to the DOF, the City's housing stock increased by 2.66 percent (551 housing units) between 2010 and 2020. Single-family detached housing units were the most common

[4] California Department of Finance. *E-5 City/County Population and Housing Estimates with 2010 Census Benchmark, 1/1/2020.* Available at https://dof.ca.gov/Forecasting/Demographics/Estimates/e-5/. Accessed on October 17, 2021.

[5] Southern California Association of Governments (SCAG). Retrieved from *2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.* Accessed on October 6, 2021.

housing type in Arcadia in 2020, comprising approximately 70.34 percent (or 14,939 units). **Table 2: Housing Units (2010-2020)** shows the increase in the number of housing unit comparison between the City of Arcadia and neighboring Cities of Monrovia, Pasadena, and El Monte, and the County of Los Angeles. Arcadia experienced a smaller increase when compared to Monrovia, Pasadena, and the County. However, the City had a higher increase in the number of housing units when compared to the City of El Monte.

Table 2: Housing Units (2010-2020)

Jurisdictions	Housing Units		Percent Change
	2010	2020 Estimate	2010-2020
Monrovia	14,473	15,084	4.22%
Pasadena	59,551	62,753	5.38%
Arcadia	**20,686**	**21,237**	**2.66%**
El Monte	29,069	29,588	1.79%
Los Angeles County	3,443,087	3,590,574	4.28%

Source: Department of Finance. May 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark. https://www.dof.ca.gov/forecasting/demographics/estimates/e-5/.

Candidate Housing Sites

Every eight (8) years, SCAG prepares and designates Regional Housing Needs Allocation (RHNA) for each local jurisdiction. For the 2021-2029 planning period, Arcadia is required to meet the RHNA number of 3,214 housing units. The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's plan for housing at the designated income levels within the 6th housing cycle planning period. The identified sites are either residentially zoned at a minimum of 30 dwelling units per acre (du/ac) or within areas of focus identified by the City with supporting strategies to stimulate future housing growth.

To select the sites, the City evaluated candidate housing sites based on surrounding and existing on-site development to determine the extent to which on-site uses have the potential to redevelop within the planning period (2021-2029). The City identified 751 parcels within a variety of different residentially and non-residentially zoned areas. These 751 parcels have the capacity to accommodate up to approximated 7,222 total housing units, which includes 1,087 units under pipeline projects, 1,091 units within existing residentially zoned land, 385 projected accessory dwelling units (ADUs), and 4,748 units under rezone strategies. The candidate housing site inventory in **Appendix A** provides a breakdown of these housing sites.

General Plan

The Arcadia General Plan (Arcadia GP) and the Arcadia GP Environmental Impact Report (Arcadia GP EIR) were adopted and certified in November 2010. The Arcadia GP provides the City's long-range planning goals and policies for development within the City. The Arcadia GP is the City's vision for growth to 2035. Arcadia GP Chapters 2 through 9 include the necessary GP elements: Land Use and Community Design, Economic Development, Circulation and

Infrastructure, Housing, Resources Sustainability, Parks, Recreation, and Community Resources, Safety, and Noise.

The Land Use and Community Design Element establishes land use designations for the City. The existing land use designations for the identified candidate housing sites are described in **Table 3: Candidate Housing Sites - Existing General Plan Land Use Designations**.

Table 3: Candidate Housing Sites - Existing General Plan Land Use Designations

Land Use Designation	Description
Commercial (C)	The Commercial designation with a 0.5 Floor Area Ratio (FAR) is intended to permit a wide range of commercial uses which serve both neighborhood and citywide markets. The designation allows a broad array of commercial enterprises, including restaurants, durable goods sales, food stores, lodging, professional offices, specialty shops, indoor and outdoor recreational facilities, and entertainment uses. Adjacent to Downtown, the Commercial designation is intended to encourage small-scale office and neighborhood-serving commercial uses that complement development in the Downtown Mixed-Use areas. While the land use designation provides the general parameters within which development must take place, the Zoning Code or other land use regulatory document specifies the type and intensity of uses that will be permitted in a given area. In the Downtown area, for example, where properties are designated Commercial, land use regulations might specify that restaurants and cafes are permitted, but secondhand stores are not. The Zoning Code and other regulatory documents also indicate permitted building height limits for specific properties. Maximum FAR – 0.50 (0.30 FAR for Santa Anita Park) Higher intensity overlays are applied to portions of Downtown along Santa Anita Avenue, Colorado Place, and Huntington Drive (1.0 FAR). Building Height: up to 48 feet in the Downtown area (including Santa Anita Avenue, Colorado Place, and Huntington Drive); up to 40 feet for commercial uses outside of Downtown
Commercial (C 1.0)	The Commercial designation that allows mixed-use development with a density of 80 du/acre and a 1.0 Floor Area Ratio (FAR) is within the City's Downtown area. This Commercial designation is intended to encourage a strong pedestrian-oriented environment that provides a variety of retail and service uses, restaurants, and neighborhood-serving commercial uses that complement development in the Downtown Mixed-Use areas. In order to provide the residential population that is required to support the uses in the downtown and around the Metro Gold Line transit station, residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. The Development Code and other regulatory documents also indicate permitted building height limits for specific properties. Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR) Unit Density: Up to 80 du/ac - Maximum Height: Up to 60 feet
Downtown Mixed Use (DMU)	The Downtown Mixed-Use designation provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses to locate within the City's downtown. Downtown Mixed Use encourages the inclusion of a ground-floor, street-frontage commercial component, but is not required. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and standalone commercial or office uses are allowed. However, exclusively residential buildings are not allowed. Development approaches encourage shared use of parking areas and

Land Use Designation	Description
	public open spaces, pedestrian travel ways, and interaction of uses within the district. Particular features that will define Downtown include public open space as an integral component of the Gold Line station, as well as any larger mixed-use or commercial developments. Guided by the policies and vision of the General Plan, a specific plan or subsequent zoning changes for Downtown will contain detailed development standards, infrastructure requirements, land use regulations, and implementation measures for coordinated development. Maximum FAR: 1.0 (only commercial square footage is counted in calculation of FAR) Unit Density: Up to 80 du/ac - Maximum Height: up to 60 feet
Mixed Use (MU)	The Mixed-Use designation provides opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and that provide 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. Development approaches encourage shared use of parking areas and public open spaces, pedestrian movement, and interaction of uses within a mixed-use district. Design approaches should minimize or limit curb cuts/driveways at the front of the development when rear or side egress options are available. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. However, exclusively residential buildings are not. Maximum FAR – 1.0 (only commercial square footage is counted in calculation of FAR) Unit Density: 22 -30 du/ac - Maximum Height: up to 40 feet
Medium Density Residential (MDR)	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. Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses. Unit Density: 6 to 12 du/ac Typical Population Density: 17-35 persons per acre
High Density Residential (HDR)	The High-Density Residential designation accommodates higher-density attached housing types for both renter and owner households within a neighborhood context. Such housing types generally are located near transit stops, along arterials and transit corridors, and within easy walking distance of shops and services. Appropriate transition to adjacent lower-density neighborhoods is required through the use of yards, other open areas, and building heights. Other uses that may be appropriate, consistent with zoning regulations, include public and private schools, public parks, and other open space uses. Unit Density: 12 to 30 du/ac - Typical Population Density: 34-86 persons per acre
Commercial/ Light Industrial (C/LI)	The Commercial/Light Industrial designation provides areas for a complementary mix of light manufacturing businesses, limited auto service and repair, and support office and retail uses. The designation recognizes the importance of small-scale industrial and quasi-industrial businesses for the community in terms of business start-ups/entrepreneurship, job provision, residents' access to needed goods and services, and revenue from point-of-sales operations. Such uses are low scale, with development and operating conditions built into the development to minimize impact on surrounding uses. Permitted retail uses are limited to those that support the industrial businesses. Larger-scale commercial uses will be considered on a case-by-case basis in the Lower Azusa Road Reclamation area. Maximum FAR: 0.50

Land Use Designation	Description
Open Space – Outdoor Recreation (OS-OR)	The Open Space–Outdoor Recreation designation encompasses all City, county, state, and federal parks and associated facilities, including private facilities on leased public lands. The designation identifies public lands intended to be used for active and passive recreational activities, such as parks, golf courses, trails, and the Arboretum. Public lands used as detention basins may also be designated Open Space – Outdoor Recreation when co-located with active recreational uses or when open spaces serve two uses, such as a sports field and a detention basin. Maximum FAR: N/A

Source: City of Arcadia. (2010). *City of Arcadia General Plan*. Chapter 2: Land Use and Community Design Element. Retrieved from: https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/general%20plan/Land%20Use%20Element%20Update%20Final.pdf. Accessed on October 15, 2021.

Zoning

The City's Zoning Code/Development Code (Arcadia DC) can be found in City of Arcadia Municipal Code (Arcadia MC) Article IX Chapter 1. The Arcadia DC's intent is to regulate the use and development of land within the City, consistent with the Arcadia GP.[6] The existing zoning for each of the candidate housing sites is specified in **Appendix A** and each zone is described below in **Table 4: Existing Zoning**.

Table 4: Candidate Housing Sites - Existing Zoning

Zone	Description
Commercial Manufacturing (C-M)	The C-M zone is intended to provide areas for a complementary mix of light manufacturing businesses, minor vehicle service and repairs, and support office and retail uses. A wide range of small-scale industrial and quasi-industrial uses with minimal impact to surrounding uses are appropriate. Retail uses are limited to business services, food service, and convenience goods for those who work in the area. Residential uses are not permitted in this zone. This zone implements the General Plan Commercial/Light Industrial designation.
Downtown Mixed Use (DMU)	The Downtown Mixed-Use zone is intended to provide opportunities for complementary service and retail commercial businesses, professional offices, and residential uses located within the City's downtown. A wide range of commercial and residential uses are appropriate, oriented towards pedestrians to encourage shared use of parking, public open space, and interaction of uses within the zone. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed. This zone implements the General Plan Downtown Mixed-Use designation.
General Commercial (C-G)	The C-G zone is intended to provide areas for retail and service uses, offices, restaurants, public uses, and similar and compatible uses. This zone implements the General Plan Commercial designation.
Specific Plan-Arroyo Pacific (SP-AP)	The purpose of the Arroyo Pacific Academy Specific Plan is to create an educational campus that is pedestrian-oriented and integrated with the surrounding area. More specifically, the Specific Plan creates a zone for a high school use on N. Santa Anita Avenue at the edge of Downtown Arcadia.

[6] City of Arcadia. *Municipal Code Article IX Chapter 1 – Development Code.* Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV1ENAPEN_S9101.01PUAPDECOAccessed on October 15, 2021.

Zone	Description
Commercial Business District (CBD)	The Commercial Business District zone is intended to promote a strong pedestrian-oriented environment and to serve community and regional needs for retail and service uses, professional offices, restaurants, public uses, and other similar and compatible uses. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site. This zone implements the General Plan Commercial designation.
Medium Density Residential (R-2)	The R-2 zone is intended to provide areas for a variety of dwelling types and accessory uses compatible with the residential use of the zone. Types of dwelling units include attached or detached single- unit and multi-unit homes and duplexes at a density of six to 12 dwelling units per acre. This zone implements is the General Plan Medium Density Residential designation.
High Density Residential Zone (R-3)	The R-3 zone is intended to provide areas for a variety of medium- to high-density residential development and accessory uses compatible with the residential use of the zone. Types of dwelling units include single unit attached, townhomes, condominiums, and apartment structures at a density of 12 to 30 units per acre. This zone implements the General Plan High Density Residential designation.
Mixed Use (MU)	The Mixed-Use zone is intended to provide opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers and encourages pedestrian activity. A wide range of integrated commercial and residential uses are appropriate. Residential uses are permitted above ground floor commercial or adjacent to a commercial development. Both uses must be located on the same lot or on the same project site, and exclusive residential structures are not allowed. This zone implements the General Plan Mixed Use designation.
Professional Commercial (C-O)	The C-O zone is intended to provide sites for development as administrative, financial, business, professional, medical and governmental offices. This zone implements the General Plan Commercial designation.
Open Space – Outdoor Recreation (OS-OR)	The OS-OR zone is intended to provide areas to be used for active and passive recreational activities, such as parks, golf courses, trails, and the Los Angeles County Arboretum. This zone implements the General Plan Open Space-Outdoor Recreation designation.
Source: City of Arcadia. (2016). *City of Arcadia Development Code Title IX, Division 2*. Available at https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/development%20code/2021%20Update/Arcadia%20DevCode%20-%20Division%202%20Zones,%20Uses,%20and%20Standards%20-TA%207-19-2021.pdf. Accessed on October 15, 2021.	

2.3 Background

State Policy and Authorization

California State Housing Element Law (California Government Code Article 10.6), enacted in 1969, establishes the requirements for Housing Elements. California Government Code (CGC) §65583 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California Legislature identifies overall housing goals for the state to ensure every resident has access to housing and a suitable living environment.

Housing Element

Through the Housing Element, all California jurisdictions (cities and counties) are mandated to adequately plan to meet the housing needs of everyone in the community, regardless of economic status.[7] State law requires each city and county to adopt a General Plan as a "blueprint" for its physical development. A General Plan is a key tool that addresses a variety of subject areas and expresses the community's development goals related to the jurisdiction's future land uses. The Housing Element, one of seven State-mandated General Plan elements (i.e., Land Use, Housing, Circulation, Noise, Safety, Open Space, and Conservation), is prepared according to CGC §65583 requirements. California Government Code §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs.

The City's Housing Element is designated as Arcadia GP Chapter 5. Arcadia's Housing Element was last adopted in 2013 for the 5th Cycle Update – 2013-2021 planning period. The City of Arcadia 6th Cycle Housing Element Update 2021-2029 (HEU or Project) is a comprehensive update to the 5th Cycle Update. The HEU is part of a new update cycle for jurisdictions within the SCAG region to allow for synchronization with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The Housing Element sets forth an eight (8) -year strategy to address the City's identified housing needs, including specific implementing programs and activities. Some amendments have been made to Housing Element law since adoption of the City's 5th Cycle Housing Element 2013-2021. These new statutory provisions change the Housing Element's analysis reporting and policy requirements. The Project complies with these amendments to state housing law and all other federal, state, and local requirements.

Household Income

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the County of Los Angeles' Area Median Income (AMI):

- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Lower income groups refer to extremely low, very low, and low-income groups. Arcadia's household income characteristics can help identify housing types that would be affordable to the City's population. Income characteristics assist in determining what housing types and

[7] California Department of Housing and Community Development (HCD). Available at https://www.hcd.ca.gov/community-development/housing-element/index.shtml. Accessed on October 6, 2021.

characteristics are required to meet the population's needs. **Table 5: Households by Income Category in Arcadia** shows that lower income categories represent 28.74 percent of Arcadia's households, while moderate to above moderate-income households represent 71.26 percent.

Table 5: Households by Income Category in Arcadia

Income Category (Percent of County MFI)	Households	Percent
Extremely Low (30% AMI or less)	2,515	8.48%
Very Low (31 to 50% AMI)	2,115	7.63%
Low (51 to 80% AMI)	2,455	12.63%
Moderate or Above (over 80% AMI)	14,245	71.26%
Total	19,990	100.0%
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.		

Regional Housing Needs Assessment

As previously noted, CGC §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by HCD.

The City is a member agency of SCAG, who is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region and therefore acts as the COG for San Bernardino County in this case. The RHNA is mandated by State Housing Law as part of the periodic process of updating local General Plan Housing Elements.[8] It quantifies the housing need within each jurisdiction for all economic segments of the community (known as RHNA allocation plan) in four (4) income categories: very low, low, moderate, and above moderate.

Per CGC §65584(d), the RHNA allocation plan determines existing and projected housing need with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to CGC §65080.

[8] Southern California Association of Governments (SCAG). *What is RHNA?* Available at https://scag.ca.gov/rhna. Accessed on August 10, 2021

- Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- Affirmatively furthering fair housing.

Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA allocation at all income levels. The California Department of Finance (DOF)'s population estimates and RHNA are also used for regional transportation planning purposes. Senate Bill (SB) 375 integrates RHNA with SCAG's Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). In the past, the RHNA was undertaken independently from the RTP. However, in 2008, the California Legislature passed SB 375 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) GHG emission reduction. The law recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

In addition, SB 166 ensures that jurisdictions at all times have sites available and identified in their Housing Elements to meet their RHNA allocation if unmet. In the event that at any time during the 6th Cycle planning period, the City does not have sufficient sites to meet their RHNA need, the City will be required to take remedial action by identifying and if necessary, rezoning, alternative sites to replace the ones not developed at the affordability or densities projected in the candidate housing sites inventory so that there is no net loss of residential unit capacity.

RHNA Allocation

As previously mentioned, RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2021-2029). The RHNA allocation plan identifies the projected number of housing units that will be needed to accommodate estimated future growth need during the planning period at specified levels of affordability.

On March 4, 2021, SCAG adopted the final RHNA allocations and distributed the RHNA allocation to all local jurisdictions. **Table 6: City of Arcadia 2021-2029 RHNA Allocation** provides the final RHNA allocation to the City. The City's projected housing need for the 6th Cycle planning period is 3,214 housing units, including 1,102 very low-income units and 570 low-income units.

Table 6: City of Arcadia 2021-2029 RHNA Allocation

Income Level	% of Average Median Income (AMI)	RHNA Allocation (Housing Units)
Very Low Income	<50%	1,102
Low-income	50-80%	570
Moderate Income	80-120%	605
Above Moderate Income	>120%	937
Total		**3,214**
Source: SCAG, 2021		

In accordance with State Housing law, local governments must be accountable for ensuring that projected housing needs can be fully accommodated at all times during the Housing Element planning period. The HEU provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land throughout the planning period. The Housing Element must identify and analyze the City's housing needs and establish reasonable goals, objectives, and policies based on those needs. The HEU must also identify candidate housing sites with the potential to accommodate housing at higher densities to meet the City's assigned low-income RHNA (extremely low, very low and low-income) category need.

2.4 Project Characteristics

Housing Element Overview and Organization

The City of Arcadia is proposing the 6th Cycle Housing Element (2021–2029 planning period) as a comprehensive update to the City's 5th Cycle (2013-2021) Housing Element. The City's goal for the HEU Project is to achieve HCD certification of its 6th Cycle Housing Element. The Housing Element includes the City's Housing Policy Plan in Chapter 10 of the Arcadia GP, which addresses the City's identified housing needs, and includes goals, policies, and programs concerning housing and housing-related services, and the City's approach to addressing its share of the regional housing need.

The City's 6th Cycle Housing Element (2021-2029) has been prepared in compliance with State Housing Element law, contains the following components:

- **City of Arcadia General Plan Chapter 5: Housing Element**
- **City of Arcadia General Plan Chapter 10: Implementation Plan**
- **Technical Background Report:**
    - **Section 1: Introduction** contains a summary of the Housing Element's content, organization, and statutory considerations;

- **Section 2: City of Arcadia Community Profile** contains analysis of the City's population, household and employment base, and the characteristics of the housing stock;
- **Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)** examines governmental and non-governmental constraints on housing production, maintenance, and affordability and summarizes housing resources, including identification of housing sites, and funding and financial considerations
- **Section 4: Review of Past Performance** reviews and evaluations the City's housing project and program performance from the 5th Cycle (2013-2020 Planning Period).
- **Appendices:**
  - Appendix A: Adequate Sites
  - Appendix B: Community Engagement Summary
  - Appendix C: Glossary of Housing Terms

Candidate Housing Sites Inventory

To demonstrate the availability of sites, the City completed a land inventory that identifies potential candidate housing sites with capacity to accommodate the 2021-2029 RHNA allocation. These sites represent the City's plan for housing at the designated income levels within the 6th housing cycle planning period (2021 – 2029) and are either residentially zoned at a minimum of 30 du/ac or are within areas of focus identified by the City with supporting strategies to stimulate future housing growth. It should be noted that while all the candidate sites were found to be suitable for future housing development, the HEU does not necessitate or directly propose the full development of the identified candidate sites, especially those beyond the established RHNA allocation for the City.

