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:

  - 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 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, 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 American Community Survey reported a 4.0 percent vacancy rate for rental units 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] 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%

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.*

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

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, to capitalize on the planned Gold Line station in Downtown Arcadia.
- Increasing density in the Mixed-Use Upzone classification along Live Oak and First Avenue from 40 to 50 units per acre.
- Implementing a Residential Flex Overlay on commercial properties along Las Tunas Drive to allow for residential development of up to 48 to 60 units per acre.
- Implementing a Residential Flex Overlay on commercial properties along Live Oak Avenue to allow for residential development of up to 40 to 50 units per acre.
- Implement a Residential Flex Overlay on properties on Commercial-General properties in the downtown area to allow for residential development at a density of up to 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 R-3 Upzone from 32 to 40 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 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.