

# 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 6<sup>th</sup> 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 disseminate information to homeowners regarding rehabilitation standards and the Home Improvement Program on a quarterly basis.

- Improve up to 14 housing units annually.

<b>Responsible Agency:</b>	Development Services Department, Economic Development
<b>Funding Source:</b>	Community Development Block Grants (CDBG)
<b>Time Frame:</b>	Engage in outreach on a quarterly basis that will begin after the Housing Element Adoption; Ongoing provision of assistance; annual allocation of funding
<b>Related Policies:</b>	H-1.1; H-1.2; H-1.3; H-1.4; H-1.5
<b>Sustainability Focus?</b>	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 to the surrounding community to provide information on how to report property maintenance concerns and working to contact property owners and resolve code violations.

<b>Responsible Agency:</b>	Development Services Department
<b>Funding Source:</b>	General Fund
<b>Time Frame:</b>	Begin outreach within 3 months of Housing Element adoption; Conduct outreach on an ongoing quarterly basis
<b>Related Policies:</b>	H-1.1; H-1.2
<b>Sustainability Focus?</b>	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 has recently adopted~~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. "Qualifying" projects means all those projects submitted for multi-family units that do not require some other discretionary action such as a Subdivision Map or a Variance. Through this process, the City will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include over 20 percent of its units allocated to affordable housing. The City's recent Ordinance (Ordinance No. 2390) amends existing development standards to replace or remove all subjective standards for projects with an affordable housing component or other qualifying project with objective standards that do not impede the type and density of housing it is intended to allow. Qualifying multi-family projects include multi-family projects that have over 20 percent of its units dedicated as affordable units. 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.

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

<b>Responsible Agency:</b>	Development Services Department
<b>Funding Source:</b>	General Fund
<b>Time Frame:</b>	<u>Standards have been approved as of August 2022 and the new standards will be implemented over the next six (6) months. Adopt standards within 12 months of the 6<sup>th</sup> Cycle Housing Element</u>
<b>Related Policies:</b>	H-4.1, H4.2, H-4.3, H-4.4
<b>Sustainability Focus?</b>	Yes

## 5-4. Preservation of At-Risk Units

The 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.

<b>Responsible Agency:</b>	Development Services Department
<b>Funding Source:</b>	Community Development Block Grants (CDBG)
<b>Time Frame:</b>	Ongoing;annually monitor status of at-risk units; immediately notify property owners with expiring subsidies
<b>Related Policies:</b>	H-5.1, H-5.2
<b>Sustainability Focus?</b>	Yes

## 5-5. Preservation of Middle-Income Housing through New Housing Providers

The City Council adopted resolutions to join two newly formed Housing Providers, the California Community Housing Agency (CalCHA) and the California Statewide Communities Development Authority Community Improvement Authority (CSCDA-CIA) in June 2021. Both Providers focus on creating middle-income multifamily housing through the issuance of tax-exempt bonds to acquire existing apartment buildings. Following acquisition, the 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

## 5-7. 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, 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 within the surrounding area of the existing zoning designation, totals approximately 39 acres. These sites are assumed to yield 1,20914 units, 3053133 of which are assumed to develop affordably, at a minimum density of 64 du/ac. ~~While three of the identified sites have potential unit yields less than 16 units~~ ~~While four of these sites are smaller than HCD's requirement of 0.5 acres~~, 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. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

### **Objectives:**

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
  - 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 development will 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 16/20 units per acre; and
  - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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
- Rezone commercial 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

<b>Funding Source:</b>	General Fund
<b>Time Frame:</b>	Within 36 months of adoption of the 6 <sup>th</sup> Cycle Housing Element
<b>Related Policies:</b>	H-2.2, H-2.3, H-2.5, H-2.6
<b>Sustainability Focus?</b>	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 implement an overlay on C-M parcels adjacent to the 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 Overlay Focus Area. The sites identified within the surrounding area of the existing zoning designation, totals approximately 818 acres. These sites are assumed to yield 152266 units, 3969 of which are assumed to develop affordably, at a minimum density of 64 du/ac. While 14 of these sites are smaller than HCD's requirement of 0.5 acres, While 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. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

### ***Objectives:***

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
  - 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 development will 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 16/20 units per acre; and
  - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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
- 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.