Through the analysis of existing residentially zoned sites and non-residentially zoned sites, the City has identified the following categories of properties to accommodate the 6th Cycle RHNA:

- 23 existing residentially zoned parcels at their existing densities
- 30 parcels as part of the Downtown Mixed Use expansion strategy
- 75 parcels as part of the Downtown Mixed Use residential flex overlay implementation strategy
- 106 parcels as part of the Mixed Use Upzone strategy
- 31 parcels as part of the Las Tunas Residential flex overlay implementation strategy
- 26 parcels as part of the Live Oak residential flex overlay implementation strategy

- 76 parcels as part of the C-G residential flex overlay implementation strategy
- 355 parcels as part of the High Density Residential (R-3) Upzone strategy
- The Arcadia Golf Course site

The City has identified a total of 751 parcels within a variety of different residentially and non-residentially zoned areas that have the capacity to accommodate up to approximately 7,222 total housing units. **Appendix A** provides a comprehensive inventory of the candidate housing sites. Each site is identified by assessor parcel number (APN) and a unique identifier. **Table 7: Summary of RHNA Status and Sites Inventory** identifies the City's 2021-2029 RHNA by income category that meet the RHNA allocation.

Table 7: Summary of RHNA Status and Sites Inventory (Housing Units)

	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	**1,102**	**570**	**605**	**937**	**3,214**
	1,672				
Unit Capacity on Site Inventory					
Pipeline Projects	26		80	981	1,087
Existing Residentially Zoned Land	277		112	702	1,091
Accessory Dwelling Unit Projection	202		6	88	296
Total Existing Capacity	**303**		**192**	**1,683**	**2,178**
Total Existing Capacity plus ADUs	**443**		**198**	**1,771**	**2,474**
Remaining Unmet RHNA	**1,167**		**407**	**--**	**1,574**[1]
Focus Areas					
Downtown Mixed-Use	375		148	960	1,483
Mixed-Use Upzone	124		51	302	477
Live Oak Residential Flex	203		82	509	794
C-G Residential Flex	252		100	640	992
R-3 Upzone	213		84	513	810
Arcadia Golf Course	48		72	72	192
Total Potential Development Capacity with Focus Areas	**1,215**		**669**	**4,184**	**4,748**
Total Potential Development Capacity	**1,658**		**866**	**5,979**	**7,222**
Sites Surplus/Shortfall	48		130	3,830	+4,008
Percentage Buffer	3%		22%	409%	125%

[1] The total remaining unmet RHNA is calculated from the remaining unmet Very Low, Low, and Moderate income units. Above Moderate Income inventory was not included in this calculation.

Table 7 demonstrates the capacity to accommodate up to a total of 7,222 candidate housing units through existing capacity, which includes 1,087 units under pipeline projects and 1,091 units within existing residentially zoned land, 296 projected ADUs, and 4,748 units within Focus Areas. **Exhibit 3** depicts the candidate housing sites identified for future housing development, as facilitated by Project implementation. The City has identified candidate sites that yield 7,222 potential housing units within the City, which exceed the total required RHNA growth need of 3,214 housing units and results in a surplus of 4,008 housing units or 125 percent.

Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process. These projects are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. As shown in **Table 7**, the City has currently identified 28 parcels with a planned development of 1,087 units, 26 of 1,087 units will be affordable to Low and Very Low-income households.

Redevelopment of Nonvacant Sites for Residential Use

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites that currently permit residential development. As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped on non-vacant sites to include residential units. The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis is based on existing use data and other information that can be found through online research. As part of the site selection process, the City identified 23 parcels to accommodate a total of 1,091 units, 277 of 1,091 units can accommodate Low and Very Low-income households.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and provide additional housing on an existing residential lot. Other ADUs provide housing for family members or are rented to members of the community. In accordance with State Law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.

The City of Arcadia has determined based on past performance that it is appropriate to anticipate the development of 296 accessory dwelling units from 2021 to 2029. To facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs as contained in Arcadia GP Chapter 10: Implementation Plan. The City has allocated 202 ADUs to Low- and Very-Low Income, 88 ADUs to Above Moderate Income, and six

ADUs to Moderate Income categories. To assist the City's ADU development projections, Arcadia has included **Housing Program 5-12**, which explores actions the City will take to promote and monitor the development of ADUs during the planning period.

Selection of Sites to Accommodate Remaining Need

In addition to sites that can accommodate housing at their existing capacity, the City identified six (6) Focus Areas that would benefit from residential development to apply strategies such as upzoning and rezoning to achieve the remaining unmet RHNA. These six (6) Focus Areas are (1) Downtown Mixed-Use Expansion and Overlay, (2) Mixed-Use Upzone, (3) Live Oak Corridor, (4) C-G Residential Flex Overlay, (5) R-3 Upzone, and (6) Arcadia Golf Course.

(a) Downtown Mixed-Use Expansion & Overlay

The City has identified properties zoned as General Commercial and Commercial Manufacturing in and adjacent to Downtown Arcadia. These properties provide an opportunity to introduce high density residential flex overlays and Downtown Mixed-Use zoning that are compatible with adjacent Central Business District and Downtown Mixed-Use zoned parcels. The existing Central Business District and Downtown Mixed-Use zoned currently allow up to 80 units per acre in conjunction with a commercial development and other uses that will support residential development.

These parcels were identified due to dilapidated commercial uses and at an assumed density of 64 du/ac, the assumed capacity of these sites is projected at 1,480 units, 374 of which are projected to develop affordably for Low and Very Low-income households. **Exhibit 4: Downtown Mixed-Use Expansion** and **Exhibit 5: Downtown Mixed-Use Overlay** show the candidate housing sites identified within the Downtown Mixed-Use Focus Area which can help accommodate a portion of the City's RHNA allocation.

Mixed-Use Upzone

The City has identified parcels in the Mixed-Use zone that have the potential to accommodate 477 units of development at an assumed density of 50 du/acre, 124 of which are projected to develop affordably. **Exhibit 6: Map of Site Inventory - Mixed Use Upzone (1)** and **Exhibit 7: Map of Site Inventory - Mixed Use Upzone (2)** show the candidate housing sites identified within the Mixed-Use Focus Area.

(b) Live Oak Corridor

The City has identified the Live Oak Corridor as an opportunity to both increase density and introduce residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. The City identified two opportunities based on adjacent use and densities to introduce Residential Flex Overlays on

commercial properties within the corridor. The two opportunity areas, referred to as Las Tunas Residential Flex Overlay and Live Oak Residential Flex Overlay, have the total capacity to accommodate up to 794 units, as shown on **Exhibit 8: Map of Site Inventory – (Live Oak Corridor) Residential Flex Overlay.**

(i) Las Tunas Residential Flex Overlay

The City identified parcels west of Santa Anita Avenue, along Las Tunas suitable for higher density development. The identified parcels within the Las Tunas Residential Flex Overlay have the capacity to accommodate up to 609 units of development at an assumed density of 48 du/acre.

(ii) Live Oak Residential Flex Overlay

The City identified parcels east of Santa Anita Avenue, along Live Oak Avenue suitable for higher density development. The identified parcels within the Live Oak Residential Flex Overlay have the capacity to accommodate up to 118 units of development at an assumed density of 40 du/acre.

(c) C-G Residential Flex Overlay

The City has identified General Commercial zoned properties as a redevelopment opportunity where underutilized, smaller scale commercial development can transition to support residential development. The identified parcels have the capacity to accommodate 992 units of development at an assumed density of 24 du/acre, as shown on **Exhibit 9: Map of Site Inventory – C-G Residential Flex Overlay.** An assumption of approximately 50% redevelopment has been applied considering development history, economic factors, and AFFH requirements. In addition, the 80% redevelopment limit would preserve commercial zoned parcels to maintain a commercial base throughout the City.

(d) R-3 Upzone

The R-3 Zone has been identified by the City as an area with the opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units. The identified parcels within the Sites Inventory have the capacity to accommodate 810 units of development at an assumed density of 32 du/acre, as shown on **Exhibit 10: Map of Site Inventory – R-3 Upzone (1), Exhibit 11: Map of Site Inventory – R-3 Upzone (2),** and **Exhibit 12: Map of Site Inventory – R-3 Upzone (3). A**n assumption of approximately 25% redevelopment has been applied considering development history, economic factors, and AFFH requirements.

Arcadia Golf Course

The City has identified the Arcadia Golf Course as a site to accommodate residential units across all of the income categories. As shown on **Exhibit 13**: **Map of Site Inventory – Arcadia Golf**

Course, the Arcadia Golf Course is approximately 25.86 acres in size and has the capacity to accommodate up to 192 units. However, future development of the Arcadia Golf Course may not generate the full 192 units due to the intention of retaining a portion of the site for open space and recreation uses.

(e) Goals and Policies

As required by State Housing Element law, the proposed Project includes a Housing Plan to facilitate and encourage the provision of housing consistent with the RHNA. The plan would implement strategies and programs intended to address the City's housing needs and meet the City's current housing goals, which are:

Housing Goal #1: Preservation, conservation, and enhancement of existing housing stock and residential neighborhoods within Arcadia.

Housing Goal #2: Provide suitable sites for housing development to accommodate a range of housing for residential use that meet the City's RHNA growth needs for all income levels.

Housing Goal #3: A range of housing choices for all social and economic segments of the community, including housing for persons with special needs.

Housing Goal #4: Mitigated governmental and non-governmental constraints to housing production and affordability.

Housing Goal #5: Equitable and fair housing opportunity in the City's housing market.

The goals listed above are described throughout the Arcadia GP Chapter 5: Housing Element with accompanying policies and programs to achieve them. The goals and policies are provided in their entirety in Plan to The Housing Element Update (see Appendix A).

(f) Implementation Programs

The Implementation Programs proposed to implement each goal and policy are included in their entirety in the Arcadia GP Chapter 10: Implementation Plan and Housing Element.

Housing Program 5-1: Home Rehabilitation

Housing Program 5-2: Code Enforcement

Housing Program 5-3: Residential Design Guidelines

Housing Program 5-4: Prevention of At-Risk Units

Housing Program 5-5: Preservation of Middle-Income Housing through New Housing Authorities

Housing Program 5-6: Residential Sites Inventory

Housing Program 5-7: Establish and Overlay to Permit Residential

Housing Program 5-8: Expansion of the Downtown Mixed-Use Area to Permit Residential Use

Housing Program 5-9: Expand and Update the Residential Flex Mixed Use Overly in the Live Oak Corridor

Housing Program 5-10: Encourage Development of Housing Sites Listed in Inventory

Housing Program 5-11: Housing Density Bonus

Housing Program 5-12: ADU and JADU Incentive and Monitoring

Housing Program 5-13: Candidate Sites Used in Prior Housing Element Planning Cycle

Housing Program 5-14: Inclusionary Housing Policy

Housing Program 5-15: Lot Consolidation Incentives

Housing Program 5-16: Preservation of Rental Opportunities

Housing Program 5-17: Public Information About Affordable Housing

Housing Program 5-18: Emergency Shelters, Transitional, and Supportive Housing

Housing Program 5-19: Participation in the San Gabriel Valley Housing Trust

Housing Program 5-20: SB 35 Streamlining

Housing Program 5-21: Section 8 Housing Choice Voucher Program

Housing Program 5-22: Affordable Housing for Families and Persons with Special Needs

Housing Program 5-23: Homeless Program Assistance

Housing Program 5-24: Housing Sustainability

Housing Program 5-25: Fair Housing

Housing Program 5-26: Fair Housing Assistance

Housing Program 5-27: Supportive Housing/Low Barrier Navigation Centers

Housing Program 5-28: Water and Sewer Service Providers

2.5 Development Capacity Projections for Future Site Development

State CEQA Guidelines § 15378(a) defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed HEU Project does not propose new residential or other development on the 751 candidate sites evaluated in this IS/ND; rather, it provides capacity for future development consistent with State law. Future development would occur on these sites in incremental phases over time depending upon

numerous factors such as market conditions, and economic and planning considerations, and at the individual property owners' discretion. Additionally, future development facilitated by the proposed HEU Project would be required to undergo environmental review and evaluation under CEQA and other applicable federal, state and local regulations as each project is proposed.

2.6 Project Approvals

The City is the Lead Agency under CEQA and is responsible for reviewing, approving, and adopting this IS/ND. The City will consider the following discretionary approvals for the Project:

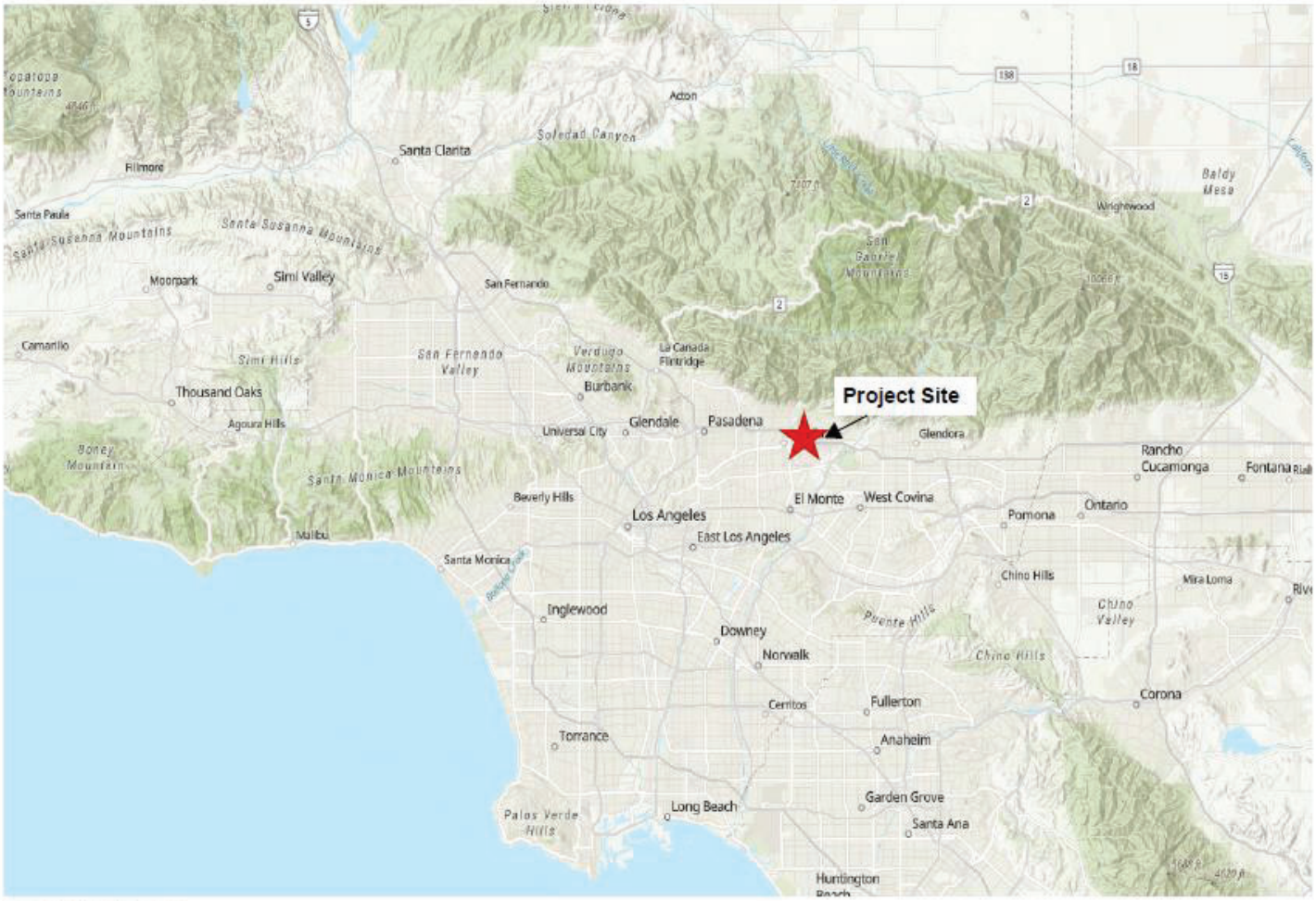
- Adoption of the 6th Cycle Housing Element Update (2021-2029)

The Project additionally requires the following approval from HCD following the City's final adoption of the 2021-2029 Housing Element Update:

- Review of the draft 2021-2029 Housing Element Update to determine compliance with state law and submittal of written findings to the City.

No discretionary approvals from other agencies are required.

Exhibit 1: Regional Map



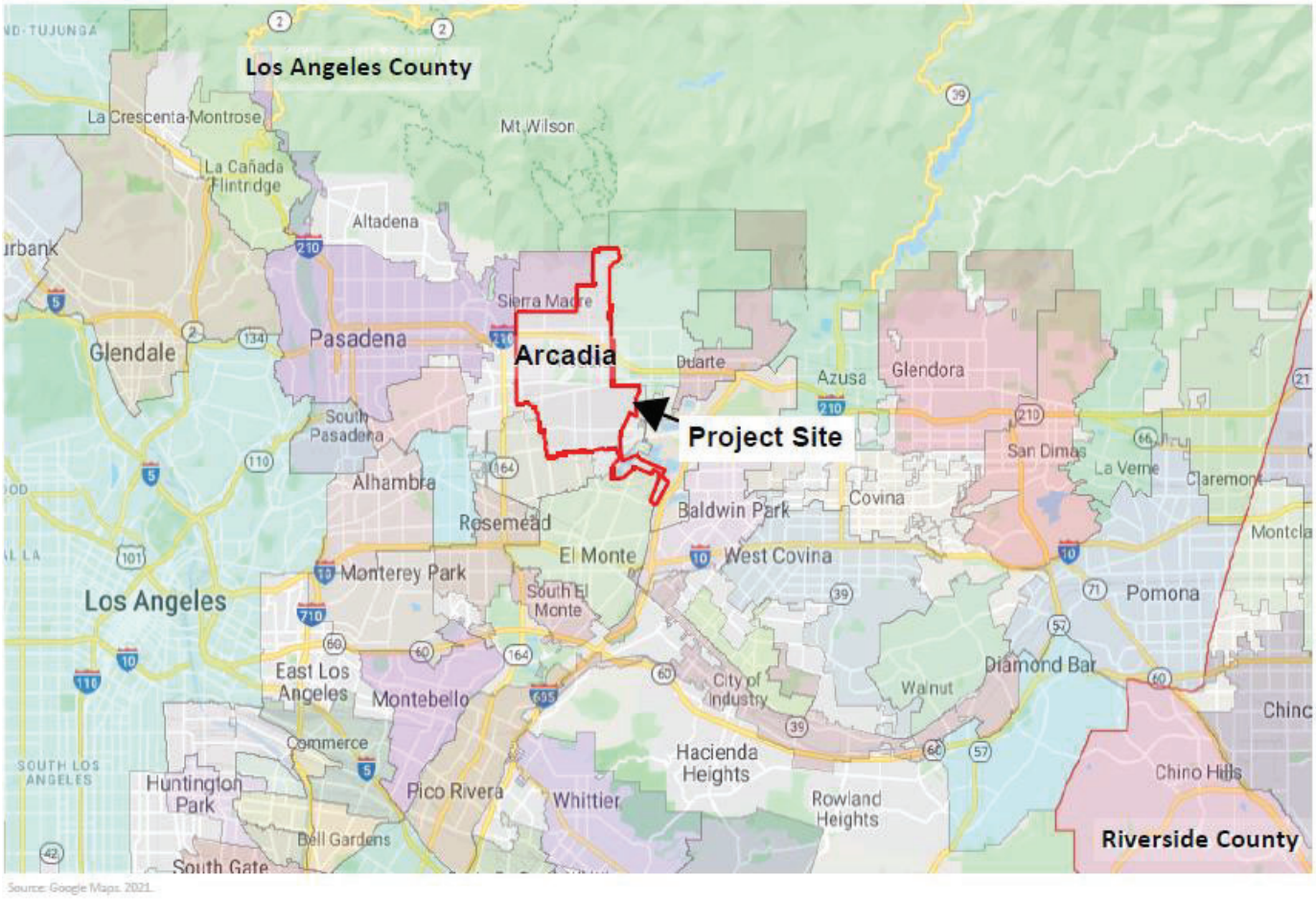
Source: ESRI World Imagery, 2021.

