

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 9, 2024

Dominic Lazzaretto, City Manager  
City of Arcadia  
240 West Huntington Dr.  
P.O. Box 60021  
Arcadia, CA 91066

Dear Dominic Lazzaretto:

**RE: City of Arcadia's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Arcadia's (City) adopted housing element received for review on December 12, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as the date of this letter. The adopted element addresses the statutory requirements described in HCD's January 6, 2023 review. This finding of compliance is based in part of the successful completion of required rezones to make adequate sites available pursuant to Government Code section 65583.2, subd. (h) and (i), as demonstrated by Resolution NO. 7543, and Ordinances NO. 2400 and 2399.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 5-14 (Develop a Specific Plan for the Arcadia Golf Course): Among other things the program commits to facilitating all necessary steps to ensure that at least 80 of the units developed on site will be affordable to low and very low-income households pursuant to the capacity of the sites inventory.
- Program 5-16 (Housing Density Bonus): This program will update the City's density bonus ordinance to comply within 12 months of adoption of the housing element (November 2023).
- Program 5-17 (ADU and JADU Incentive and Monitoring Program): The program commits to providing incentives for ADUs as well as monitoring ADU production and affordability every two years to ensure development assumptions are being met.

- Program 5-31 (Fair Housing): This program includes Table 10 to describe meaningful actions being taken to affirmatively further fair housing (AFFH) including, but not limited to, revising the City's reasonable accommodation procedure, adopt code amendments for supportive housing and low barrier navigation centers, and providing fair housing outreach and information.
- Program 5-34 (Mitigating Constraints to Housing Choice for Persons with Disabilities): This program commits to revising the City's definition of family as well as ensuring residential care facilities serving seven or more residents will be allowed in all zones allowing residential uses with objective criteria to facilitate approval certainty. This action will be complete within 12 months of adopting the housing element (November 2023).
- Program 5-35 (Mitigating Constraints for the Development of Affordable Housing Projects): This program commits to revising existing parking standards for smaller unit types and multifamily developments by November 2025.

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 Affordable Housing and Sustainable Communities program, 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 will meet housing element requirements for these and other funding sources.

HCD appreciates the dedication and effort the City's housing element team provided throughout the housing element review. HCD particularly applauds your dedication, diligence and collaboration. 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 Margaret Scarpa, of our staff, at [Margaret.Scarpa@hcd.ca.gov](mailto:Margaret.Scarpa@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy  
Proactive Housing Accountability Chief