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

## 5-9: 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 2736 acres. These sites are assumed to yield 496477 units, 131124 of which are assumed to develop affordably at a minimum density of 40 du/acre. While four of these sites are smaller than HCD's requirement of 0.5 acres, 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. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

### **Objectives:**

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
  - 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 development will 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 16/20 units per acre; and
  - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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
- 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.

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

## 5-10. Expand and Update the Residential Flex Overlay in the Las Tunas 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 60 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 Las Tunas Residential Flex Overlay Focus Area. The sites identified as part of this Focus Area totals approximately 1416 acres. These sites are assumed to yield 662609 units, 164155 of which are assumed to develop affordably at a minimum density of 48 du/acre. While two of these sites are smaller than HCD's requirement of 0.5 acres, 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.

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. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

### ***Objectives:***

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
  - 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 development will 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 16/20 units per acre; and

- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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
- Increase density of the Las Tunas Residential Flex Overlay on properties identified in the Sites Inventory 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 6<sup>th</sup> 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 611 acres. These sites are assumed to yield 225185 units, 5848 of which are assumed to develop affordably at a minimum density of 40 du/acre. While one of these sites is smaller than HCD's requirement of 0.5 acres, While 20 of the identified sites have potential unit yields less than 16 units, this site is 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. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

### **Objectives:**

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:

- 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 development will 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 16/20 units per acre; and
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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

- 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.

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

## 5-12. 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 within 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 7484 acres. These sites are assumed to yield 992-870 units, 224252 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.~~

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. The City is committed to

facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

**Objectives:**

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
  - 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 development will 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 16/20 units per acre; and
  - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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
- 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 6<sup>th</sup> Cycle Housing Element

**Related Policies:** H-2.1, H-2.2, H-2.3, H-2.4, H-2.6

**Sustainability Focus?** No

## 5-13. 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 177.236 acres. These sites are assumed to yield 810-635 units, 213-165 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. The City is committed to facilitating all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory.

**Objectives:**

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
  - 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 development will 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 16/20 units per acre; and
  - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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
- 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.

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

## 5-14. Develop a Specific Plan for the Arcadia Golf Course

The City owns the Arcadia Par 3 Golf Course and is evaluating 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, and the City's agreement with HCD, 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 192-186 units will be developed on the Arcadia Golf Course Site, 48-80 of which will be affordable to low and very low income households. The City will facilitate all necessary steps to ensure that affordable housing can and will be built on this site pursuant to the capacity of the sites inventory. The City will begin the process of initiating the Specific Plan in 2023 and anticipates the development of units on this

site in 2025. At least 80 of the units developed on site will be affordable to low and very low income households.

**Objectives:**

- Pursuant to Government Code section 65583.2, subdivisions (h) and (i), the City will commit to the following specific actions:
  - 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 development will not require a CUP, planned unit development permit, or other discretionary review or approval.
  - Accommodate a minimum of 1620 units per site;
  - Require a minimum density of 16/2020 units per acre; and
  - At least 50 percent of the lower-income need must be accommodated on sites designated for residential use 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
- Enter a Purchase and Sale Agreement and Development Agreement
- Develop a specific plan that will allow for a minimum of 48-80 units affordable to low and very low income households.
- The City will monitor the progress of the Specific Plan and the buildout to ensure that at least 80 units affordable to low and very low income households are built. Should the City not achieve what was identified in the inventory, additional sites will be identified to meet the RHNA.

**Responsible Agency:**

Development Services Department

**Funding Source:**

General Fund

**Time Frame:**

Initiate Specific Plan in 2023; anticipates the development of units on the site in 2025. Within 36 months of adoption of the 6<sup>th</sup> Cycle Housing Element

**Related Policies:**

H-2.2, H-2.3, H-2.5, H-2.6

**Sustainability Focus?**

No

## 5-15. 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 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**
- 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, 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

## 5-16. 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

## 5-17. 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 every 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 is 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. In addition to measuring the development progress of ADUs every within the first two years of the planning period, the City will monitor affordability trends of ADU production every two years during the planning period.

**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; Monitor the production and affordability of ADUs every two years of the planning period with; annual monitoring and monitoring and review of ADU incentives if it is determined these units are not meeting the lower-income housing need, the Town shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(h) and 65583.2(i).