EXHIBIT 1: Regional Map
Arcadia *6th Cycle HEU, City of Arcadia*

Not to scale

Kimley»Horn

Exhibit 2: Vicinity Map



Source: Google Maps, 2021.

EXHIBIT 2: Vicinity Map
Arcadia 6th Cycle HEU, City of Arcadia

Not to scale

Kimley»Horn

Exhibit 3: Map of Candidate Housing Sites

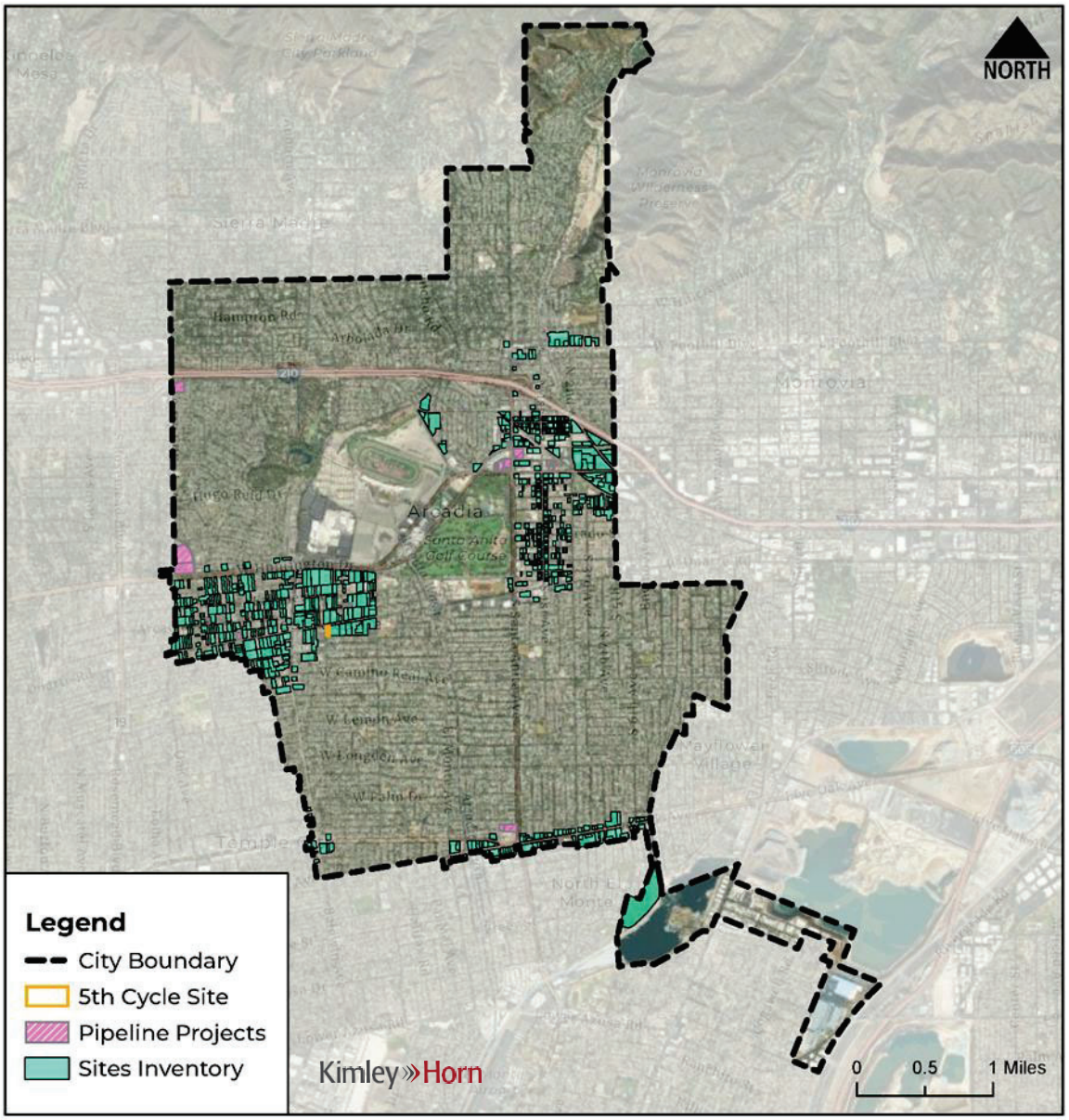


Exhibit 4: Map of Downtown Mixed-Use Expansion

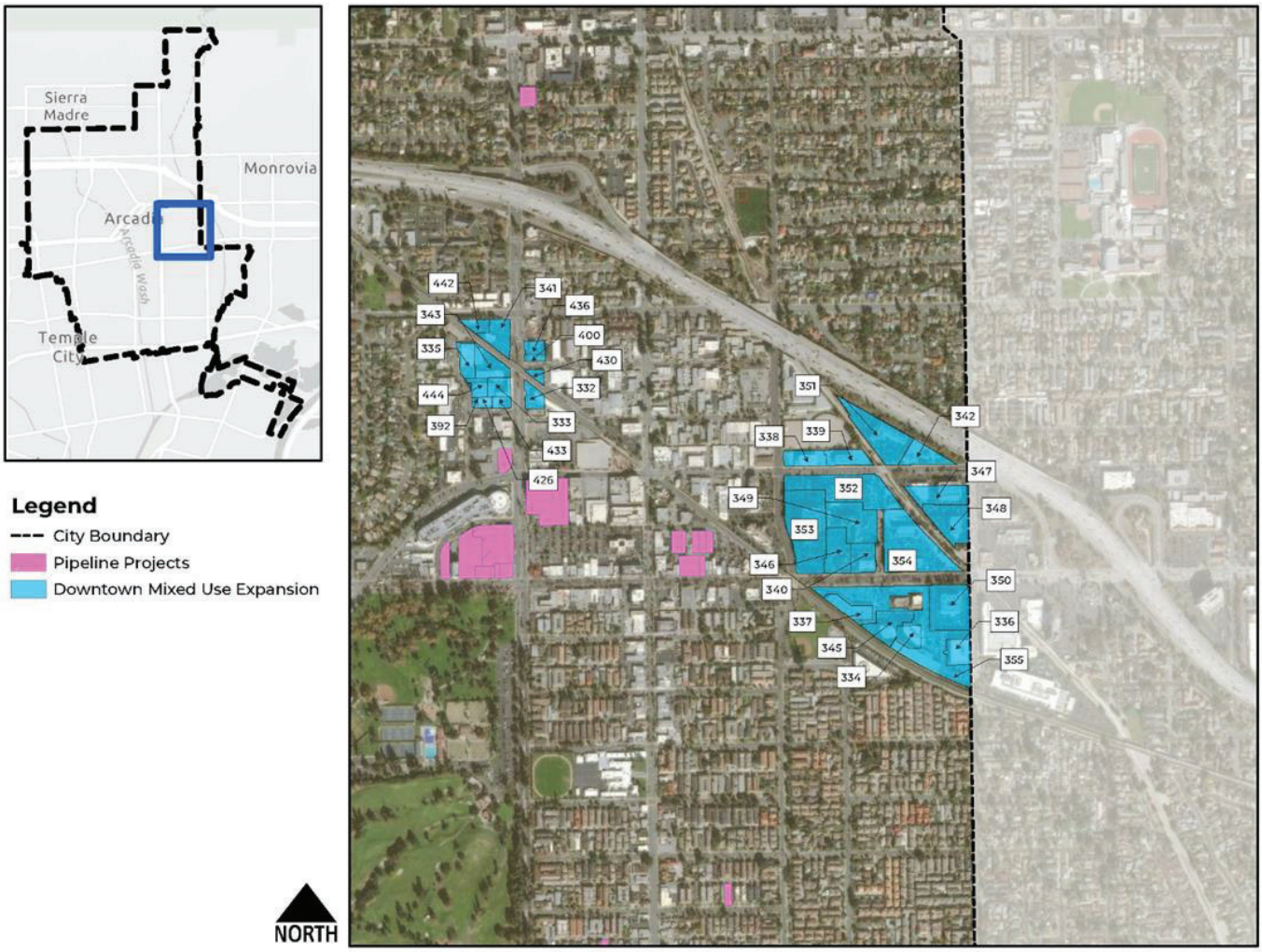


Exhibit 5: Map of Downtown Mixed-Use Overlay



Exhibit 6: Map Site Inventory – Mixed-Use Upzone (1)

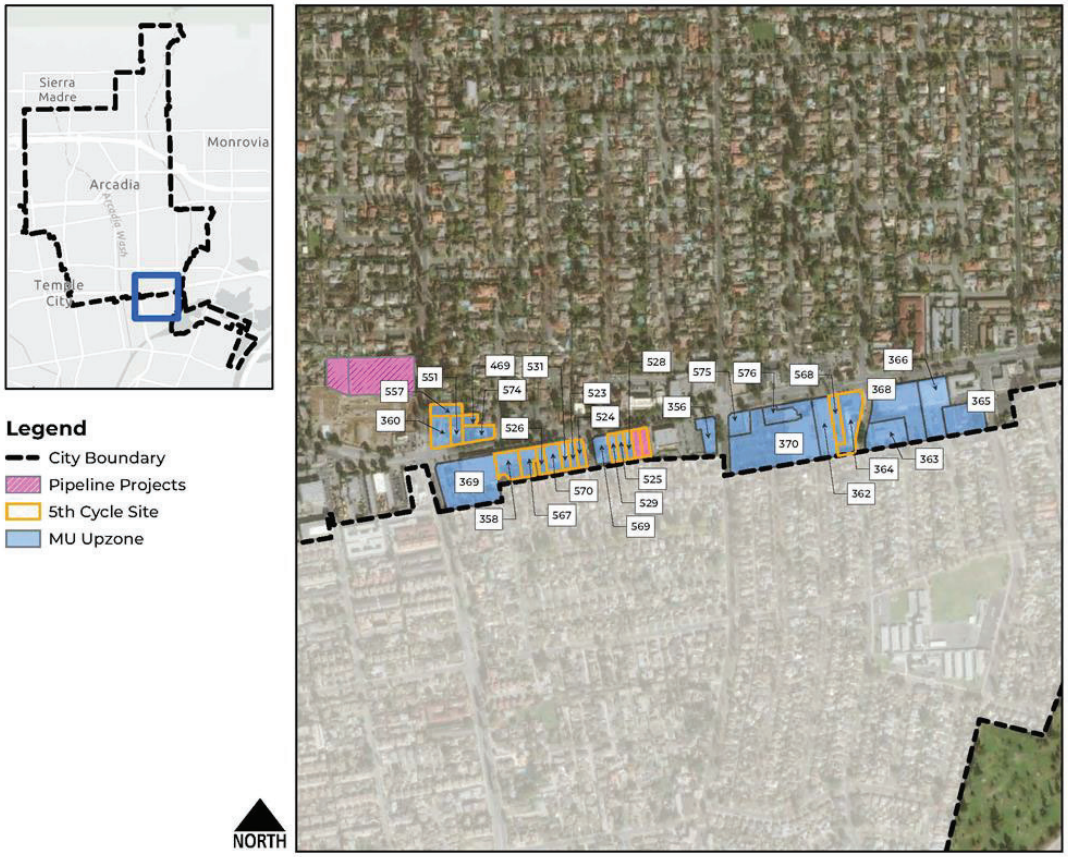


Exhibit 7: Map of Site Inventory – Mixed-Use Upzone (2)



Exhibit 8: Map of Site Inventory – (Live Oak Corridor) Residential Flex Overlays



Exhibit 9: Map of Site Inventory – C-G Residential Flex Overlay



Exhibit 10: Map of Site Inventory – R-3 Upzone (1)

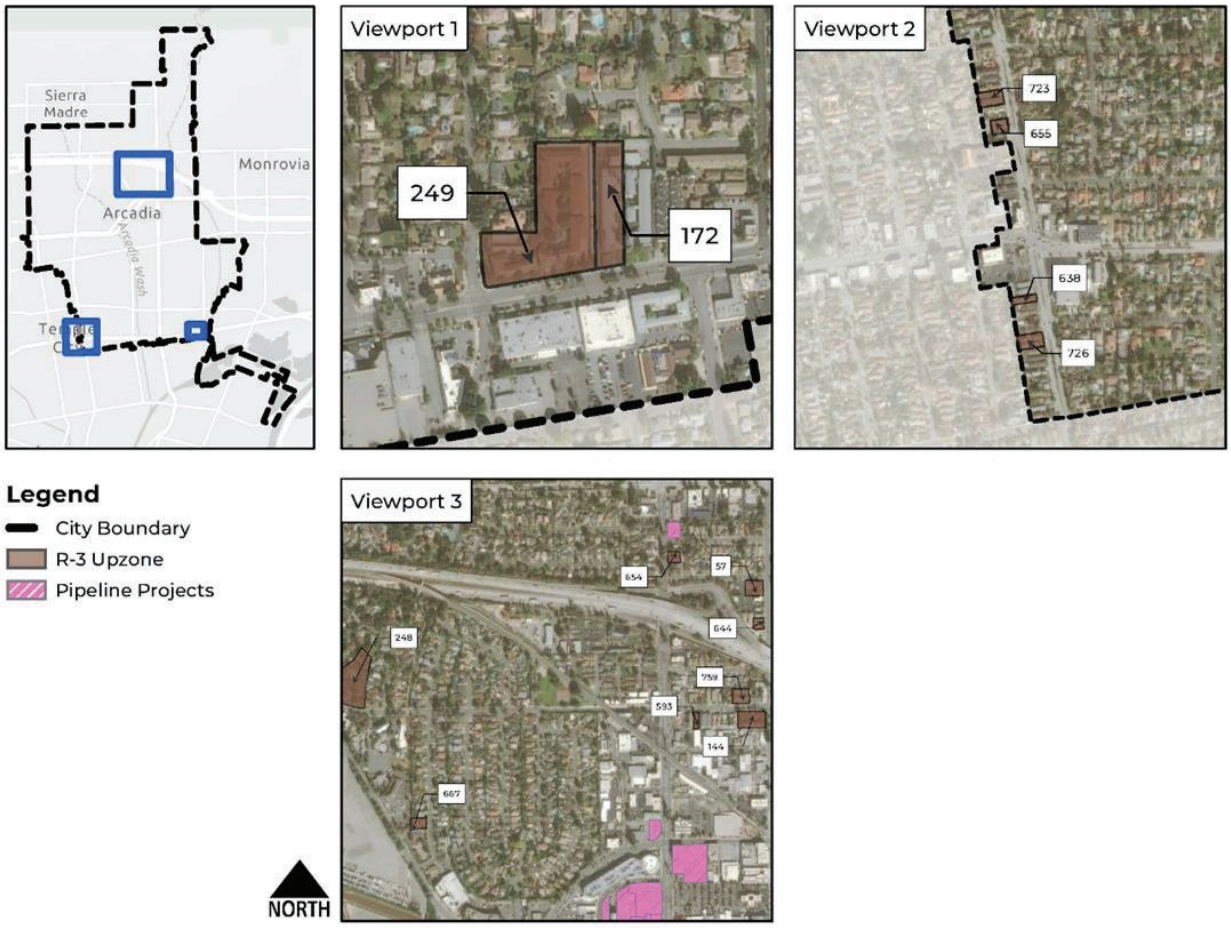


Exhibit 11: Map of Site Inventory – R-3 Upzone (2)

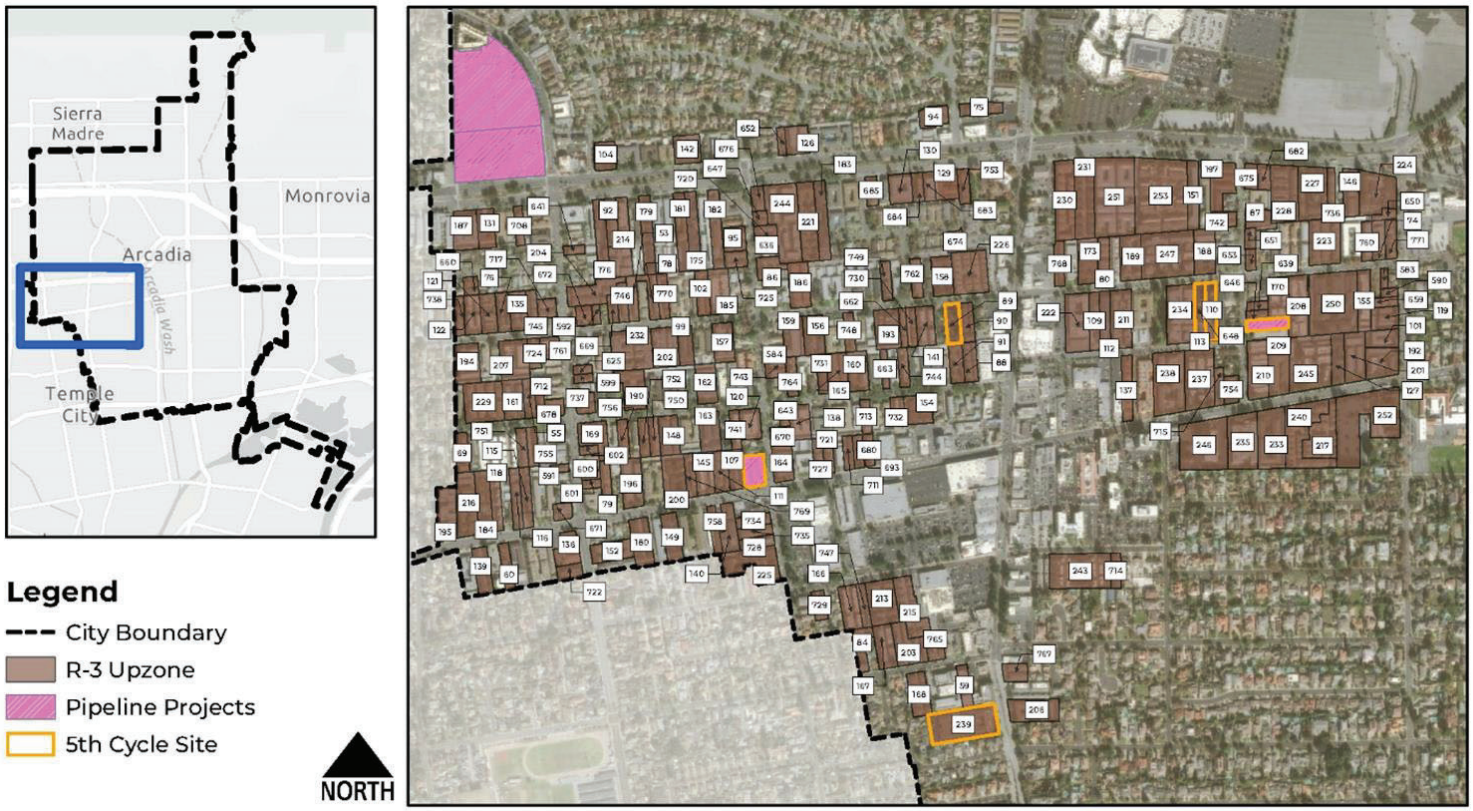


Exhibit 12: Map of Site Inventory – R-3 Upzone (3)

