City of Alhambra

2013-2021 Housing Element

November 2013

Development Services Department
111 South First Street, Alhambra, CA 91801



City of Alhambra

2013-2021 Housing Element Draft

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Chapter 1: Introduction

The Housing Element represents an awareness of the need within the City of Alhambra to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. This Alhambra Housing Element is in compliance with the 2013-2021 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

A. Community Context

Located in the San Gabriel Valley, Alhambra is a dense urban community encompassing 7.6 square miles. Nicknamed "The Gateway to the San Gabriel Valley", Alhambra is situated on the eastern edge of Los Angeles at the entrance of the San Gabriel Valley. Surrounding communities include South Pasadena and San Marino to the north, Monterey Park to the south, San Gabriel to the east, and Los Angeles to the west.

With a population of 83,089 in 2010, the City must supply adequate housing to meet its residents' various housing needs. The 2013-2021 Housing Element continues the City's focus on maintenance of the housing stock and continues programs designed to increase homeownership in the community, as well as to provide incentives for the development of affordable housing. The City will also continue to pursue other programs geared toward meeting the needs of lower-income households and special needs populations. The Housing Element identifies housing needs in the City and sets forth the policies to guide future housing development consistent with the policies in the General Plan.

B. Role and Organization of the Housing Element

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future residents can be met. Consistent with State Housing Element laws, it must be updated periodically. This Housing Element covers a period extending from October 15, 2013 to October 15, 2021. The Housing Element identifies strategies and programs to: 1) maintain and preserve the existing affordable housing stock; 2) assist in the development of affordable housing; 3) identify adequate sites to achieve a variety of housing; 4) remove governmental and other constraints on housing development; and 5) promote equal housing opportunity.

The Housing Element consists of the following major components:

- An introduction of the purpose and organization of the Housing Element (Chapter 1)
- An analysis of the City's demographic and housing characteristics and trends (Chapter 2)
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Chapter 3)
- An evaluation of land, administrative, and financial resources available to address the housing goals (Chapter 4)
- A review of past accomplishments under the previous Housing Element (Chapter 5)
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs (Chapter 6).

C. State Requirements and Legislative Changes

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 of the California Government Codes describes the goal in detail:

a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm-workers, is a priority of the highest order.

b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

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

d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

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

a. To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

b. To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goals.

c. To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

d. To ensure that each local government cooperates with other local governments in order to address regional housing needs.

Pursuant to SB 375, jurisdictions within the Southern California Association of Governments (SCAG) region must update their housing elements every eight years to reflect a community's changing housing needs. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development (HCD) and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

In response to changing State law pertinent to the housing element, this updated Housing Element addresses recent changes to the State Housing Element law:

- **Developmental Disabilities** – SB812, which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

- **Safety and Conservation Elements** – AB162 requires all cities and counties to amend the safety and conservation elements of their general plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element on, or after, January 1, 2009.

D. Relationship to Other General Plan Elements

The Alhambra General Plan consists of seven elements: Land Use, Housing, Circulation, Environmental Management, Economic Development, Noise, and Implementation. The Housing Element builds upon the other Elements, and is consistent with the General Plan's policies and proposals. The Housing Element draws upon the development capacity levels given in the Land Use Element to determine the appropriate location for affordable housing development. Whenever any element of the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Pursuant to SB162 and SB244, the City will review and update, as necessary, its Land Use and Safety Elements upon completion of the Housing Element to address flood hazards and management, and the provision of services and infrastructure in disadvantaged unincorporated communities (if any).

E. Public Participation

Section 65583(c)(7)of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

Housing Element Outreach Process

The Housing Element must reflect the values and preferences of the residents, and therefore, citizen participation is an important component of the development of this Element. The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of funds.

The City held a study session before the Planning Commission on August 5, 2013 to present the 2013-2021 Public Review Draft Housing Element. To ensure that all economic segments of the community maintained involvement throughout the Housing Element update process, the City advertised the study session through:

- Notifications published in the Pasadena Star News.
- Special invitations sent out to local service providers, housing developers, and community groups; and

- Information posted on the City's website

No public comments were received at the public hearing. The Planning Commission voiced concerns regarding the process and methodology for developing the Regional Housing Needs Allocation (RHNA).