**Related Policies:**

H-2.1, H-2.3, H-2.4, H-2.6

**Sustainability Focus?**

No

## 5-18. 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

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

## 5-19. 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 contain additional detail and 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

<b>Responsible Agency:</b>	Community Development
<b>Funding Source:</b>	General Fund
<b>Time Frame:</b>	Adopt interim inclusionary policy within 9 months of Housing Element adoption. <del>Evaluate Inclusionary options and if feasible and finalize the Ordinance for adoption within 36 months of the Housing Element. adopt an Ordinance within 36 months of Housing Element</del>
<b>Related Policies:</b>	H-2.1, H-2.3, H-2.4, H-2.6
<b>Sustainability Focus?</b>	No

## 5-20. 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. The existing lot consolidation process is already a ministerial processing procedure for projects that meet the objective design standards. 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:**

- 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 that could include:
  - 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

<b>Responsible Agency:</b>	Development Services Department
<b>Funding Source:</b>	General Fund
<b>Time Frame:</b>	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
<b>Related Policies:</b>	H-4.1, H-4.2, H-4.3, H-4.4
<b>Sustainability Focus?</b>	No

## 5-21. 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

## 5-23. 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 basis 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, Outreach conducted annually

**Related Policies:**

H-3.1, H-3.2, H-3.3, H-3.6

**Sustainability Focus?**

No

## 5-24. 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

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

## 5-25. 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

<b>Responsible Agency:</b>	Economic Development
<b>Funding Source:</b>	General Fund
<b>Time Frame:</b>	Ongoing, With 12 months of adoption of the Housing Element and annually thereafter.
<b>Related Policies:</b>	H-3.1, H-3.3, H-3.4, H-3.6
<b>Sustainability Focus?</b>	No

## 5-26. 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

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

## 5-27. 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.

<b>Responsible Agency:</b>	Los Angeles County Housing Authority
<b>Funding Source:</b>	HUD Section 8
<b>Time Frame:</b>	Ongoing, Implementation within 12 months of adoption of the Housing Element; The City will disseminate information about Section 8 and promote public participation on an annual basis.
<b>Related Policies:</b>	H-3.3
<b>Sustainability Focus?</b>	No

## 5-28. 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 such as Program 5-19: Inclusionary Housing Policy which would specifically aid the development of housing for extremely low income households.
- 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

- The City will adopt land use policies to target supporting approximately 20 extremely-low income households annually, particularly along key transit corridors to allow for increased mobility and revitalization of key commercial corridors.

<b>Responsible Agency:</b>	Development Services Department
<b>Funding Source:</b>	Grants, Other funding sources, CDBG
<b>Time Frame:</b>	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.
<b>Related Policies:</b>	H-3.1; H-3.2; H-3.3; H-4.1; H-5.2; H-5.3; H-4.1, H-4.2
<b>Sustainability Focus?</b>	Yes

## 5-29. 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

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

## 5-30. 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 6<sup>th</sup> Cycle.

***Objective:***

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

<b>Responsible Agency:</b>	Development Services Department, Planning Services
<b>Funding Source:</b>	Departmental budget; CDBG
<b>Time Frame:</b>	Marketing and promotion of sustainability programs and codes is already occurring and will continue to be ongoing
<b>Related Policies:</b>	H-3.5
<b>Sustainability Focus?</b>	Yes

## 5-31. 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](#)
- [Barriers to Housing for Persons with Disabilities](#)
- [Fair Housing Enforcement and Outreach](#)

Table 10-1 below describes the explicit meaningful actions the City will take to address and implement Fair Housing policies to affirmatively further fair housing in Arcadia.