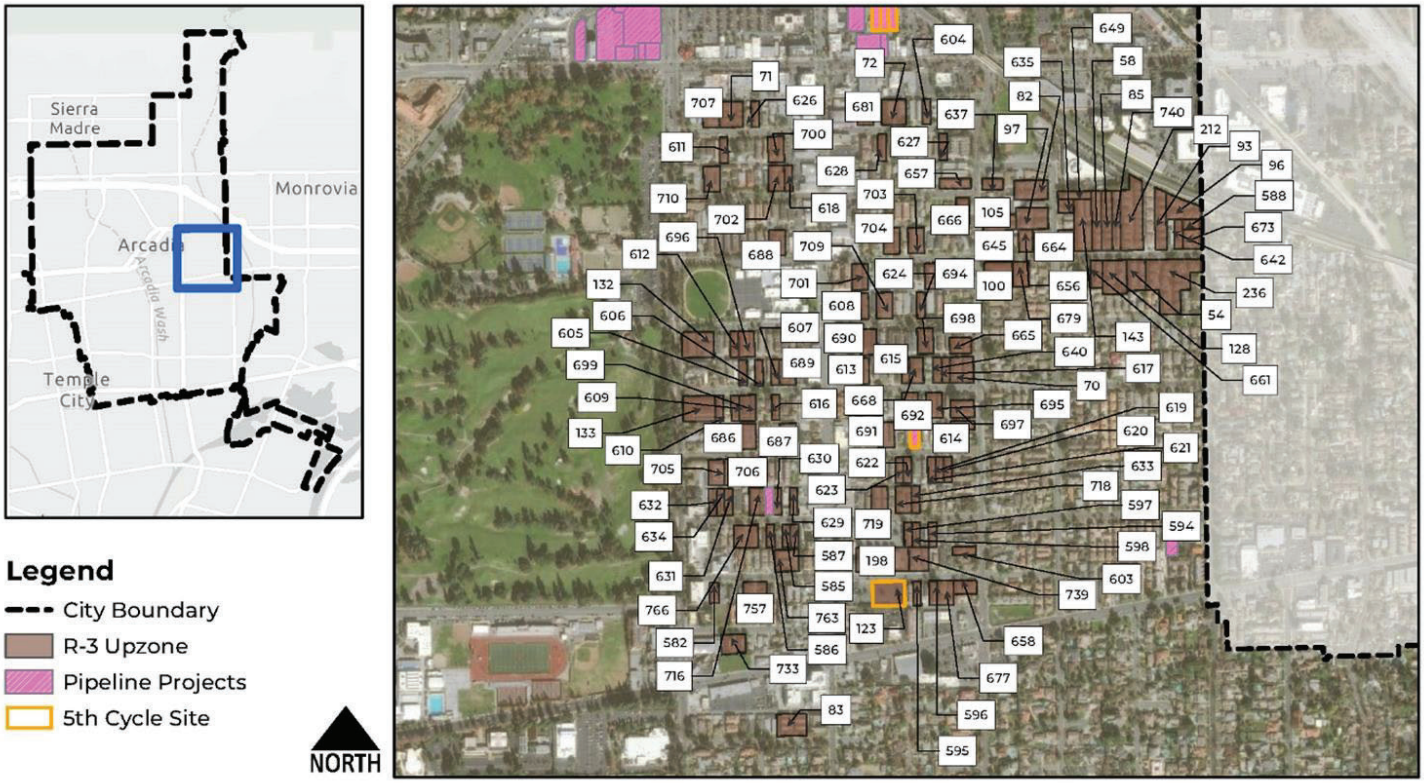
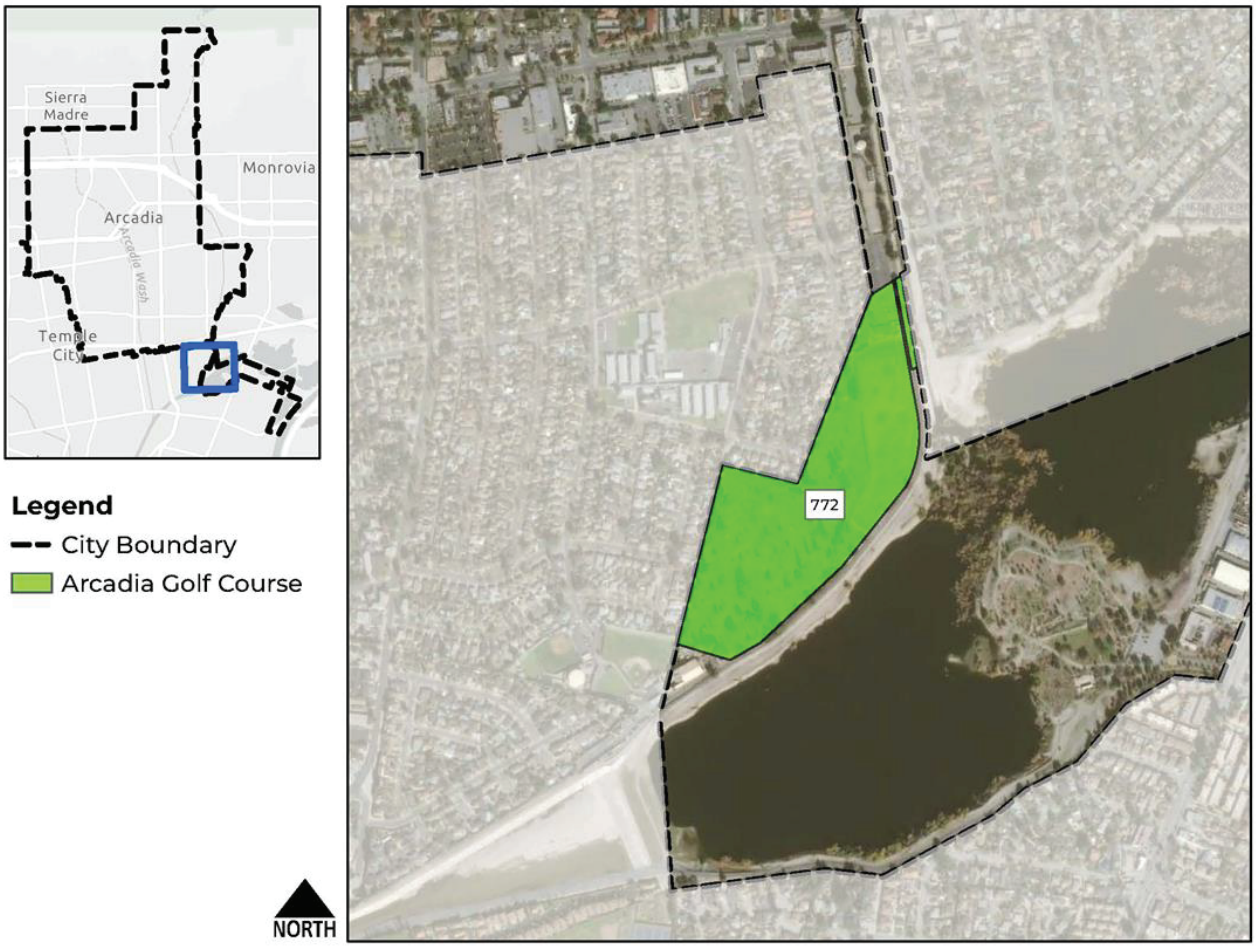


Exhibit 13: Map of Site Inventory – Arcadia Golf Course



3.0 INITIAL STUDY

1. Project Title: City of Arcadia 6th Cycle Housing Element Update (2021-2029)

2. Lead Agency Name and Address:

   City of Arcadia
   240 West Huntington Drive
   Arcadia, CA 91007

3. Contact Person and Phone Number: Lisa Flores at 626-574-5445

4. Project Location: City of Arcadia

5. Project Sponsor's Name and Address:

   City of Arcadia
   240 West Huntington Drive
   Arcadia, CA 91007

6. General Plan Designation: City-Wide 7. Zoning: City-Wide

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

   See Section 2.0 Project Description.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

   The Project encompasses the entire City.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

    California Department of Housing and Community Development (HCD)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

    On June 1, 2021, the City received the negative result of the Sacred Lands File (SFL) from the Native American Heritage Commission (NAHC). On June 10, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture/Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance
☐ Tribal Cultural Resources	☐ Wildfire	☐ Energy

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☒ **I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Lisa Flores	City of Arcadia
Printed Name	For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	AESTHETICS. Except as provided in Public Resources Code section 21099, would the project:				
	a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
	c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)	☐	☐	☒	☐
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II.	AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.				

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
III.	AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐
IV.	BIOLOGICAL RESOURCES -- Would the project:					
	a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
	b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
	c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
	d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
	e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
	f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V.	CULTURAL RESOURCES -- Would the project:				
	a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
	c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐
VI.	ENERGY. Would the project:				
	a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
	b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
VII.	GEOLOGY AND SOILS -- Would the project:				
	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv) Landslides?	☐	☐	☒	☐
	b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
	d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
	e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
	f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
VIII.	GREENHOUSE GAS EMISSIONS -- Would the project:					
	a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
	b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐
IX.	HAZARDS AND HAZARDOUS MATERIALS -- Would the project:					
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
	b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐
X.	HYDROLOGY AND WATER QUALITY -- Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
		ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
		iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
		iv) impede or redirect flood flows?	☐	☐	☒	☐
	d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
	e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐
XI.	LAND USE AND PLANNING -- Would the project:					
	a)	Physically divide an established community?	☐	☐	☒	☐
	b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
XII.	MINERAL RESOURCES -- Would the project:					
	a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
	b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.	NOISE -- Would the project result in:					
	a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
	b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
	c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
XIV.	POPULATION AND HOUSING -- Would the project:					
	a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
	b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
XV.	PUBLIC SERVICES -- Would the project:					
	a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
		Fire protection?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		Police protection?	☐	☐	☒	☐
		Schools?	☐	☐	☒	☐
		Parks?	☐	☐	☒	☐
		Other public facilities?	☐	☐	☒	☐
XVI.	RECREATION --					
	a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
	b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐
XVII.	TRANSPORTATION -- Would the project:					
	a)	Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
	b)	Conflict or be inconsistent with CEQA Guidelines section 15064.3[9] or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
	c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
	d)	Result in inadequate emergency access?	☐	☐	☒	☐

[9] CEQA Guidelines section 15064.3(c) provides that a lead agency "may elect to be governed by the provisions" of the section immediately; otherwise, the section's provisions apply July 1, 2020. Here, the District has not elected to be governed by Section 15064.3. Accordingly, an analysis of vehicle miles traveled (VMT) is not necessary to determine whether a proposed project will have a significant transportation impact.

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII.	TRIBAL CULTURAL RESOURCES – Would the project:					
	a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐
		i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
		ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐
XVIII.	UTILITIES AND SERVICE SYSTEMS -- Would the project:					
	a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
	c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
	d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
	e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐
XIX.	WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:		☐	☐	☒	☐
	a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
	b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
	c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
XX.		MANDATORY FINDINGS OF SIGNIFICANCE --				
	a)	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
	b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
	c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

ENVIRONMENTAL IMPACT DISCUSSION

A brief discussion of each impact conclusion is included below based on the environmental issues listed above and in Appendix G of the CEQA Guidelines.

I. Aesthetics

Would the Project:

a. Have a substantial adverse impact on a scenic vista?

Less Than Significant Impact. According to the Arcadia GP, the City's scenic resources and vistas include the San Gabriel Mountains and San Gabriel Mountains foothills located to the north of the City. A substantial adverse effect to visual resources could result in situations in which a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, impairs views from other properties, or has a substantial change to the natural landscape.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The proposed HEU would not result in a significant adverse effect on a scenic vista. All future housing development facilitated by the HEU would be subject environmental review under CEQA, the City's development review process, and required to demonstrate consistency with Arcadia GP policies and compliance with Arcadia Municipal Code (Arcadia MC), including Article IX, Chapter 1 - Development Code (Arcadia DC) standards. The City contains policies within the Arcadia GP which focus on the preservation of scenic vistas. These scenic vistas are visible mainly from the Hillside area of the City and are the focus of the policies within the Arcadia GP. The Project, however, does not identify any candidate sites within the Hillside area of the City, as shown in ***Exhibit 3***. Furthermore, the Arcadia GP EIR notes that the City does not contain any scenic vistas.[10]

Although the Project would not result in direct housing construction, any future housing developments would be required to demonstrate consistency with the above General Plan policies and ensuring that any proposed building heights would be consistent with the scale of surrounding and existing development. The proposed HEU would not result in a significant adverse effect on a scenic vista. Therefore, impacts to scenic vistas would be less than significant.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Less Than Significant Impact. There are no officially designated State scenic highways within the City. The nearest officially designated highway is a portion of SR 2 transition from Los Angeles

[10] City of Arcadia. (2010). City of Arcadia General Plan EIR. Page 4.1-5.

County into San Bernardino County through the San Gabriel Mountains, starting at and Los Angeles Post Mile (PM) 27.2 and finishing at PM 82.265.[11] The final location of the SR 2 is approximately 2.7 miles north of Route 210 in the City of La Canada Flintridge, approximately 8.4 miles northwest of the City.[12] This scenic highway is approximately 6.4 miles north of the City's northernmost boundary. There are no highways within the City which are eligible for scenic highway classification.

Despite the lack of officially designated and eligible highways within the City, all future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with Arcadia GP policies and compliance with Arcadia MC standards, including those intended to protect scenic resources. Therefore, project implementation would not substantially damage scenic resources associated with a scenic highway, historic building, or scenic resource. A less than significant impact would occur.

c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development, which is anticipated to occur in urbanized areas throughout the City. The Arcadia GP contains goals and policies that govern scenic quality. However, these goals apply to the Hillside area which has not been identified with any candidate sites.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with Arcadia GP policies, Arcadia MC standards, as well as be required to adhere to all federal, State, and local regulations for avoiding impacts to existing visual character or quality of public views of the site and its surroundings., including those that protect against degradation of visual resources by requiring project modifications, conditions of approval or mitigation measures, as needed. Because future housing development consistency with General Plan policies and compliance with Arcadia MC standards would be verified through the City's development review process, the project would not conflict with applicable policies or standards governing scenic quality. Therefore, impacts would be less than significant.

[11] California Department of Transportation (Caltrans). (2021). California State Scenic Highway System Map. Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed October 12, 2021

[12] Ibid.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. As previously noted, the Project would not result in direct housing construction, but would facilitate future housing development throughout the City. Future housing development could add a new source of substantial light and glare. Potential new light sources include exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting near low-density areas could result in potential impacts.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA and be required to comply with all applicable requirements concerning light and glare, including the California Green Building Standards Code (Title 24 Part 11) and Arcadia MC §9103.01.120 – Exterior Lighting, which control light emissions in the City, and requires that lighting fixtures be shielded appropriately to eliminate light directed above the horizontal. Therefore, the HEU would not create a new source of substantial light or glare. Impacts would be less than significant.

II. Agriculture and Forestry

Would the Project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land?

No Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The City is predominantly categorized as urban and build-up and there are no properties within or near the candidate housing sites designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as classified by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP).[13] Therefore, Project implementation would not conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land. Future housing development facilitated by the HEU would allow for residential development on vacant and developed sites that are zoned for residential development and sites zoned for non-residential development that would be amended through prospective discretionary actions to allow future residential development. Future discretionary actions would be implemented in a case-by-case basis for future housing developments facilitated by the Project. Consequently, the HEU would not conflict with existing zoning nor would it cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Project implementation would not rezone or convert forest land or timberland. Therefore, the HEU would result in no impact to agricultural or forest resources.

[13] California Department of Conservation, California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/, Accessed October 7, 2021.

III. Air Quality

Would the Project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The City is located in the South Coast Air Basin (SoCAB). The South Coast Air Quality Management District (SCAQMD) and SCAG are responsible for developing and implementing the clean air plans for attainment and maintenance of ambient air quality standards in the SoCAB - specifically, the State Implementation Plan (SIP) and SCAG's Connect SoCal RTP/SCS, which includes the urbanized portions of Los Angeles, Riverside, Orange, and San Bernardino Counties.

The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary. In 2016, the SCAQMD adopted the Air Quality Management Plan (AQMP) that integrated strategies and measures needed to meet the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQS). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State and national air quality standards. The primary purpose of an air quality plan is to bring an area that does not attain federal and State air quality standards into compliance with the requirements of the federal Clean Air Act and California Clean Air Act. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the NAAQS and CAAQS.

Air quality impacts were assessed in accordance with methodologies recommended by California Air Resources Board (CARB) and the SCAQMD. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod). The CARB mobile source emission projections and SCAG growth projections are based on population forecasts, vehicle trends, and land use plans developed by SCAG and the member counties, cities, as part of their general plan development.

As previously discussed, the HEU Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would allow for residential development on vacant and developed sites that are zoned for residential development and sites zoned for non-residential development that would be amended through prospective discretionary actions to allow future residential development. Future discretionary actions would be limited to the candidate housing sites.

Additionally, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local regulations for minimizing construction and operational pollutant emissions, including the SCAQMD Rules listed below:

- **Rule 402 (Nuisance) –** This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust) –** This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.
    - Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
    - All on-site roads are paved as soon as feasible, watered regularly, or chemically stabilized.
    - All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
    - The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
    - Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down following the workday to remove soil from pavement.
- **Rule 1113 (Architectural Coatings) –** This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Future housing development would be required to be consistent with the Arcadia GP, including Goals RS-1, RS-2, and RS-3 which encourages the reduction of toxic emissions and carbon

footprint. Therefore, air quality impacts from future development on candidate housing sites would be less than significant following compliance with the existing regulatory framework.

It is noted, the City's goal for the Project is to achieve Housing and Community Development (HCD) HEU certification; therefore, the project must comply with applicable federal, State, regional, and local housing laws, and policies. As a result, it is not anticipated that future housing development facilitated by the HEU would interfere with SCAQMD goals for improving air quality in the SoCAB or conflict with or obstruct implementation of applicable air quality plans. Therefore, anticipated air quality impacts would be less than significant.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development throughout the City, which would occur as market conditions allow and at the discretion of the individual property owners. Future housing development could result in temporary, short-term pollutants from construction-related soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Construction emissions would be temporary, with construction activities and associated emissions ceasing once housing development is complete. Further, construction emissions can vary substantially from day to day depending on activity level, the specific operation type, and, for dust, prevailing weather conditions.

California has 35 specific air districts, which are each responsible for ensuring that the criteria pollutants are below the NAAQS and CAAQS. Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants for set periods are designated as "non-attainment areas" for that pollutant. The cumulative setting for air quality includes Arcadia and the SoCAB. The SoCAB is designated as a nonattainment area for State standards of ozone, PM_{10}, and $PM_{2.5}$. Cumulative growth in population and vehicle use could inhibit efforts to improve regional air quality and attain the ambient air quality standards.

The SCAQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SoCAB into attainment for all criteria pollutants.

All future housing development facilitated by the HEU would be subject the City's development review process and required to demonstrate compliance with federal, State, and local regulations in effect at the time of development, including the Arcadia GP policies and Arcadia MC standards.