The City will also conduct public hearings on the Draft Housing Element to provide additional opportunities for input. Invitation letters will be provided to social service providers listed in Appendix B. Notice of all public hearings is published in the Pasadena Star News at least 10 days prior to the hearing date. Agendas and staff reports are available in advance, and the meetings are held in City Hall which is accessible to persons with disabilities.

F. Data Sources

Data from a variety of resources inform the crafting of the Housing Element. One of the most cited sources is the Census (2000 and 2010 Census); the Census, though dated, provides consistent demographic characteristics that are widely accepted. American Community Survey (ACS) three-year (2009-2011) and five-year (2007-2011) Population and Housing Estimates supplement the 2010 Census data. Additional information has been drawn from the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is based on special tabulations for the U.S. Department of Housing and Urban Development (HUD) from sample Census data.

Chapter 2: Community Needs Assessment

Originally part of a large ranch owned by Benjamin "Don Benito" Wilson, the City of Alhambra was incorporated in 1903. The City is now known as the "Gateway to the San Gabriel Valley", which was one of the fastest growing regions in Los Angeles County during the 1980s and 1990s. Today, an older City in the midst of a well-established area, Alhambra is virtually built out, and has limited vacant land remaining for residential development. In addition, the high cost of housing in Southern California presents obstacles for many to find quality affordable housing. The situation is worsened for special needs groups such as the elderly, large families, or those with disabilities, whose specific housing requirements that further narrow the housing available that meets their needs.

This Housing Needs Assessment presents information on the City of Alhambra's resident population, housing stock characteristics, and employment trends. This information lays the foundation for the objectives, policies, and programs that aim to address these housing needs.

The data used in this needs assessment has been collected from a variety of sources, including the U.S. Census Bureau (2000 and 2010 Census) and Southern California Association of Governments (SCAG). For demographic data, three-year (2009-2011) and five-year (2007-2011) estimates from the American Community Survey (ACS) are used to supplement the 2010 Census. The Comprehensive Housing Affordability Strategy (CHAS) provides detailed tabulations of housing problems by income level. CHAS is based on special tabulations from sample 2005-2009 ACS data for the U.S. Department of Housing and Urban Development (HUD). Because of the use sample surveys, the number of households in each category often deviates slightly from 100 percent count as reported by the 2010 Census due to extrapolations to the total households.

A. Population Characteristics

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

1. Population Trends

Incorporated in 1903, Alhambra experienced its first major growth period during the 1920s, when the population grew more than three-fold from 9,000 to 29,000 residents. Between 1950 and 1980, the City's population grew more slowly but steadily. In the 1980s, however, the City experienced another growth spurt, as the population increased by almost 27 percent to 82,000 residents. Population growth in the City has slowed significantly since 1990, increasing by just five percent between 1990 and 2010 (3,698 residents). According to the Census, Alhambra's population actually decreased by three percent between 2000 and 2010.

Population growth in the region was limited overall since 2000. Like Alhambra, the nearby cities of El Monte, Glendale and San Gabriel experienced small decline in population. Growth in Los Angeles County overall was minimal at only three percent during the last decade (Table 1).

Table 1: Population Growth: Alhambra and Surrounding Cities (1990-2010)

Jurisdiction	1990	2000	2010	Growth Rate	
				% Change 1990-2000	% Change 2000-2010
Alhambra	82,106	85,804	83,089	4.50%	-3.16%
El Monte	106,209	115,965	113,475	9.19%	-2.15%
Glendale	180,038	194,973	191,719	8.30%	-1.67%
Monterey Park	60,738	60,051	60,265	-1.13%	0.36%
Pasadena	131,591	133,936	137,122	1.78%	2.38%
San Gabriel	37,120	39,804	39,718	7.23%	-0.22%
Los Angeles County	8,863,164	9,519,338	9,818,605	7.40%	3.14%

Source: U.S. Bureau of the Census, 1990-2010 Census.

2. Age Characteristics

The age characteristics of a community indicate current needs and future trends for housing. Because different age groups have very different housing needs, housing demand correlates to the age of residents. For example, young adult households may choose to occupy apartments, condominiums, and small single-family homes because of affordability, location, and no or few children. Middle-age adults may prefer larger homes in which to raise families, while seniors may prefer smaller units that have lower costs and are more proximate to services. Table 2 shows the age characteristics of Alhambra residents since 1990. The Census data indicate that the Alhambra population is aging. Between 1990 and 2010, the percentage of residents above age 35 increased, while the percentage of children and young adults decreased. The median age in Alhambra was 39.3 years old, according to the 2010 Census, a significant increase from the median age of 35 years in 2000.