Table 10-1: Fair Housing Actions

<u>Identified Fair housing Issue &amp; Goals</u>	<u>Local Contributing Factors</u>	<u>Geographic Target</u>	<u>City Actions</u>	<u>Priority</u>	<u>Metrics and Timeline</u>
<u>Issue: Lack of Affordable Housing Goal</u> <u>Housing Mobility, New Opportunities in Higher Opportunity Areas</u>	<p><u>Arcadia residents generally earn a high annual income, approximately 38 percent higher than the Los Angeles County median household income.</u></p> <p><u>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.</u></p>	<p><u>Citywide. The City of Arcadia is comprised of high resource or the highest resource areas; therefore, providing housing distributed throughout the City will allow people of low and very low income to move into the City and increase access to opportunities.</u></p> <p><u>Focused attention on areas with a higher percentage of lower income residents.</u></p> <p><u>Downtown and Mixed-Use Areas, adjacent to the Metro Gold Line and primary commercial and business corridors.</u></p>	<ul style="list-style-type: none"> <li><u>Reduce barrier to the development of affordable housing by revising objective design standards for qualifying multi-family projects in accordance with State Law.</u></li> <li><u>Encourage the development of sites within the Sites Inventory by hosting a webpage with a list of available sites as a one-stop shop with information on incentives for developers to develop affordable housing. The City will also update the Municipal Code and promote the State Density Bonus to aid the development of affordable housing units and evaluate and update the City's development standards to ensure the current conditions do not impede the development of affordable housing.</u></li> <li><u>Seek funds to retain, build,</u></li> </ul>	<u>High</u>	<p><u>To address the barrier to the development of affordable housing, the City will conduct the following actions:</u></p> <ul style="list-style-type: none"> <li><u>Adopt revised design standards within 12 months of 6<sup>th</sup> Cycle Housing Element.</u></li> </ul> <p><u>To encourage the development of sites the City will conduct the following actions:</u></p> <ul style="list-style-type: none"> <li><u>Create webpage for Sites Inventory within 12 months of the 6<sup>th</sup> Cycle Housing Element and disseminate information on incentives on an ongoing basis via outlets such as the City's quarterly newsletter.</u></li> <li><u>Update the Municipal Code within 12 months of adopting the 6<sup>th</sup> Cycle Housing Element. Promote the State Density Bonus on an ongoing basis via outlets such as the</u></li> </ul>

			<p><u>and support affordable housing development in Arcadia.</u></p> <ul style="list-style-type: none"> <li>• <u>Continue to participate in the federally sponsored Section 8 Housing Choice voucher programs to support low and very low-income households.</u></li> </ul>	<p><u>City's quarterly newsletter.</u></p> <ul style="list-style-type: none"> <li>• <u>Annually monitor development trends and re-evaluate development standards and fees with the City. If the City identifies any constraints to the development of affordable housing during the planning period, the City will revise the development standards to mitigate these constraints.</u></li> </ul> <p><u>To further support the development of affordable housing, the City will conduct the following actions:</u></p> <ul style="list-style-type: none"> <li>• <u>Work with the San Gabriel Valley Housing Trust to identify opportunities for affordable housing development or support and inform developers on a quarterly basis of funding opportunities for affordable housing developments.</u></li> </ul> <p><u>To support low and very low-income households in securing housing, the City will conduct the following actions:</u></p>
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				<ul style="list-style-type: none"> <li>• Continue to aid residents in Arcadia with navigating Section 8 resources through the Los Angeles County Housing Authority and support approximately 100 low-income households that are receiving Section 8 vouchers within the City. Disseminate information encouraging rental property owners to participate in the Section 8 Program on a quarterly basis.</li> </ul> <p><b>Evaluative Metric(s):</b></p> <ul style="list-style-type: none"> <li>• Increase affordable housing opportunities overall in the City by 15 to 20 percent through the planning period for new construction for low income household.</li> <li>• Seek to increase access to information regarding affordable housing within the City by 50 percent throughout the planning period. This includes targeted outreach to developers informing them of incentives to maximize the amount of affordable</li> </ul>
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					<u>households built.</u>
<p><b>Issue:</b>  <u>Barriers to Housing for Persons with Disabilities</u></p> <p><b>Goal</b>  <u>Housing Mobility, New Opportunities in Higher Opportunity Areas</u></p>	<p><u>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.</u></p>	<p><u>Citywide.</u></p> <p><u>Focus attention on areas with a higher percentage of seniors.</u></p> <p><u>Focus attention on areas with a higher percentage of individuals with disabilities such as where the Golf Course Site is located.</u></p>	<ul style="list-style-type: none"> <li><u>Adopt code amendments to allow supportive housing and low barrier navigation center by right if the project meets requirements established by State Law. The City will also identify incentive programs for the development of senior housing services and amend the Municipal Code to permit Residential Care Facilities serving seven or more persons to allow zoning permits to be approved objectively.</u></li> <li><u>Remove the City's reasonable accommodation fees and reduce instances of deferred maintenance in local housing stock, especially for persons with disabilities and lower income persons.</u></li> </ul>	<p>Medium</p>	<p><u>To support individuals with disabilities who may need access to supportive housing, low barrier navigation centers, or senior housing and services, the City will conduct the following actions:</u></p> <ul style="list-style-type: none"> <li><u>Adopt code amendments within 24 months of Housing Element adoption.</u></li> <li><u>Annually review and revise incentive programs for senior housing and services.</u></li> <li><u>Adopt reasonable accommodation code amendments within 12 months of Housing Element adoption.</u></li> </ul> <p><u>To reduce instances of deferred maintenance and increase accessibility for persons with disabilities, the City will conduct the following actions:</u></p> <ul style="list-style-type: none"> <li><u>Disseminate information on the Home Rehabilitation program on an ongoing, quarterly basis as well as</u></li> </ul>