The City's Environmental Assessment process outlined in the Arcadia MC §9107.03.070 and development process may require future housing development conduct air quality (and other technical) studies to demonstrate compliance with SCAQMD air quality construction thresholds. SCAQMD Rules 402 and 403 (e.g., prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.) would be applied to future developments on a project-by-project basis in order to minimize those potential negative air quality effects. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of each housing development.

Concerning operational thresholds, future housing development facilitated by the HEU would likely generate VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ operational emissions from mobile sources (i.e., vehicle trips), use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and energy sources (i.e., combustion of fuels used for space and water heating and cooking appliances). In analyzing cumulative impacts for future housing development facilitated by the HEU, an analysis must specifically evaluate a development's contribution to the cumulative increase in pollutants for which the SoCAB is designated as nonattainment for the CAAQS and NAAQS. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SoCAB. Future housing developments would be required to demonstrate that VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ emissions would be below the significance thresholds for both construction and operational activities.

All future housing development would require further evaluation under this criterion to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Additionally, future housing development construction activities would be subject to SCAQMD Rule 403: Fugitive Dust, which requires actions to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 403 would limit fugitive dust (i.e., PM_{10} and $PM_{2.5}$) that may be generated during grading and construction activities.

Future housing developments would also be subject to SCAQMD Rule 1113: Architectural Coatings, which establishes maximum VOC contents. All future development facilitated by the HEU would also be subject to environmental review under CEQA, the City's development review process, and required to adhere to relevant federal, State, and local regulations for minimizing construction and operational pollutant emissions. Future housing development, at a minimum, would be required to meet California Green Building Standards Code (CALGreen) and Energy Code (Title 24, Part 6 of the California Code of Regulations) mandatory energy requirements in effect at the time of the development application. Projects would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Considering these

requirements, future development housing development facilitated by the HEU would not result in a cumulatively considerable net increase of any criteria pollutant for which the SoCAB is in nonattainment under an applicable federal or State ambient air quality standard. Therefore, impacts would be less than significant.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. As discussed above, the Project does not propose any development; however, the Project facilitates future housing development consistent with State Housing laws. The candidate housing sites were evaluated in this IS/ND at a programmatic level, as discussed above. Future housing development would be evaluated on a case-by-case basis. As a result, no air modeling was conducted for this analysis

Toxic Air Contaminants

Future housing development facilitated by the Project could include emissions of pollutants identified by the State and federal government as toxic air contaminants (TACs) or hazardous air pollutants (HAPs). The greatest potential for TAC emissions during construction would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks and the associated health impacts to sensitive receptors. Compliance with various measures (e.g., 13 California Code of Regulations (CCR) 2449 and 13 CCR 2485) would be required by State law to reduce DPM emissions. It is unlikely that future housing development facilitated by the HEU would require the extensive operation of heavy-duty construction equipment, or extensive use of diesel trucks, which would be subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions. The following measures are required by State law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for in-use off-road diesel vehicles (13 CCR 2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

Carbon Monoxide Hot Spots

Mobile-source impacts, including those related to CO, occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase the vehicle miles travelled (VMT) within the local airshed and the SoCAB. Locally, construction traffic would be added to the roadway system in the vicinity of future housing development sites. There is a potential for the formation of microscale CO “hotspots” to

occur immediately around points of congested traffic. Hotspots can form if traffic occurs during periods of poor atmospheric ventilation that is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or is operating on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development facilitated by the HEU could contribute to traffic congestion that could result in the formation of CO hotspots. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SoCAB is steadily decreasing.

All future housing development facilitated by the HEU would require further evaluation under this criterion through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant.

Future construction activities would be subject to environmental review under CEQA and comply with SCAQMD Rules. Therefore, future housing development facilitated by the HEU would not expose sensitive receptors to substantial pollutant concentrations.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant. The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

However, future housing development facilitated by the Project could result in odors generated from vehicles and/or equipment exhaust emissions during construction. These odors are a temporary short-term impact that is typical of construction projects and would disperse rapidly. The HEU Project does not propose any development nor include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would not create objectionable odors and a less than significant impact would occur.

IV. Biological Resources

Would the Project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. According to the Arcadia GP EIR, the City is nearly built out and only approximately one (1) percent of the total land area in the City and its SOI remain as vacant and undeveloped.[14] As such, the majority of plant and animal habitats are located in urban environments with non-native and ornamental landscaping.[15] Outdoor recreation areas in the City include the Arboretum of Los Angeles County, Arcadia County Park, Santa Anita County Golf Course, Wilderness Park (which includes high quality alder riparian forest), and a few other smaller parks and a private golf course.[16] Although the vegetation consists mainly of non-native ornamental landscaping in these areas, some patches of native vegetation remain, and many native trees exist including coast live oaks and western sycamores.[17] There are open spaces are found along the Sierra Madre, Santa Anita, and Arcadia Washes, with larger areas in the upper Santa Anita Wash in the northeastern portion of the City and Peck Road County Park in the southeastern portion of the City.[18] The Santa Anita Wash open space area consists mainly of mechanically disturbed areas that function as access routes and spreading grounds for flood control activities. It also supports many coast live oak and western sycamore trees, along with patches of native habitat, including oak-sycamore riparian forest with native understory components and high quality coastal sage scrub.[19] Peck Road County Park was once a gravel mining pit, and now consists of a large lake fed by the Santa Anita and Sawpit Washes. The park is utilized by the public for fishing and bird-watching and supports a few stands of willow (Salix spp.) riparian forest and scrub vegetation at the lake margins.[20]

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species.

[14] City of Arcadia. *2010 General Plan Update Environmental Impact Report.* Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed November 2021.
[15] Ibid.
[16] Ibid.
[17] Ibid.
[18] Ibid.
[19] Ibid.
[20] Ibid.

The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. However, given the City is predominantly urban and developed, the candidate housing sites mostly include properties that have either been developed, disturbed, and/or adjacent to existing development. However, future housing development could potentially impact candidate, sensitive, or special status wildlife or plan species through direct or indirect disturbance or elimination of essential habitat.

Additionally, future housing development facilitated by the HEU may have the potential to impact nesting birds which have acclimated to urban life and nest and forage in the local trees and shrubs. These bird species are protected under the Migratory Bird Treaty Act (MBTA). Although the MBTA is no longer interpreted to protect migratory birds and raptors from incidental take, State Fish and Game Commission §3503 and §3503.5 still provide these protections. If vegetation clearing would occur during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds), direct impacts to nesting birds could occur.

The City has identified the Arcadia Golf Course as a site to accommodate residential units across all of the income categories. As shown on **Exhibit 2-13**, the Arcadia Golf Course is approximately 25.86 acres in size and has the capacity to accommodate up to 192 units. Future development of the Arcadia Golf Course facilitated by the HEU would be subject to project-specific CEQA review and would be required to comply with site-specific applicable mitigation measures, if any. Future development of the Arcadia Golf Course site would also be subject to the City's development review process. However, as stated above, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, including the Arcadia Golf Course.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA that includes site-specific analysis and would be required to demonstrate compliance with federal, State, and local regulations aimed at protecting biological resources.

Following compliance with the established regulatory framework described above, future housing development would not result in substantial adverse effect, either directly or indirectly, or through habitat modifications to special status wildlife and plants. Therefore, impacts would be less than significant level.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The HEU Project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA which includes site-specific analysis where sensitive vegetation communities are assumed to be present. Surveys would verify and confirm the presence of sensitive vegetation communities and determine the extent of any potential impacts and the need for mitigation.

All future housing development facilitated by the HEU would be required to demonstrate compliance with federal, State, and local requirements aimed at protecting biological resources, including those in the Arcadia GP, as discussed in Threshold 4(a) above. Therefore, the HEU would not result in substantial adverse effect, either directly or indirectly, on any sensitive vegetation communities and impact would be less than significant in this regard.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and required to demonstrate compliance with relevant federal, State, and local regulations for avoiding and minimizing impacts to wetlands and other waters of the U.S. and State. Following compliance with the established regulatory framework future housing development would not result in substantial adverse effect, either directly or indirectly, on any known wetlands or other waters of the U.S. and State. A less than significant impact would occur.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. Future projects are not expected to substantially interfere with the movement of any native species. All future housing development facilitated by the HEU would also be subject to environmental review under CEQA, the City's development review process, and required to adhere to relevant federal, State, and local regulations for avoiding and minimizing interference with the movement of any native resident or migratory fish and wildlife species, migratory wildlife species, or migratory wildlife corridors. Future housing development where the City has determined a potential for impacts to a wildlife corridor, would be required to comply with the established regulatory framework and mitigation measures of the Arcadia GP and Arcadia MC. Therefore, future housing development would result in a less than significant impact on wildlife corridors. Anticipated impacts would be less than significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The City has policies and ordinances for the protection of trees. The City's Oak Tree Regulations protect Engelmann oaks, coast live oaks, and other oak trees. The City also has a Comprehensive Tree Management Program for the protection of street trees.21 As previously stated, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process which may include environmental review under CEQA and be required to demonstrate compliance with the Arcadia GP goals and policies, Arcadia MC standards, federal, State, and local regulations. Future housing development would also be required to comply with the Oak Tree Regulations and the Comprehensive Tree Management Program. Therefore, HEU would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and impacts would be less than significant.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

No Impact. Currently, the City does not have Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans that cover habitats located within the City. As discussed above, the project would not result in direct housing construction, but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to demonstrate compliance with federal, State, and local regulations regarding biological resources and policies. The Project would not conflict with any local policies or ordinances protecting biological resources, and no impact is anticipated in this regard.

[21] City of Arcadia. *2010 General Plan Update Environmental Impact Report.* Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed November 2021

V. Cultural Resources

Would the Project:

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant Impact. The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Therefore, future housing development facilitated by the HEU could cause a substantial adverse change in the significance of a historical resource, as defined in CEQA Guidelines §15064.5, through demolition, destruction, relocation, or alteration, if such a resource is present on or near the site. There are 31 cultural resources, including both archaeological and historic resources, recorded at the South Central Coastal Information Center (SCCIC). In addition, there are three (3) built environmental historic resources that are eligible for listing or listed in the National Register of Historic Places (NRHP). The potential impacts to known cultural resources resulting from future housing development facilitated by the HEU would be assessed on a case-by-case basis at the time of the projects are proposed. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA and be required to adhere to all federal, State, and local regulations for avoiding impacts to historical resources, including the National Historic Preservation Act. Arcadia GP Goal PR-9aims to retain and preserve the City's significant historical and cultural resources and provide public understanding and involvement of the unique heritage of the City.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. As previously noted, the HEU is a policy document and would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, ground-disturbing activities such as grading or excavation, associated with future housing development facilitated by the HEU could impact archaeological resources. The likelihood of encountering archeological resources on undeveloped sites is greatest given these have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously disturbed sites are generally considered to have a lower potential for archeological resources, since previous construction activities may have already removed or disturbed soil that may have contained resources. A majority of the candidate housing sites are located in areas urban and built areas that have been developed, except for the approximately 25.86-acre Arcadia Golf Course. However, future development of the proposed 192-unit within the Arcadia Golf Course facilitated by the HEU would be subject to project-specific CEQA review and would be required to comply with site-specific applicable

mitigation measures, if any. Future development of the Arcadia Golf Course site would also be subject to the City's development review process. However, as stated above, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, including the Arcadia Golf Course.

Future housing development could disturb and potentially destroy subsurface prehistoric/historic archaeological resources through ground disturbances. All future housing development facilitated by the HEU would therefore be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to all federal, State, and local requirements for avoiding impacts to archeological resources. This includes compliance with the Arcadia GP, which includes goals aimed at reducing archeological impacts. Compliance with the established regulatory framework would reduce any potential impacts to less than significant.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. According to the Arcadia GP EIR, no known human remains, including those interred outside of formal cemeteries, have been identified in the City.[22]While it is not expected human remains within a formal cemetery would be disturbed as a result of future development facilitated by the Project, human remains could be accidentally uncovered during grading and ground moving activities occurring during future housing development facilitated by the Project. Thus, future construction of the candidate housing sites has the potential to disturb sacred human remains through grading, thereby resulting in a potentially significant impact.

In the unlikely event that human remains are discovered, the provisions set forth in California PRC §5097.98 and State HSC §7050.5 would be implemented in consultation with the assigned most likely descendant as identified by the NAHC. In this event, no further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City would be required to comply with the California Native American Graves Protection and Repatriation Act (2001) and the Federal Native American Graves Protection and Repatriation Act (1990). These regulations would address inadvertent uncovering of human remains during grading. Compliance with the established regulatory framework would result in a less than significant impact.

[22] City of Arcadia. *2010 General Plan Update Environmental Impact Report.* Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed November 2021.

VI. Energy

Would the Project:

a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Construction

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Therefore, future housing development facilitated by the HEU would result in the direct consumption of electricity and natural gas resources. Energy use from construction activities would primarily result from the use of diesel fuel (e.g., mobile construction equipment), fuel use by vehicles and construction equipment and vehicle trips associated with workers commuting to and from construction sites, and electricity (e.g., power tools) and fuel use. During construction, some incidental energy conservation would occur through compliance with State requirements. Construction equipment would also be required to comply with the latest Environmental Protection Agency (EPA) and CARB engine emissions standards. Construction-related energy consumption associated with future housing developments would be subject to project-level review, approval by the City, and environmental review under CEQA.

Future construction activities associated with future housing development would also be required to monitor air quality emissions using applicable regulatory guidance per SCAQMD. This requirement indirectly relates to construction energy conservation because when air pollutant emissions are reduced as a result of monitoring and the efficient use of equipment and materials, this results in reduced energy consumption. There are no aspects of the HEU that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities of future housing developments.

There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Future housing developments would be subject to environmental review under CEQA and project-specific review and approval to ensure compliance with applicable City goals, policies, and code requirements. Therefore, it is expected that construction fuel consumption associated with the HEU would not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature. Impacts to energy resources associated with the future developments' construction activities would be less than significant. Project implementation would not grant any entitlements or building permit issuances that would result in wasteful, inefficient, or unnecessary consumption of energy resources.

Operations

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the HEU would consume energy during operations through building electricity, water, and natural gas usage, as well as fuel usage from on-road vehicles. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas and could potentially be fueled by electricity. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all federal, State, and local requirements for energy efficiency, including Senate Bill (SB) 32's Scoping Plan that includes a 50 percent reduction in petroleum use in vehicles and the latest Title 24 standards. It is also be noted that the project design and materials would be subject to compliance with the most current Building Energy Efficiency Standards. Prior to issuance of a building permit, the City would review and verify that the project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Therefore, project implementation would not result in a substantial increase in transportation-related energy uses, such that it would result in a wasteful, inefficient, or unnecessary consumption of energy resources.

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As previously discussed, the Project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the Project would be required to comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impact would occur. Further, the Project would also be required to comply with the policies included in the Arcadia GP Goal RS-5 aimed at reducing energy consumption.

Future housing development facilitated by the proposed project would be required to obtain permits and comply with federal, State, and local regulations aimed at reducing energy consumption. Federal and State energy regulations, such as the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. Therefore, future housing development facilitated by the HEU would be required to be consistent with applicable federal, State, and local laws, policies, and regulations related to renewable energy and energy efficiency. No direct physical environmental impacts would occur.

VII. Geology and Soils

Would the Project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

ii. Strong seismic ground shaking?

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act (Act) was passed in 1972 to address the hazard of surface faulting to structures for human occupancy. Alquist-Priolo fault zones are those that contain active faults that have erupted within the last 11,000 years. Alquist-Priolo fault zones prohibit the development of structures which allow for human occupancy within their boundaries or along their fault lines. The City contains two fault zones; the Arcadia – Colton Fault, and a portion of the San Jacinto Fault. The City contains two fault zones; the Raymond Fault, and a portion of the Sierra Madre Fault. The portion of the Sierra Madre Fault is not considered an Alquist-Priolo Fault Zone, the Raymond Fault is. A portion of the candidate housing sites in are located in the Alquist-Priolo fault zone. However, these areas were previously evaluated in the Arcadia GP EIR analysis and future housing development facilitated by the HEU would be required to adhere to the applicable mitigation measures to reduce impacts to less than significant. Furthermore, the Project would comply with applicable goals and policies contained within the Arcadia GP including Goal S-1, Policy S-1.2, and Policy S-1.3.

All other future housing development outside of the Alquist-Priolo fault zone area would also be required to demonstrate conformance with seismic design guidelines and requirements contained in the current Title 24 - California Standards Building Code (CBC). The CBC contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. The City's Geotechnical Investigation Ordinance requires new developments to fully analyze the geological condition of their project sites as well as any potential effect associated with development of their project sites. Therefore, impacts would be less than significant, and no mitigation is required.

iii. Seismic related ground failure, including liquefaction?

iv. Landslides?

Less Than Significant Impact. Liquefaction is the loss of strength where loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. According to the Arcadia GP's Figure S-3, Liquefaction and Landslide Hazards, the Project site contains a general area designated as an Area of Moderately Liquefication Susceptibility in the City's northern and southern portions. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, future housing facilitated by the HEU could be subject to liquefaction. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements. The City requires inclusion of a Soils Report, per the Arcadia MC §9105.09.110, to be included in grading plans. Therefore, future housing development would be subject to the requirements of the Arcadia MC §9105.09.110. Considering these requirements, including the preparation of Soils Reports for future housing developments, as required by City Codes, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils. The Project candidate housing focus areas are relatively flat and not within an area susceptible to landslides. Therefore, impacts would be less than significant.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, future development facilitated by the HEU would involve grading activities that would disrupt soil profiles, and thereby result in potential increased exposure of soils to wind and rain. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces. As previously noted, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil.

Prior to initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the Arcadia MC including requirements pertaining to erosion control to the satisfaction of the City engineers. Short-term construction-related erosion would be addressed through compliance with the NPDES program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion. Considering these requirements, future housing development facilitated by the HEU would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The potential for liquefaction is greatest in the northeast portion of the City, away from potential candidate sites.

The project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements, including the City's Building and Construction codes (Arcadia MC Article VIII). Considering these requirements, including the preparation of Soils Reports for future housing developments, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils. Therefore, impacts would be less than significant.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. While the Project would not result in direct housing construction, it would facilitate and provide a policy framework for future housing development throughout the City. Therefore, there is a likelihood that earthwork activities associated with future housing development facilitated by the HEU would encounter a paleontological resource. Direct impacts to paleontological resources could occur when earthwork activities (e.g., grading) cut into sensitive paleontological areas, thereby directly damaging the resource, or exposing paleontological resources to potential indirect impacts (e.g., surficial erosion, uncontrolled specimen collection). All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and relevant federal

and State regulations regarding paleontological resources. The City's development review process may require additional studies if paleontological resources are suspected to be impacted by future development on future candidate housing sites. Compliance with the established regulatory framework would ensure potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant.

VIII. Greenhouse Gas Emissions

Would the Project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As noted in **Section 14: Population and Housing**, the future housing development facilitated by the HEU could potentially result in a population growth of 17,346 persons or approximately 30 percent from the estimated 2020 population of 57,820, as shown in **Table 1**.

Future housing development facilitated by the HEU would result in an increase in GHG due to increased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO2, N2O, and CH4. Future housing development would be subject to the City's discretionary review process, CEQA evaluation, and plan check process, which may require future applicants prepare air quality and greenhouse gas emission studies using the California Emissions Estimator Model (CalEEMod). CalEEMod relies upon project-specific land use data to calculate emissions. Site-specific details are not available for this analysis of the HEU, which is programmatic in nature.

The SCAG's Connect SoCal: The 2020 – 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals.[23] The City's existing zoning designations could potentially facilitate housing developing in certain commercially zoned areas, and therefore reduce VMT and GHG impacts by creating housing opportunities in areas with pedestrian connectivity between residential and commercial uses and in proximity to public transportation, along established transportation corridors, near recreation opportunities, and away from environmentally sensitive resources. Future housing development facilitated by the HEU would be required to meet the mandatory energy requirements of California Green Building Standards Code (CALGreen) and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Future housing development would

[23] SCAG. *Connect SoCal (2020).* Retrieved from https://scag.ca.gov/connect-socal. Accessed on August 25, 2021.

also be required to implement strategies outlined in the City's climate action plan, which includes several measures that have the potential to reduce GHG emissions. As a result, fewer VMT results in fewer GHGs. Therefore, future development facilitated by the HEU would not generate significant greenhouse gas emissions impacts. Impacts are anticipated to be less than significant.

b. Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The Project does not include physical alterations to the City which could directly create changes to the City's existing air quality or regional air quality. Instead, the Project proposes multiple regulatory changes to the City's General Plan. The City has identified candidate housing sites which would allow for the future development of additional DUs. These candidate housing sites are spread throughout the City. **Exhibit 3: Map of Candidate Housing Sites** shows the location of the identified candidate housing sites within the City.

As summarized in **Section 14: Population and Housing**, additional housing developments facilitated by the Project would exceed the City's buildout growth projections in 2035. Therefore, the additional housing associated with the Project could inherently generate GHG at a rate that exceeds previous estimates or established limitations. Future housing development facilitated by the Project would result in an increase in GHG due to increased vehicle miles traveled (VMT), construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO_2, N_2O, and CH_4. At the time of their initiation, new developments facilitated by the Project would be required to comply with applicable federal, State, and local regulations regarding GHG emission. This includes policies instituted by SCAQMD in which developers would be required to comply with one of five exclusion tiers in order to avoid significant environmental impacts. Furthermore, future projects facilitated by the Project would continue to be required to comply with the California Building Code, which includes Title 24, Part 11. This requires residential developments to be planned and developed in a manner that is consistent with any applicable regulations involving energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality.

The HEU is a policy document and would not directly generate additional GHG emissions within the City. The Project is being created in accordance with the State Housing Law and general plan laws. To comply with the laws, the Project would need to be created within the framework provided by State law and would therefore not conflict with other established State laws such as GHG regulations. Further, future development facilitated by the Project would be required to comply with existing GHG regulations and with the proposed additions to the Arcadia GP.

Therefore, potential impacts to GHG levels as a result of Project implementation would be less than significant without mitigation.

IX. Hazards and Hazardous Materials

Would the Project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Demolition and construction activities associated with future housing development facilitated by the HEU would require transport of hazardous materials (e.g., asbestos containing materials, lead-based paint, and/or contaminated soils). This transport would be limited in duration. Compliance with handling measures is required by the City and the State Department of Toxic Substances Control (DTSC) during construction and operational phases of future development projects. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Impacts associated with the transport, use, or disposal of hazardous materials would be less than significant.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Therefore, excavation and grading activities associated with future development facilitated by the HEU could expose construction workers and the general public to unknown hazardous materials present in soil or groundwater. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to demonstrate consistency with the regulatory framework for minimizing upset associated with hazardous materials. Following compliance with the established regulatory

framework potential impacts involving the accidental discovery of unknown wastes or suspect materials during construction would be less than significant.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. The future housing development facilitated by the HEU would have a potentially significant impact on the environment if it would emit hazardous emissions or substances within 0.25-mile of an existing or proposed school. However, by its nature, and compared to existing land uses, future residential uses from the proposed candidate housing sites would not typically emit hazardous materials, substances, and wastes that are more hazardous than that of more intense uses such as commercial, industrial, and mixed uses. Further, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and Resource Conservation and Recovery Act (RCRA) regulations would reduce potential impacts associated with the accidental release of hazardous materials. As a result, future housing development facilitated by the HEU would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, impacts would be less than significant.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. Refer to the responses above. The Department of Toxic Substance Control (DTSC) is a department of Cal/EPA and is the primary agency in California that regulates hazardous waste, clean-up existing contamination, and looks for ways to reduce the hazardous waste produced in California. Government Code §65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, the State Department of Health Services' lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board (SWRCB) as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater; as well as, lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

As previously noted, the HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As Such, all future development would be subject to verification of the site(s) none-inclusion on the list of hazardous waste sites (Cortese List) compiled by the DTSC pursuant

to CGC §65962.5. Per Arcadia GP Goal S-4 and Implementation Actions 8-6 and 8-7, future housing development facilitated by the HEU would be required to comply with existing regulations; as well as prepare Environmental Site Assessments to identify and abate hazardous material releases from prior land uses.[24] In addition, compliance with applicable federal, State, and local regulations would result in a less than significant impact concerning hazardous materials sites.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. As discussed in the Arcadia GP EIR, the nearest airport to the City is the El Monte Airport; however, the Runway Protection Zone (RPZ) for the El Monte Airport does not extend into the City of Arcadia.[25] However, future housing development facilitated by the HEU in the southern section of the City, including development within the Live Oak Corridor and the Arcadia Golf Course may extend into the navigable airspace (within two (2) miles) of the El Monte Airport and could affect aircraft landing and take-off operations.[26] As such, future housing development facilitated by the HEU in these areas would be required to comply with the height limitations in the FAR Part 77.[27] Further, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to all applicable regulations. A Less than significant impact would occur in this regard.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the HEU would increase allowable housing capacity in certain areas located throughout the City. This increase in density could result in an increased demand on emergency evacuation services in the event of a citywide or partial city emergency. However, the increased housing capacity associated with the HEU would predominantly occur within areas that have already been developed with residential and non-residential uses. Therefore, no changes in the City's existing circulation network are proposed or required under the HEU and no impact to emergency response or evacuation is anticipated. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include

[24] City of Arcadia. *2010 General Plan – Section 10 Implementation Plan.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/general%20plan/Implementation%20Plan.pdf. Accessed November 2021.
[25] City of Arcadia. *2010 General Plan Environmental Impact Report – Section 4.7 Hazards and Hazardous Materials.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Hazards.pdf. Accessed November 2021.
[26] Ibid.
[27] Ibid.

environmental review under CEQA, Arcadia MC, including §9103.07 which requires developers to include suitable site access for emergency vehicles. As a result, future housing development facilitated by the HEU would not conflict with any State, County, or local plan aimed at preserving and maintaining adopted emergency response or emergency evacuation plans. Impacts would be less than significant.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Refer to **Section 20: Wildfire**. Future housing development facilitated by the Project would not directly or indirectly expose people or structures to a risk of loss, injury or death involving wildland fires. The City has significant interface areas where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property. The northern portion of the City's area is designated as Very High fire hazard severity zones, as mapped by CAL FIRE. The candidate housing sites may be developed in these areas adjacent to areas near open space; therefore, risk of wildfire could occur.

Federal, State, and county fire suppression agencies have responsibility areas in the City. To protect the City and its residents from fire hazards, the City has building and fire codes that must be followed. Using fire-resistant building materials, implementing fuel modification zones, and maintaining vegetation clearance around structures is required to protect buildings and reduce the potential loss of life and property. New development in wildland and urban-wildland interface areas must be consistent with the existing regulations, including the State Fire Code, to meet fire safety standards for building construction. Additionally, the California Building Code includes sections on fire-resistant construction material requirements based on building use and occupancy. The construction requirements are a function of building size, purpose, type, materials, location, proximity to other structures, and the type of fire suppression systems installed. Because the State of California, County of San Bernardino, and the City require adherence to building codes and review by the fire department to reduce wildland fires, fire hazard impacts would be less than significant.

X. Hydrology and Water Quality

Would the Project:

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development could result in potential impacts related to water quality over three (3) different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest;
- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Urban runoff, both dry and wet weather, discharges into storm drains, and in most cases, flows directly to creeks, rivers, lakes, and the ocean.

Construction

Short-term impacts related to water quality can occur during the earthwork and construction phases of future housing development projects. During this phase, the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts could occur prior to the establishment of ground cover when the erosion potential may remain relatively high. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and compliance with the established regulatory framework pertaining to water quality. If future developments disturb more than one acre of land surface, they would be required to obtain coverage under the National Pollution Discharge Elimination System (NPDES) storm water program. The NPDES Construction General Permit program calls for the implementation of best management practices (BMPs) to reduce or prevent pollutant discharge from these activities to the Maximum Extent Practicable for urban runoff and meeting the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology standards for construction storm water. Construction activities would be required to comply with a project-specific Stormwater Pollution Prevention Program (SWPPP) that identifies erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction Activity General Permit to control potential construction-related

pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Additionally, the future development projects facilitated by the HEU would be required to comply with the City's Storm Water Management and Discharge Control Ordinance (Arcadia MC Article VII Chapter 8). The Stormwater Ordinance establishes requirements for the management of storm water flows from development projects, both to prevent erosion and to protect and enhance existing water-dependent habitats. The Ordinance assures consistency with the purpose and intent of this chapter and shall implement the requirements of an NPDES Permit.

Operations

Due to the built-out nature of the City, most surface flows are directed toward existing stormwater drainage facilities. The project would not result in direct housing construction but would facilitate future housing development throughout the City.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, to install, implement, and maintain the BMPs identified in Arcadia MC §7823 including, but not limited to erosion management; materials storage; inspection, maintenance, repair, upgrade of BMPs; and preparation of SWPPP. Additionally, future developments would be required to comply with Arcadia MC §7823 pertaining to Residential BMP requirements including minimum BMPs specified for landscaping, home care and maintenance, and motor vehicle maintenance.

All new development would also be required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board (SWQCB). Future developments facilitated by the HEU would comply with these regulations and waste discharges would be connected to the public wastewater system.

Future housing development facilitated by the HEU would be required to adhere to all federal, State, and local requirements for avoiding violation of water quality standards during construction and operations. Considering these requirements, future housing development facilitated by the HEU would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, impacts would be less than significant.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. In 2014, the State of California adopted the Sustainable Groundwater Management Act (SGMA) to help manage its groundwater. The SGMA requires that local Groundwater Sustainability Agency (GSAs) be formed for all high and medium priority basins

in the State. These GSAs must develop and implement Groundwater Sustainability Plans (GSPs) for managing and using groundwater without causing undesirable results.

The City's potable water supply is served by the City via the Public Works Services Department. These water utilities acquire their water from groundwater basins in the area, surface water, and from importing water from surrounding utilities and water districts. While potential projects could increase water demand by increasing residential density and population, the City would need to meet this demand without increasing groundwater withdrawal significantly. Examples of achieving this would be to increase the amount of water imported, implementing water conservation measures, increase recycled water use, and/or implement groundwater recharging projects.

Future developments facilitated by the Project could potentially increase the amount of impervious surface area in the City from development of undeveloped parcels, particularly the 25.86-acre Arcadia Golf Course. As such, future development within the Arcadia Golf Course will be required to comply with the Arcadia MC §7554.9 – Stormwater Management and Rainwater Retention and implement BMPs into the landscape and grading design plans to minimize runoff and to increase on-site infiltration that recharges groundwater and improves water quality. However, a large portion of the identified candidate housing site areas have been developed into residential and non-residential uses. Because redevelopment of existing structures is a primary effort, any potential project would not significantly interfere substantially with groundwater recharge.

Additionally, construction of any potential project that would involve excavation into or below the water table would require dewatering and those dewatering operations would need to comply with all dewatering requirements to protect groundwater quality and supply. This is coupled with the BMPs that will be utilized during construction as laid out in the SWPPP to limit the amount of pollution in stormwater that recharges groundwater basins. With the proper implementation of stormwater BMPs, the impact of potential projects on groundwater resources would be minimized and these impacts would be less than significant.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

iv. Impede or redirect flood flows?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Most candidate housing candidate sites are developed and contain impervious surfaces, which direct surface flows toward existing City facilities. Due to the primarily built-out nature of the City, construction of future housing developments facilitated by the HEU would not substantially alter the existing drainage pattern through the addition of impervious surfaces. The drainage areas, as well as the drainage characteristics/patterns in the implementation condition would be similar to existing conditions.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements for avoiding impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the City's Stormwater Management and Discharge Control Ordinance (Arcadia MC Article VII Chapter 8).

Considering these requirements, future housing development facilitated by the HEU would not substantially alter the existing drainage pattern of the site or area. This includes no alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff, or impede or redirect flood flows. Therefore, impacts would be less than significant.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. The City of Arcadia is located approximately 23.6 miles inland from the Pacific Ocean. Given the distance from the coast, the potential for the Project site to be inundated by a large, catastrophic tsunami is extremely low. No steep slopes are in the vicinity of the City; therefore, the risk of mudflow is insignificant. Additionally, as previously noted the Federal Emergency Management Agency (FEMA) identifies the entire City of Arcadia to be in Flood Hazard Zone X, which is identified as 500-year Floodplain, an area of minimal flood hazard.[28]

Furthermore, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to adhere to all federal, State, and local requirements for avoiding and minimizing

[28] FEMA. (2008). FEMA Flood Map Service Center: Search By Address. Retrieved from: https://msc.fema.gov/portal/search?AddressQuery=arcadia#searchresultsanchor Accessed October 12, 2021.

impacts related to flood hazards, tsunami, or seiches, including the Arcadia GP policies and Arcadia MC codes. Considering these requirements, the future housing development facilitated by the HEU would not result in significant increased risk concerning release of pollutants due to inundation, tsunami, or seiche zones. Therefore, HEU impacts would be less than significant.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As previously noted, in 2014, the SGMA was passed, The SGMA provides authority for agencies to develop and implement groundwater sustainability plans (GSP) or alternative plans that demonstrate the water basins are being managed sustainably. As discussed under Threshold 10b, the City is unlikely to face groundwater impacts through the implementation of the Project. Therefore, future housing development facilitated by the HEU would not obstruct implementation of the Sustainable Groundwater Management Act (SGMA) and would comply with the Arcadia MC §7554.9 – Stormwater Management and Rainwater Retention.

The City's Stormwater Management and Discharge Control Ordinance (Arcadia MC Arcadia MC Article VII Chapter 8) aims to protect water resources and improve water quality. The ordinance causes use of management practices by the city and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the State and control contribution of pollutants to City's municipal separate storm sewer systems (MS4s), and to ensure that the City is compliant with RWQCB and with applicable State and federal law.

Future developments facilitated by the HEU would be required to prepare a stormwater management plan and incorporate stormwater standards manual requirements into design documents to minimize potential impacts to water quality. Submitted materials would be required to demonstrate how the requirements of this stormwater ordinance would be met, and the permit or approval would not be approved unless the decision maker determines that the application complies.

Further, dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to comply with the General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a SWPPP by a certified Qualified SWPPP Developer.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to all federal, State, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan.

Further, future housing development facilitated by the HEU would not prevent the City's Clean Water Program from ensuring that MS4 Permit, and Basin Plan requirements are met. As a result, future housing development facilitated by the HEU would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant.

XI. Land Use and Planning

State Housing law requires that the Housing Element identify specific sites that are potentially suitable for residential development. The City has compiled an inventory of candidate housing sites, which includes properties that are dispersed throughout the community to minimize the potential for adverse changes to the neighborhood character and aesthetics and reduce the potential for adverse environmental impacts. As part of the initial site investigation, the candidate housing sites inventory encompassed six focus areas that were identified as potentially suitable areas for future housing expansion (see **Exhibit 3**). The opportunity area locations and candidate housing sites are summarized here and described later in this section

Would the Project:

a. Physically divide an established community?

Less Than Significant Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities, that bisect an established community or crate barriers to movement within that community. Additionally, "local undesirable land uses," such as prisons or landfills sites within economically depressed areas can also divide an established community.

As previously noted, the HEU does not propose any development. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be subject to discretionary permits and would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU would identify a series of implementation actions that would increase housing capacity. Future housing development would largely occur in developed areas and in areas currently zoned with allowed residential uses; therefore, an increase in housing capacity would be consistent with existing zoning and would not divide an established community. Further, it is not anticipated that future housing development facilitated by the HEU would require substantial road-widenings or other features which could divide the established community. As well, candidate housing sites have been identified throughout the City, rather than concentrated in a single area, thus would not divide an established community. For this reason, a less than significant impact would occur.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The HEU includes focus areas for future housing development to meet the City's RHNA allocation of 3,214 units. a. As noted above, the project would not result in direct housing construction, but would facilitate future housing development. Future housing

development facilitated by the HEU, which would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU would identify a series of implementing actions to increase the City's housing capacity. As part of the HEU, additional housing units would be accommodated on the candidate housing sites that are ultimately selected through revisions to the City's Housing Element. Future housing development facilitated by the HEU is anticipated to increase the City's housing stock where capacity exists.

Future housing development facilitated by the HEU would be the City's development review process, which may include discretionary permit approval and environmental review under CEQA, as well as, be required to comply with applicable federal, State, and local laws and local policies and regulations, as applicable to new housing development. The HEU is subject to comply with applicable State Housing law. As such, the HEU would be consistent with applicable land use and planning policies in the State, regional, and local context as necessary to meet that legislation. This includes consistency with the General Plan. Future housing development facilitated by the HEU would therefore be consistent with all applicable land use and planning policies and regulations intended to minimize environmental effects; therefore, a less than significant impact would occur.

XII. Mineral Resources

Would the Project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Less Than Significant Impact. According to the Arcadia GP EIR, there are no mining operations currently ongoing in the City. The Rodeffer Quarry operated at the southern end of the City from 1967 to 1990.[29] In 1994, the City approved the reclamation plan for the quarry that allowed the import of inert materials to fill the quarry pit.[30] Landfilling operations are regulated by the RWQCB, CalRecycle, the California Department of Mines and Geology (CDMG).[31] To date, the Rodeffer Quarry is partly filled and landfilling operations are ongoing.[32] The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As previously noted, future housing development facilitated by the HEU would be subject the City's development review process, which may include discretionary permit review and approval and environmental review under CEQA, as well as, be required to comply with applicable federal, State, and local laws and local policies and regulations, as applicable to new housing development. Future housing development will also be required to adhere to Arcadia GP Goals RS-7 and Policies RS-7,1 through 7,3 which aim to prevent the loss of availability of regionally or locally significant aggregate recourses. Therefore, impact would be less than significant with respect to mineral resources.

[29] City of Arcadia. *2010 General Plan Environmental Impact Report Section 4.10 – Mineral Resources.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/MineralResources.pdf. Accessed November 2021.
[30] Ibid.
[31] Ibid.
[32] Ibid.

XIII. Noise

Would the Project:

a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant Impact.

Construction Noise. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would result in construction noise generated from development activities.

In general, construction would typically involve the following construction sequences: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. With exception to pile-driving activities, construction equipment with substantially higher noise-generation characteristics (such as rock drills and blasting equipment) would not be anticipated for construction of typical residential developments. Typical construction equipment generates maximum noise levels at 50 feet from the noise source ranging between 80 dBA for backhoes and loading trucks, to 85-90 dBA for graders and excavators, as shown in **Table 8, Maximum Noise Levels Generated by Construction Equipment** below.

Table 8: Maximum Noise Levels Generated by Construction Equipment

Equipment	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79

Equipment	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
General Industrial Equipment	50	85	79

Notes:
1. dBA: A-weighted decibels; Lmax: maximum noise level.
2. The Acoustical Use Factor (percent) estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2020.