				<p><u>annually allocating funding to approximately 14 homes.</u></p> <ul style="list-style-type: none"> <li>• <u>Update reasonable accommodation fees within 12 months of Housing Element adoption.</u></li> </ul> <p><b><u>Evaluative Metric(s):</u></b></p> <ul style="list-style-type: none"> <li>• <u>Provide collateral and consultation and seek to address 100 percent of complaints on an annual basis.</u></li> <li>• <u>Provide accessibility and fair housing information throughout the City, and particularly in areas with higher concentrations of low income or senior community resource centers within 12 months of adoption</u></li> <li>• <u>Convene an annual meeting with fair housing advocates to discuss fair housing rights.</u></li> <li>• <u>Provide assistance to approximately 14 qualifying households through the Home Rehabilitation program to support home</u></li> </ul>
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					<u>modifications necessary to support persons with disabilities.</u>
<u>Issue:</u> <u>Fair Housing Enforcement and Outreach</u>  <u>Goal:</u> <u>Mobility, Place Based Strategies for Community Revitalization</u>	<p><u>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.</u></p>	<p><u>Citywide.</u></p> <p><u>Focused areas with a higher percentage of lower income residents or where there are existing affordable developments such as Naomi Gardens.</u></p> <p><u>The City will also focus attention in areas where transit-oriented development could occur as these housing options may be more popular for low and very low to moderate income residents that may not have access to a vehicle. Transit-oriented developments and mixed-use areas also tend to revitalize underutilized commercial areas and allow for greater opportunity.</u></p>	<ul style="list-style-type: none"> <li><u>Disseminate Fair Housing information and resources to Arcadia residents.</u></li> <li><u>Continue to partner with the HRC to educate the community on Fair Housing.</u></li> </ul>	<u>Medium</u>	<p><u>To increase accessibility of information on Fair Housing to residents in the City, the City will conduct the following actions:</u></p> <ul style="list-style-type: none"> <li><u>Within 12 months, disseminate information and resources on a quarterly basis through the City's social media channels, public postings at City Hall, and the City's quarterly newsletter.</u></li> </ul> <p><u>To provide greater support for residents experiencing fair housing issues and to educate residents about fair housing, the City will conduct the following actions:</u></p> <ul style="list-style-type: none"> <li><u>Convene an annual direct residents to the HRC to provide Fair Housing Resources through newsletters and events such as the Senior Fair.</u></li> </ul> <p><u>Evaluative Metric(s):</u></p> <ul style="list-style-type: none"> <li><u>Seek to increase contacts to</u></li> </ul>

					<p><u>residents for fair housing information within the City by 50 percent for residents throughout the planning period.</u></p> <ul style="list-style-type: none"><li>• <u>Convene an annual meeting with fair housing advocates to discuss fair housing rights.</u></li></ul>
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**Table 10-1: Local Contributing Factors**

Fair Housing Issue	Contributing Factor	Priority	Actions
<p><b>1. Lack of Affordable Housing</b></p> <p><i>Housing Mobility, New Opportunities in Higher Opportunity Areas</i></p>	<p>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</p>	High	<p>The City will incentivize affordable housing developments for all income levels and working to inform developers of incentives to develop affordable housing as well as preservation of existing affordable units.</p> <p>Applicable Programs:</p> <p>Program 5-3: Residential Design Guidelines</p> <p>Program 5-15: Encourage Development of Housing Sites Listed in Inventory</p> <p>Program 5-16: Housing Density Bonus</p> <p>Program 5-25: Participation in the San Gabriel Valley housing Trust</p> <p>Program 5-27: Section 8 Housing Choice Voucher Program</p> <p>Program 5-35: Mitigating Constraints for the Development of Affordable Housing Projects</p>
<p><b>2. Barriers to Housing for Persons with Disabilities</b></p> <p><i>Housing Mobility, New Opportunities in Higher Opportunity Areas</i></p>	<p>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</p>	Medium	<p>The City will amend the Reasonable Accommodation Procedure as well as work to distribute information regarding construction of housing for persons with disabilities.</p> <p>Applicable Programs:</p> <p>Program 5-3: Residential Design Guidelines</p> <p>Program 5-19: Inclusionary Housing Policy</p> <p>Program 5-23: Public Information about</p>

	<p>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.</p>		<p><a href="#">Affordable Housing Program</a></p> <p><a href="#">Program 5-27: Section 8 Housing Choice Voucher Program</a></p> <p><a href="#">Program 5-28: Affordable Housing for Families and Persons with Special Needs</a></p> <p><a href="#">Program 5-34: Mitigating Constraints to Housing Choice for Persons with Disabilities</a></p>
3. Fair Housing Enforcement and Outreach  <i>Mobility, Place Based Strategies for Community Revitalization</i>	<p>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.</p>	Medium	<p>The City will continue to partner with the Housing Rights Center to provide Fair Housing services. In addition, the City will post information regarding Fair Housing on the City website, in City newsletters and social media</p> <p>Applicable Programs:</p> <p><a href="#">Program 5-3: Residential Design Guidelines</a></p> <p><a href="#">Program 5-23: Public Information about Affordable Housing</a></p> <p><a href="#">Program 5-32: Fair Housing Assistance</a></p>

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.

**Additional 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

<b>Time Frame:</b>	Implement programs on an ongoing basis, beginning within 12-24 months of adoption
<b>Related Policies:</b>	H-5.1, H-5.2, H-5.3
<b>Sustainability Focus?</b>	No

## 5-32. 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.

<b>Responsible Agency:</b>	Development Services Department; Los Angeles County Community Development Commission; Housing Rights Center
<b>Funding Source:</b>	CDBG
<b>Time Frame:</b>	Ongoing
<b>Related Policies:</b>	H-5.1; H-5.2; H-5.3
<b>Sustainability Focus?</b>	No

## 5-33. 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.

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

## 5-34. Mitigating Constraints to Housing Choice for Persons with Disabilities

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
- The City will update the Municipal Code to remove fees for reasonable accommodation
- The City will amend the Municipal Code to update the definition of family to comply with all federal and state fair housing laws. The definition will be changed so it does not distinguish between related and unrelated persons and will not impose limitations on the number of people that may constitute a family.
- The City will amend the Municipal Code to allow the ministerial processing to permit of permit Residential Care Facilities serving seven or more persons in all zones allowing residential uses based on objective criteria to facilitate approval certainty to and allow zoning permits to be approved objectively, without a conditional use permit.

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

## 5-35. Mitigating 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. 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 6<sup>th</sup> Cycle, the City will actively work to create amendments or incentives to lower the barrier to develop affordable housing.
- ~~Monitor Evaluate existing adopted parking requirements and revise the requirements accordingly if they are shown to be a constraint identified to the development of smaller unit types (e.g. studios, one-bedroom units, etc.) and multifamily housing.~~
- Identify and remove constraints to the development of affordable housing. The City will remove parking standards for affordable housing projects 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

## 5-36. Water and Sewer Service Providers

Pursuant to SB 1087, Chapter 727, Statutes 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 6<sup>th</sup> Cycle Housing Element to local water and sewer providers for their review and input.

**Objectives:**

- Submit the 6<sup>th</sup> 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

<b>Funding Source:</b>	CDBG
<b>Time Frame:</b>	Transmit document immediately upon adoption of future amendment
<b>Related Policies:</b>	H-5.1; H-5.2
<b>Sustainability Focus?</b>	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.

## 5-37. 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.

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

Table 10-2: 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