In general, construction noise can vary substantially from day to day, depending on the level of activity and the specific type of equipment in operation. Additionally, construction activities associated with future housing development facilitated by the HEU is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations. As a result, construction-related noise would not be concentrated in any one particular area of the City.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and be required to comply with the Arcadia MC Chapter 6, Noise Regulation. Construction associated with future housing development facilitated by the HEU would be required to comply with the Arcadia MC §4610.3 (Noise Limits) and adhere to Arcadia GP Goal N-1 and Policies N-1,1 through N-1.5 would reduce any potential impacts with regard to noise to less than significant.

For some future housing developments, such as those near sensitive noise receptors, the City may choose to require conditions of approval to include measures under its development review process such as temporary sound barriers and shielding to reduce potential noise impacts on sensitive receptors. For example, acoustically designed enclosures and buildings can provide up to approximately 50 dBA of noise reduction, depending on the noise abatement treatments implemented. The Arcadia Noise Ordinance exempts construction noise that occurs between the hours of 7:00 AM and 7:00 PM on any day except Sundays and major holidays.

Operations Noise. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the HEU would result in additional housing, people, pets, and automobiles in the City. Noise would be generated by stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, tankless water heaters, generators, lawn maintenance equipment, and swimming pool pumps. All future housing development facilitated by the HEU may be subject to discretionary permits and environmental review under CEQA and would be required to demonstrate compliance with Arcadia MC Chapter 6.

Noise is also likely to occur from line sources, such as motor vehicle traffic. Future housing development facilitated by the HEU would result in increased traffic volumes on local city roadways, thereby increasing cumulative noise levels. Given the City's largely developed nature, new housing development would not be expected to significantly increase traffic volume on local

roadways. Additional average daily trips (ADT) from future housing development facilitated by the HEU would need to more than double current ADT for there to be a discernable difference in noise levels (i.e., more than 3 dBA increase). Furthermore, most of the identified focus areas are within previously developed portions of the City already generating traffic volumes and mobile noises. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process. Compliance with Arcadia MC Chapter 6 would ensure future construction and operations related noise impacts would be less than significant.

b. Generate excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Construction activities associated with future housing development facilitated by the HEU could result in varying degrees of groundborne vibration impacts from heavy equipment operations, depending on the construction procedure and equipment used. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Ground-borne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during Project construction range from 0.003 to 0.089 in/sec PPV at 25 feet from the source of activity.

As previously discussed, the Project does not include physical alterations to the City. If proposed buildout were to occur, the additional allowable residential density at the candidate housing sites would remain within the expected population growth of the City and Region (See **Section 14: Population and Housing**. The increase in density is not anticipated to change the overall impact of growth in the City compared to what was assumed in the Arcadia GP and SCAG's Connect SoCal RTP/SCS. Any future development within the candidate housing sites would be subject to the City's standard development review process, including compliance with the City's GP, compliance with the municipal code, and site-specific CEQA review. Therefore, impacts are less than significant.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. Currently, there are no airports within the City of Arcadia. As previously discussed, the closest airport to Arcadia is the El Monte Airport, which is located approximately 1.25 miles to the south of the City boundary. Per the Arcadia GP EIR, aircraft operations at this airport are audible at the southern section of the City, and flyovers at low levels are audible over the City of Arcadia. Future housing development within the Live Oak Corridor and the Arcadia Golf Course would be subject to the City's development review process on a case-by-case basis, which may include discretionary permit review and approval and environmental review under CEQA. The HEU is a policy document and does not directly involve housing construction. The HEU would not contain policies that would conflict with airport land use plans nor would it promote development near any airports. Therefore, less than significant impact related to exposing people to excessive as a result of airport land use would occur.

XIV. Population and Housing

Would the Project:

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The HEU is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sits throughout the City and would not directly induce any population growth. To meet the City's RHNA allocation of 3,214 units, the HEU identifies a series of implementing actions to increase the City's housing capacity that would induce some planned population growth in the City. As a component of Statewide housing legislation, any housing growth associated with the Project would be in accordance with State-level regulation and would therefore not be considered unplanned.

Any future housing development facilitated by the HEU would occur in urbanized locations near existing infrastructure (roads, utilities) and served by fire and other emergency responders. As shown in **Table 7**, the City has identified the total potential housing development capacity of approximately 7,222 housing units. As previously noted, because the Project does not propose physical alterations, direct population growth would not be induced solely due to the Project's implementation.

Table 9, Population Increase from Housing Element below summarizes the projected population growth associated with the implementation of the Project and future buildout of the City's proposed 7,222 candidate housing units.

Table 9: Population Increase from Housing Element

Definition	6th Cycle Housing Element
Number of RHNA Allocation Units	3,214
Number of Potential Candidate Housing Units	7,222
Existing Capacity including ADUs	2,386
New Housing Units	4,836
Persons per household (*Department of Finance, 2020*)	2.86
Population (*Department of Finance, 2020*)	57,820
Total Population Forecast with HEU	71,651
Forecasted Population Increase with HEU	13,831
Population Growth Forecast by Percentage with HEU	24%
2035 Development Capacity of 2010 Arcadia GP (Maximum Buildout)	61,995
Unplanned Additional Population Growth Forecast from 2035 Maximum Buildout with HEU	9,656
Population Growth Forecast (2020-2035) percentage without HEU	7.2%
Population Growth Forecast (2020-2035) by Percentage with HEU	15.6%

Total Forecasted SCAG Population 2045	62,200
Total Forecasted SCAG Population 2045 with HEU	76,031
SCAG 2045 Population Growth Forecast Percentage with HEU	22.2%

As shown in **Table 9,** future development facilitated by the Project would therefore enable the development of a total of 7,222 additional housing units within the City. When multiplied by the Department of Finance (2020) average persons per household of 2.86, the 7,222 housing units facilitated by the HEU would generate an approximately 13,831-person population increase within the City. When combined with the 2020 total population of 57,820 persons, the City would potential grow to a total population of approximately 71,651 during this HEU planning period. This would create an approximate 24 percent increase in the 2020 population. However, the Arcadia GP EIR discussed the projected maximum population growth within the City in 2035 and estimated the maximum buildout to be approximately 61,995 persons.[33] The proposed candidate housing sites are predominantly situated in urbanized and developed areas in the City within existing land use and zoning designations, consistent with the Arcadia GP and were evaluated as part of the total planned population and housing growth in the GP. Therefore. the HEU would result in an increase of approximately 9,656 persons or 15.6 percent in unplanned population increase.

Without implementation of the Project, the City is anticipated to experience a population increase of approximately 7.2 percent to the projected 2035 maximum buildout population, as shown in **Table 9**. The HEU would result in a significant impact if it would "induce substantial unplanned population growth in an area." While the HEU could potentially increase the population forecast by 15.6 percent, this increase would not be considered substantial as the growth would occur over an extended period and the HEU is intended to help the City meet its RHNA allocation. Future housing development facilitated by the HEU is intended to be dispersed throughout the community in areas suited for residential development. As previously discussed, future housing development facilitated by the HEU would occur incrementally through 2029, based on market conditions and other constraints.

The implementation of the HEU would potentially increase the City's projected population estimated by the SCAG RTP/SCS. The SCAG RTP/SCS anticipates the City's population to be 62,200 people by 2045. With the inclusion of the Project this number will be increased by 22.2 percent to reach a total of 76,031 people. As with other projections, this number is a conservative estimate based on the development of the entire set of candidate sites.

It is noted that the Project would facilitate development of affordable housing units, in accordance with State law. The increase in affordable housing units would provide housing opportunities in proximity to jobs for those employed within the City that meet these household income categories, including those working in local retail/commercial service businesses, hotels,

[33] City of Arcadia. *2010 General Plan Environmental Impact Report Section 4.12 – Population and Housing.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Population.pdf. Accessed November 2021.

caregivers, property caretakers, and public occupations. Therefore, job availability would not be readily affected by the implementation of the Project and would not lead to unexpected population growth.

As a component of Statewide housing legislation, any housing growth and population growth associated with the Project would be in accordance with State-level regulation and would therefore not be considered unplanned. Additionally, future housing development facilitated by the HEU would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders).

Future housing development would be subject to discretionary permits and would be assessed on a case-by-case basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all Federal, State, and local requirements for minimizing growth-related impacts. Local requirements include those Stated in the Arcadia GP and Arcadia MC.

As discussed throughout this IS/ND, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include environmental review under CEQA, and would be assessed on a project-by-project basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts. Therefore, the HEU would not induce substantial unplanned population growth in the City directly or indirectly, a less than significant impact would occur.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than significant Impact. Senate Bill (SB) 166 (2017) requires a City or County to ensure that its Housing Element inventory can accommodate its share of the regional housing need throughout the planning period. It prohibits a City or County from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was utilized by the HCD for certification of the Housing Element, unless the City or County makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element. The City has identified sites which can meet the 1,672 unit low and very-low income RHNA need and can also accommodate a three percent buffer for those income categories, as demonstrated in **Table 7**. The City understands that should a "No Net Loss" scenario occur during the 2021-2029 planning period and they will be required to identify additional sites to accommodate any shortfall of capacity should that scenario occur. Therefore, the HEU's potential impacts, including from future development facilitated by the HEU, concerning displacement of existing people or housing, and need to construct replacement housing elsewhere would be less than significant.

XV. Public Services

Would the Project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?

Less Than Significant Impact. The Project is a policy document and would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the Project would increase demand for fire protection services over time. Fire protection services are provided by the Arcadia Fire Department. The Arcadia Fire Department would continue to provide services to the future housing developments facilitated by the Project.

Future development in the Arcadia Golf Course would incrementally increase the demand for fire protection services to area. However, the proposed golf course site is already being serviced by existing infrastructure (e.g., roads and utilities) and already served by the Arcadia Fire Department.

All future housing development facilitated by the HEU would be subject to development review process, which may include review pursuant to CEQA, and be required to comply with GP Goal S-5 and Policies S-5.1 through S-5.12 and to adhere to the 2019 California Fire Code and Arcadia MC §3122.7 (Fire Code). Future projects would also be subject to impact fees and tax revenue will be generated from their development. These sources of revenue will support public goods, like fire protection services, to continue and improve. Future projects will also incorporate fire preventative designs and will provide access for emergency services. The Project's impact on fire protection is anticipated to be less than significant.

b. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection?

Less Than Significant Impact. The City receives police protection services through the Arcadia Police Department. Future residential-based Projects may slightly increase demand of protective services, but it is not expected to negatively impact the ability of the police department to provide services to the City. Similar to fire services, the identified focus areas are in urbanized locations near existing infrastructure (e.g., roads and utilities) and would be located near areas already served by the Arcadia Police Department.

As well, the addition of future development will pay development fees, as well as continued tax revenue that will support public services, such as the police officers, facilities, and supplies. All future housing development facilitated by the HEU would be subject to development review process, which may include review pursuant to CEQA, and be required to comply with GP Goal S-5 and Policies S-5.1 through S-5.12. Therefore, the Housing Element would result in a less than significant impact on police protective services.

c. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the HEU and the resulting unplanned population growth of approximately 13,205 persons and could generate student population growth in Arcadia Unified School District (AUSD). The student population growth would increase the demand for school services. Any future housing development facilitated by the HEU would be required to comply with Senate Bill (SB) 50 requirements, which allow school districts to collect impact fees from developers of new residential projects to offset the cost of new development. Because the construction of new school facilities to serve the future housing development facilitated by the HEU is not included in the Project, no physical impacts in this regard. Less than significant impact is anticipated to concerning construction of school facilities.

d. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks?

Less Than Significant Impact. Please refer to Section XVI: Recreation below.

e. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the HEU and the resulting unplanned population growth of approximately 13,205 and would incrementally increase the demand for library facilities. Any future housing development facilitated by the HEU would occur in urbanized locations near existing facilities

that currently provide service to these areas. Therefore, it is anticipated that the increased demand would not be substantial or such that it would warrant construction of a new facility.

Although future Projects may increase demands on library facilities, demand would be at least partially offset by funding generated by development fees and by tax revenue of higher numbers of residents. Therefore, the HEU would not result in substantial adverse physical impacts associated with the provision of new library facilities. Impacts would be less than significant.

XVI. Recreation

Would the Project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The Project is a policy document and would not directly impact recreation for the City of Arcadia. Future residential projects may induce increased demand of parks and other recreational facilities. It is possible that future developments will include the construction of additional recreational facilities and developer-produced parks, but it is presently unknown until future housing projects are proposed. Future development facilitated by the Project would be required to pay development impact fees and any tax revenue generated will benefit the funding for parks and facilities to offset potential increases in demand.

The City of Arcadia offers a variety of recreational parks and facilities. Arcadia has mini-park/pocket parks, neighborhood parks, community parks joint use parks and facilities, and County parks and facilities. As of Arcadia's 2010 General Plan, Arcadia has a total of 32 parks, excluding 7 recreational facilities. Arcadia has a standard ratio of 2.43 acres of parks per 1,000 residents. This ratio is used for park dedication and fee requirements. The built-out nature of Arcadia's environment makes it challenging to find opportunities for more recreational facilities. According to the recommendations from the National Recreation and Parks Association (NRPA), a park should cover a ¼ to ½ mile service area radius. Arcadia satisfies this recommendation in most cases.[34]

Additionally, the HEU's candidate housing sites are dispersed throughout the community to minimize the potential for adverse changes in the neighborhood character and reduce the potential for adverse impacts on recreation amenities. Adherence to mandatory discretionary permit requirements and regulations for providing recreation would support the City's goals for providing sufficient recreation opportunities for residents. For these reasons, the HEU and future housing development facilitated by the HEU would not result in substantial physical deterioration of existing neighborhood or regional parks. Therefore, impacts would be less than significant.

b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant. See answer (a) above. The HEU would not lead to direct impacts, but future projects that may necessitate the expansion of recreational facilities would be required to undergo environmental review and comply with any applicable discretionary actions related to

[34] City of Arcadia. (2010). City of Arcadia General Plan. Pages 7-4 through 7-15. Retrieved from: https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-446 Accessed October 12, 2021

the expansion of recreational facilities. As the Project does not directly propose the creation, modification, or removal of recreational facilities, a less than significant impact is anticipated.

XVII. Transportation

Would the Project:

a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?

Less Than Significant Impact. The Project is a policy document and not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Further, the HEU does not include any goals, policies, or implementation programs that would conflict with plans or other regulations that address the circulation system. Future development projects would be reviewed on a case-by-case basis to ensure consistency with applicable regulations that address the circulation system.

Bus services are provided to the City via the Los Angeles County Metropolitan Transportation Authority (LACMTA), a public agency that provides services to Los Angeles County. The LACMTA provides six (6) bus routes and four (4) Foothill Transit routes, which primarily serve the commercial areas and corridors in the City. In addition, the City also operates Arcadia Transit, which provides a curb-to-curb service in response to individual travel requests. The service is open to the general public and operates to all destinations within the City limits and give (5) designated medical facilities located beyond the City limits.[35] The Metro Gold Line provides light rail transit services from downtown Los Angeles to the City Azusa, with a stop in the City of Arcadia. The Metro Gold Line currently plans to extend the services from Azusa to Pomona, which is expected to be completed in 2025. Implementation of the Project would not conflict with the service capacity of these transportation providers.

All future housing development facilitated by the HEU would be subject to City's development review process, which may include environmental review under CEQA, and comply with applicable General Plan, Municipal Code, policies/standards concerning public transit and pedestrian facilities. This includes policies and regulations required to improve public access and safety for people who walk and bike, and improve the transportation system, as applicable. Future housing development on the candidate housing sites would be required to adhere to all State requirements for consistency with transportation plans.

The City's review process would examine project compatibilities with the surrounding areas. Conditions of approvals may include requirements for street improvements and dedications and traffic circulation. As a result, future housing development on the candidate housing sites facilitated by the HEU would not conflict with an adopted program, plan, ordinance, or policy

[35] City of Arcadia. *2010 General Plan EIR*. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/eir/Transportation.pdf, Accessed November 2021.

addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, impacts would be less than significant.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. Senate Bill 743 (SB 743) was approved by the California legislature in September 2013. SB 743 requires changes to California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "level of service" (LOS) for evaluating transportation projects. OPR has prepared a technical advisory ("OPR Technical Advisory") for evaluating transportation impacts in CEQA and has recommended that Vehicle Miles Traveled (VMT) replace LOS as the primary measure of transportation impacts. The Natural Resources Agency has adopted updates to CEQA Guidelines to incorporate SB 743 that requires use of VMT for the purposes of determining a significant transportation impact under CEQA.

CEQA Guidelines Section 15064.3(a) states that VMT is the most appropriate measure of transportation impacts. As such, Section 15064.3(b) provides criteria for analyzing transportation impacts. The proposed candidate housing sites could potentially result in increased traffic compared to existing conditions. Trips generated as a result of increased density or new development under the HEU have the potential to increase vehicle miles traveled (VMT) within the City. However, a majority of the proposed candidate housing sites are within urban and developed areas with existing roadways, public transit services, and infrastructures and therefore would not be expected to result in an increase in VMT. Further, future housing development in some areas of the City would provide more housing closer to employment and commercial areas, further increasing opportunities to reduce VMT and increase the ease of walking, cycling, and using public transit.

The HEU would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The candidate housing sites are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to reduce impacts by placing housing near public transportation and recreation opportunities and away from environmentally sensitive resources. Future development projects would be reviewed on a case-by-case basis to ensure consistency with application regulations that address the circulation system, including Vehicle Miles Travelled (VMT).

All future housing development facilitated by the HEU would be required to adhere to all State and local requirements for avoiding significant impacts related to VMT. Any traffic demand measures required for mitigation would be required to comply with Arcadia GP Goals CI-11, CI-2, and CI-5, which encourage the maintenance of efficient roadway capacities and minimization of traffic hazards near residential uses. A less than significant is anticipated in this regard.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Because future housing development facilitated by the HEU would occur on mostly developed properties use existing roadways that are connected and adjacent to the existing transportation network, hazards due to a geometric design feature or incompatible uses are not anticipated. All future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and be evaluated at the project-level for its potential to increase hazards due to a geometric design feature and to verify compliance with City development requirements within the Arcadia MC.

Future housing development facilitated by the HEU would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access; and would be required to adhere to all State and local requirements for avoiding construction and operations impacts related to design and incompatible uses. As a result, future housing development facilitated by the HEU would not substantially increase hazards due to design features or incompatible uses. Therefore, impacts would be less than significant.

d. Result in inadequate emergency access?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Because future housing development facilitated by the HEU would occur on mostly developed properties, it is not anticipated that future housing development would result in inadequate emergency access. Additionally, all future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with the Arcadia GP and Arcadia MC.

The City has adopted the California Fire Code (CFC) under Arcadia MC §3122.11. The CFC sets standards for road dimension, design, grades, and other fire safety features. Additionally, more stringent CBC standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. Future housing development would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access. Thus, compliance with the Arcadia MC would ensure adequate access issues, including emergency access. As a result, future housing development facilitated by the HEU would not result in inadequate emergency access. Therefore, impacts would be less than significant.

XVIII. Tribal Cultural Resources

Would the Project:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with Mitigation. Pursuant to Government Code §21080.3.2(b) and §21074(a)(1)(A) -(B) (AB 52] the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC §21074. To determine whether there are sensitive or sacred Native American resources on or near that site that could be affected by the HEU, the City also requested the NAHC to perform a Sacred Lands File (SLF) search. The NAHC utilizes the United State Geological Survey (USGS) Geologic Maps as reference for the search. On June 1, 2021, the City received the negative result of the Sacred Lands File (SFL) from the Native American Heritage Commission (NAHC). On June 10, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. No responses were received from any of the California Native American tribe representatives regarding AB 52 and SB 18.

XIX. Utilities and Service Systems

Would the Project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

Water

The City is the sole provider of water and provides water services to over 50,000 people. The City owns and operates its water distribution system through the Public works Services Department. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would be located in developed areas of the City where water infrastructure already exists. Further, most of the candidate housing sites are developed and include existing connections to the District's system. Accordingly, future housing development facilitated by the HEU is not anticipated to require or result in the relocation or construction of new or expanded water facilities that could cause significant environmental effects. Notwithstanding, all future housing development facilitated by the HEU would be subject to environmental review under CEQA, the City's development review process, and required to adhere to General Plan policies and Arcadia MC regulations. A less than significant impact would occur. Water supply is further discussed in impact discussion (b) below.

Wastewater

Future projects may be required to implement at Water Pollution Prevention Program (SWPPP) to ensure that water quality is not degraded and so that storm water flowing from the site would not exceed wastewater treatment requirements. The Santa Ana Regional Water Quality Control Board (RWQCB) also has requirements. Wastewater from the City is treated by the Whittier Narrows Water Reclamation Plant (WNWRP), the San Jose Creek Water Reclamation Plant (SJCWRP), and the Joint Water Pollution Control Plant (JWPCP), however, the percentage breakdown between these three plants in treating the City's wastewater in unknown. The Los Angeles County Sanitation Districts (LACSD) estimates approximately 69 gallons of wastewater is generated per person per day within LACSD's service area. Based on a 2020 population of 53,998 within the City, the estimated amount of wastewater collected within the City's service area is approximately 3.7 million gallons (MG) per day (or approximately 4,200 AFY).[36] The City is

[36] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 6-40 through 6-41. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

expected to be able to accommodate future projects, such as those proposed under the Project. Impacts are less than significant. Wastewater capacity is further discussed in impact (c) below.

Dry Utilities

Southern California Edison (SCE) provides electricity and Southern California Gas Company (SoCal Gas) services gas utilities. Telecommunications service is provided by AT&T.[37] The project would not result in direct housing construction but would facilitate future housing development throughout the City. The housing development facilitated by the HUE would increase the demands for dry utilities. However, the candidate housing sites are located in developed areas of the City that are already served by electric power, natural gas, and telecommunications facilities. Further, most of the candidate housing sites are developed and connect to existing dry utility infrastructure. While future development facilitated by the HEU would increase population within the City and increase service demand, growth projections are consistent with regional and local plans used to guide infrastructure development. All future housing development facilitated by the HEU would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. A less than significant impact would occur.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. According to the 2021 City of Arcadia Urban Water Management Plan (UWMP), the City's per capita water usage rate is approximately 230 gallons per day (gpd).[38] The Project would therefore generate a demand of 3,992,800 gpd or approximately 4,428 acre-feet (AF) of water per year (AFY). This would constitute approximately 32 percent of the current water demand of 13,935 AF.[39] During dry years, City is able to source water from the Raymond Basin Area and the Main Basin Area. As well, the City's diverse water supply (imported water, surface water, and groundwater) is anticipated to provide an adequate water supply through 5 dry years.[40] Because the Project is a required component of Statewide planning efforts, the increased water demands, and supply would be increased as a result. Notwithstanding, all future housing development facilitated by the HEU would be subject to environmental review under

[37] City of Arcadia. (2010). *Arcadia General Plan Update Draft Program EIR*. Page 4.16-1. Retrieved from: https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708

[38] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 4-13. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

[39] City of Arcadia. (2020). City of Arcadia 2020 Urban Water Management Plan. Retrieved from: https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf Accessed October 12, 2021

[40] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 7-6. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

CEQA, the City's development review process, and required to adhere to General Plan policies and Arcadia MC regulations. A less than significant impact would occur.

Stormwater

Implementation of future projects will likely require the construction of storm drainages to tie into existing stormwater drainage facilities within existing rights-of-way. Water discharged from the site will not negatively affect off-site or downstream flows. See Hydrology and Water Quality Impact (a) for further discussion. Impacts are to be considered less than significant.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The City is served by the Whittier Narrows Water Reclamation Plant (WNWRP), the San Jose Creek Water Reclamation Plant (SJCWRP), and the Joint Water Pollution Control Plant (JWPCP), however, the percentage breakdown between these three plants in treating the City's wastewater in unknown. LACSD estimates approximately 69 gallons of wastewater is generated per person per day within LACSD's service area. Based on a 2020 population of 53,998 within the City, the estimated amount of wastewater collected within the City's service area is approximately 3.7 million gallons (MG) per day (or approximately 4,200 AFY).[41]

Future housing development under the HEU would be subject to discretionary permits and required to adhere to all federal, State, and local requirements related to wastewater treatment during construction and operations, including the City's Sewer System guidelines (Arcadia MC Chapter 4) and required construction permits. Considering these requirements, and the available capacity discussed above, the project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No new expansions of infrastructure facilities are required, and impacts would be less than significant. No direct physical impact to the environment would occur.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Trash and recycling services are provided by multiple companies within the City. Solid waste generated during construction activities typically includes demolition of existing on-site structures, vegetation clearing, and grading would generate solid waste. Such waste would be source separated on-site for reuse, recycling, or proper disposal. The nearest

[41] City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Page 6-40 through 6-41. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

landfill to the City is the Puente Hills Landfill and Materials Recovery Facility (MRF). However, this facility is currently closed. The next nearest facility is the Scholl Canyon Landfill, approximately 6.9 miles west of the City.

Under the Project, it is not expected that future projects will lead to inadequate landfill capacity at the Scholl Canyon Landfill, which has a daily capacity of 3,400 tons per day. The landfill has the capacity for 58.9 million cubic yards and has an operational life through 2030.[42] Solid waste generated at future housing developments facilitated by the HEU would represent a nominal increase in disposal rates. Existing landfill capacity would be sufficient to serve future development within the City.

Further, AB 341 requires Cities and Counties to implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills. Waste disposal is handled by multiple franchised waste haulers within the City. For future development, the City, in conjunction with those approved waste haulers, would perform outreach, education and monitoring pursuant to this regulation.

Future housing development facilitated by the HEU would be subject to the City's development review process, which may include discretionary permit review and approval; as well as environmental review under CEQA, and be required to adhere to all federal, State, and local requirements for solid waste reduction and recycling. Considering these requirements, the HEU implementation would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. Therefore, impacts would be less than significant.

e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery (CalRecycle) and the City. Regulations specifically applicable to the proposed project include the California Integrated Waste Management Act of 1989 (AB 939), Section 4.408 of the CalGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. The diversion goal has been increased to 75 percent by 2020 by SB 341.

[42] CalRecycle. (2011). SWIS Facility/Site Activity Details Scholl Canyon Landfill (19-AA-0012). Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3531?siteID=1000 Accessed October 12, 2021

The 2019 CalGreen Code Section 4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. During the construction phase of future housing development, projects would comply with the CalGreen Code through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from the project site. No conflict with statutes and regulations related to solid waste would occur.

XX. Wildfire

Would the Project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. Undeveloped Areas are more likely to be high fire risk areas. Infill development will be proposed and prioritized through the housing element. These areas are in developed areas which reduces risk for wildland fire in the wildland urban interface. It is unlikely that emergency services traveling from the city to undeveloped areas and edges of the city will be impeded by construction activities or increased traffic created as a result of residential development under the housing element.

According to CalFire Fire Hazard Severity Zone Map[43], most candidate housing sites, except those in the northernmost portion of the City, are not within a State responsibility area or a Very High Fire Hazard Severity Zone. However, future developments facilitated by the Project would be required to continue assessing potential fire risks associated with their individual developments. The established permitting process will assist future developers in further identifying any potential construction barriers or obstructions in the rights of way and paths for emergency access. Future developments may require the creation of a traffic control plan which will mitigate any concerns related to impeding emergency access. Fire prevention measures are also included in Goal S-3 of the Arcadia GP.

Furthermore, future development facilitated by the HEU would be subject to discretionary permits and required to meet the mandatory requirements related to the prevention of wildfire impacts. All future housing development would be required to comply with e CFC and CBC. As a result, HEU implementation would not substantially impair an adopted local or county-wide emergency response or evacuation plan. Therefore, impacts would be less than significant.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildlife or the uncontrolled spread of a wildfire?

Less Than Significant Impact. To further minimize risk from wildfire, future development on the candidate housing sites in high hazard severity zones are required to adhere to the 2019 California Fire Code, Title 24, Part 9, §304.1.2, which States the following:

- "Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands,

[43] California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Viewer Available at: https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414, Accessed February 5, 2021.

or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:"

- Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
- Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe.
- Cut and remove all dead or dying portions of trees located adjacent to or overhanging any building.
- Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
- Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than 0.5 inch in size.
- Hazardous vegetation and fuels around all applicable buildings and structures shall be maintained in accordance with applicable regulations.[44]

[44] California Office of Administrative Law (2019). *2019 California Fire Code, Title 24, Part 9, §304.1.2*. Retrieved from https://codes.iccsafe.org/content/CFC2019P4/chapter-3-general-requirements. Accessed on August 25, 20201.

Future development facilitated by the Project would be required to adhere to all applicable fire prevention requirements and regulations, including California Fire Code requirement and would result in less than significant impacts.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction but would facilitate future housing development. The need for installation and maintenance of new infrastructure (such as roads, fuel breaks, emergency water resources, power lines, or other utilities) would be evaluated as part of the discretionary development permit review process. It is anticipated that future housing development facilitated by the Project would be served by the extension of existing utility infrastructure located primarily in existing rights-of-way, because of the predominately developed nature of the City. Through compliance with applicable development regulations in the case of future development, impacts are anticipated to be less than significant, and no mitigation is required.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. According to the California Geological Survey, The City does not contain any areas identified as having a severe potential for landslides.[45] As well, as Stated in Geology and Soils Impact (a)(iv), The Project candidate housing focus areas are relatively flat and not within an area susceptible to landslides. Adherence to State and City codes, and emergency and evacuation plans set by the City and the County of San Bernardino would prevent impacts to people or structures from risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

[45] California Geological Survey, Geologic Hazards Data and Maps Data Viewer. Available at https://maps.conservation.ca.gov/geologichazards/, Accessed October 12, 2021

XXI. Mandatory Findings of Significance

Would the Project:

a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. On the basis of the foregoing analysis, the proposed project does not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten or eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all federal, State, and local requirements. The HEU would not result in any direct environmental impacts that would substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant.

b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)

Less than Significant Impact. State CEQA Guidelines §15065(a)(3) defines "cumulatively considerable as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." This document provides a programmatic analysis of the effects of the proposed HEU and the future housing development facilitated by its implementation.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would occur as market conditions allow and at the discretion of the individual property owners; be subject to the City's development review process; be

subject to environmental review under CEQA; and does not propose changes to current land use designations and zoning. Based on these factors, and since all future housing development facilitated by the HEU would be subject to the City's development review process, the project would not result in environmental effects, which are individually limited, but cumulatively considerable.

c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the proposed project. The project would facilitate future housing development throughout the City but would not result in direct housing construction. The HEU provides capacity for future housing development consistent with State Housing law. The candidate housing sites are dispersed throughout the community to minimize the potential for adverse environmental impacts. The provision of additional housing in the City is intended to create adequate housing availability at all income levels. The creation of more economically and socially diversified housing choices is a goal of the HEU and is intended to provide new housing opportunities for low-income households. Implementation of the HEU would provide additional housing options for a variety of income levels, as allocated by RHNA.

XXII. References

California Department of Conservation, *California Important Farmland Finder*. https://maps.conservation.ca.gov/DLRP/CIFF/, Accessed October 7, 2021.

California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Viewer Available at: https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414, Accessed February 5, 2021

California Department of Transportation (Caltrans). (2021). California State Scenic Highway System Map. Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed October 12, 2021

California Geological Survey, Geologic Hazards Data and Maps Data Viewer. Available at https://maps.conservation.ca.gov/geologichazards/, Accessed October 12, 2021

California Office of Administrative Law (2019). *2019 California Fire Code, Title 24, Part 9, §304.1.2*. Retrieved from https://codes.iccsafe.org/content/CFC2019P4/chapter-3-general-requirements. Accessed on August 25, 20201.

CalRecycle. (2011). SWIS Facility/Site Activity Details Scholl Canyon Landfill (19-AA-0012). Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/3531?siteID=1000 Accessed October 12, 2021

City of Arcadia. (2021). *Final 2020 Urban Water Management Plan*. Retrieved from: https://cms9files.revize.com/arcadia/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf (Accessed November 10, 2021)

City of Arcadia. (2010). *City of Arcadia General Plan*. Retrieved from: https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-446 Accessed October 12, 2021

City of Arcadia. *2010 General Plan – Section 10 Implementation Plan.* Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/general%20plan/Implementation%20Plan.pdf. Accessed November 2021.

City of Arcadia. *2010 General Plan Update Environmental Impact Report.* Available at https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/general_plan.php#outer-708. Accessed November 2021.

FEMA. (2008). FEMA Flood Map Service Center: Search By Address. Retrieved from: https://msc.fema.gov/portal/search?AddressQuery=arcadia#searchresultsanchor Accessed October 12, 2021

SCAG. *Connect SoCal (2020).* Retrieved from https://scag.ca.gov/connect-socal. Accessed on August 25, 2021

ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 14, 2021

CALL TO ORDER Chair Wilander called the meeting to order at 7:00 p.m. in the City Council Chamber.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Chair Wilander, Vice Chair Lin, Thompson, Tsoi
ABSENT: Chan

It was moved by Vice Chair Lin, seconded by Commissioner Thompson to excuse Commissioner Chan from the meeting. Without objection, the motion was approved.

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

Planning & Community Development Administrator Lisa Flores announced that the Commissioners were distributed a copy of late public comment related to Agenda Item No. 1.

PUBLIC COMMENTS (5 minute time limit per person)

There were none.

PUBLIC HEARING

1. **Resolution No. 2085** – Approving Multiple Family Architectural Design Review and Tentative Tract Map No. 83604 with a Categorical Exemption under the California Environmental Quality Act ("CEQA") for a 10 unit multi-family residential condominium development at 1022 La Cadena Avenue

   Recommendation: Adopt Resolution No. 2085

   Applicant: Philip Chan of PDS Studio, Inc.

   Chair Wilander introduced the item and Associate Planner Vanessa Quiroz presented the staff report.

   Ms. Quiroz added that the project has gone through several iterations, and that this final proposal includes additional hedges and tree planting along the perimeter of the property for enhanced privacy screening and to soften the appearance of the project.

   Chair Wilander asked if the Applicant would like to speak on the item.

   Applicant Philip Chan responded.

   Chair Wilander opened the public hearing and asked if there were any speakers in support or opposition to the item.

There were no speakers in support or opposition to the proposal.

MOTION- PUBLIC HEARING

It was moved by Vice Chair Lin, seconded by Commissioner Tsoi, to close the public hearing. Without objection, the motion was approved.

DISCUSSION

Commissioner Thompson commended the Applicant and Staff for working through several revisions to make a quality product. The project meets the design guidelines and Development Code, and the facts to support the findings are sufficient. The block wall and required vegetation help to address potential privacy issues.

Vice Chair Lin stated that the project would be an improvement to the vacant lot, which is visible from the street. The project is well designed, and he would be in favor of approval.

Commissioner Tsoi stated that the project meets the intent of Code in terms of density and design, and he is also in favor of project. He suggested that the Applicant plant 36-inch box trees in the private patios at the rear of the property to add additional landscaping, given that there is limited room for landscaping because of the location of the rear walkway.

Chair Wilander stated that the project is compatible with the neighborhood and would be an improved use. She thanked the Applicant and Staff for working diligently through several iterations of the project.

MOTION

It was moved by Vice Chair Lin, seconded by Commissioner Thompson to adopt Resolution No. 2085, approving Multiple Family Architectural Design Review and Tentative Tract Map No. 83604 with a Categorical Exemption under the California Environmental Quality Act ("CEQA") for a 10 unit multi-family residential condominium development at 1022 La Cadena Avenue, and that the approval incorporates the required findings and conditions of approval

ROLL CALL

AYES: Chair Wilander, Vice Chair Lin, Thompson, and Tsoi
NOES: None
ABSENT: Chan

There is a ten day appeal period after the adoption of the Resolution. If adopted, appeals are to be filed by 5:30 p.m. on Monday, December 27, 2021.

CONSENT CALENDAR

2. Minutes of the November 9, 2021 Regular Meeting of the Planning Commission

Recommendation: Approve

It was moved by Commissioner Tsoi, seconded by Commissioner Thompson to approve the minutes of the November 9, 2021 Planning Commission Regular Meeting.

ROLL CALL

AYES: Vice Chair Lin, Thompson, Tsoi
NOES: None
ABSENT: Chan
ABSTAIN: Chair Wilander

PLANNING & COMMUNITY DEVELOPMENT ADMINSTRATOR'S REPORT

3. Report on Senate Bill 9 (SB 9)

Assistant City Manager/Development Services Director Jason Kruckeberg presented a report of SB 9 and notified the Commissioners that an Urgency Ordinance has been drafted that will establish new regulations and processes related to urban lot splits and two-unit projects. The Ordinance will be considered by the City Council on December 21, 2021.

PLANNING COMMISSION REORGANIZATION

4. Planning Commission Reorganization

Recommended Action: It is recommended the Secretary initiate the procedure for the reorganization of the Planning Commission.

Ms. Flores called for nominations of the Planning Commission Chair and Vice Chair for the 2022-2023 Calendar Year.

CHAIR:

Chair Wilander nominated Vice Chair Lin for the position of Chair, seconded by Commissioner Tsoi.

ROLL CALL:

AYES: Thompson, Tsoi, Vice Chair Lin, Wilander
NOS: None

The motion carried.

VICE CHAIR:

Two separate motions were considered for the position of Vice Chair.

Chair Wilander nominated Commissioner Thompson for the position of Vice Chair, seconded by Commissioner Thompson.

ROLL CALL:

AYES: Thompson, Chair Wilander
NO: Vice Chair Lin

ABSTAIN: Tsoi

The motion failed.

Vice Chair Lin nominated Commissioner Chan for the position of Vice Chair, seconded by Commissioner Tsoi.

ROLL CALL:

AYES: Thompson, Tsoi, Vice Chair Lin, Chair Wilander
NO: None

The motion carried.

Vice Chair Lin was named as Chair, and Commissioner Chan was named as Vice Chair. The new Chair and Vice Chairs will assume their roles at the January 11, 2022 meeting.

MATTERS FROM CITY COUNCIL LIAISON

Council Member Beck reported on the passing of Council Member Roger Chandler; A tribute was held prior to the December 7 City Council meeting. The City Council also conducted a goal setting session on November 30. Following that, the Council spent several days interviewing potential replacement candidates for Mr. Chandler's seat, and discussed conducting a Special Election to fill the seat. Inevitably, there was no consensus as to either select a replacement or to conduct a Special Election. In the meantime, the Council will remain at four members.

MATTERS FROM THE PLANNING COMMISSONERS

The Commissioners thanked staff for the Christmas gifts.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Maurer reported on a study that examined the economic feasibility of lot splits under SB 9. In addition, there is a ballot initiative that is gaining momentum that would allow Charter Cities to maintain and/or exercise control over local land use issues.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Flores announced that there are no Planning Commission Agenda Items for the January 11, 2022 Planning Commission meeting, however the Planning Commission will act as the Historic Preservation Commission at the January 25, 2022 meeting to consider the City's first Historic Landmark Application of the Arcadia Women's Club.

ADJOURNMENT

The Planning Commission adjourned the meeting at adjourned at 8:05 p.m., to Tuesday, January 11, 2022 at 7:00 p.m. in the City Council Chamber.

Zi Lin
Chair, Planning Commission

ATTEST: _____
Lisa Flores
Secretary, Planning Commission