Table 2: Age Characteristics (1990-2010)

Age Group (years)	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<5	5,863	7.1%	5,350	6.2%	4,319	5.2%
5-14	9,687	11.8%	10,687	12.5%	8,302	10.0%
15-24	13,262	16.2%	11,462	13.4%	10,962	13.2%
25-34	17,230	21.0%	15,435	18.0%	12,526	15.0%
35-44	12,285	15.0%	13,766	16.0%	12,381	14.9%
45-54	7,129	8.7%	11,043	12.9%	12,564	15.1%
55-64	6,003	7.3%	6,745	7.9%	10,123	12.2%
65+	10,647	13.0%	11,316	13.2%	11,912	14.3%
Total	**82,106**	**100.0%**	**85,804**	**100.0%**	**83,089**	**100.0%**

Source: U.S. Bureau of the Census, 1990-2010 Census.

3. Race and Ethnicity

The nature and extent of a community's housing needs are, to a large extent, determined by the racial/ethnic composition of its population. The size and type of housing preferred and the neighborhood desired often vary by a person or household's racial or ethnic background. Between 1990 and 2010, the racial and ethnic composition of Alhambra's residents has changed significantly. Most notable among the changes was the increase in Alhambra's Asian population. In 1990, Asians and Hispanics were equally represented in the City (at just over 35 percent each). By 2010, the proportion of Asian residents had increased substantially to 53 percent of the population. Asians are now the predominant racial/ethnic group in the City (Table 3).

Table 3: Race and Ethnicity (1990-2010)

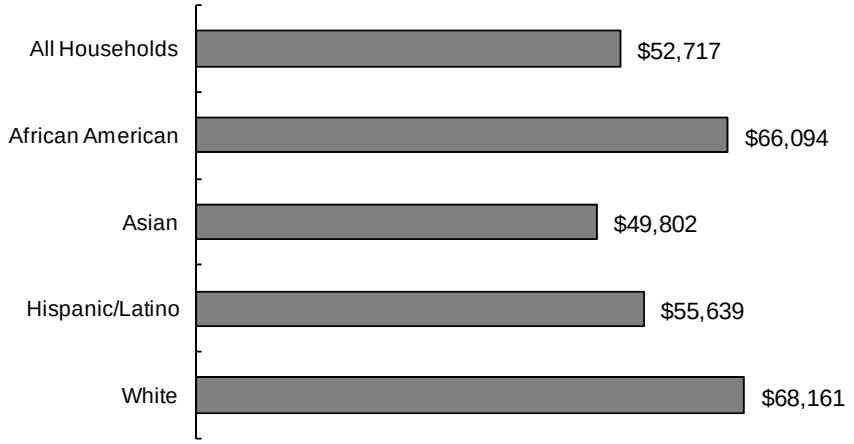
Race	1990		2000		2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Asian	30,715	37.4%	40,328	47.0%	43,614	52.5%
Hispanic	29,626	36.1%	30,453	35.5%	28,582	34.4%
White	19,924	24.3%	11,881	13.8%	8,346	10.0%
African American	1,482	1.8%	1,255	1.5%	1,078	1.3%
Other	359	0.4%	1,887	2.2%	1,469	1.8%
Total	**82,106**	**100.0%**	**85,804**	**100.0%**	**83,089**	**100.0%**

Source: U.S. Bureau of the Census, 1990-2010 Census.

Much of the growth in Alhambra is attributable to immigration. Between 1990 and 2011, the foreign-born population increased from approximately 39,000 to 44,175, representing more than one half of the City's population. Among foreign-born residents, over three quarters emigrated from Asia, with most other foreign-born residents coming from Latin America.

Ethnic diversity is also often correlated with other demographic characteristics such as age, family and household size, and income. Figure 1 shows the distribution of income by race in Alhambra. Whites, African Americans, and Hispanics had incomes higher than the median, while Asian households earned slightly less. (However, due to the small sample sizes for African American and "other" residents, the Census Bureau reports large margins of error for these two groups.)

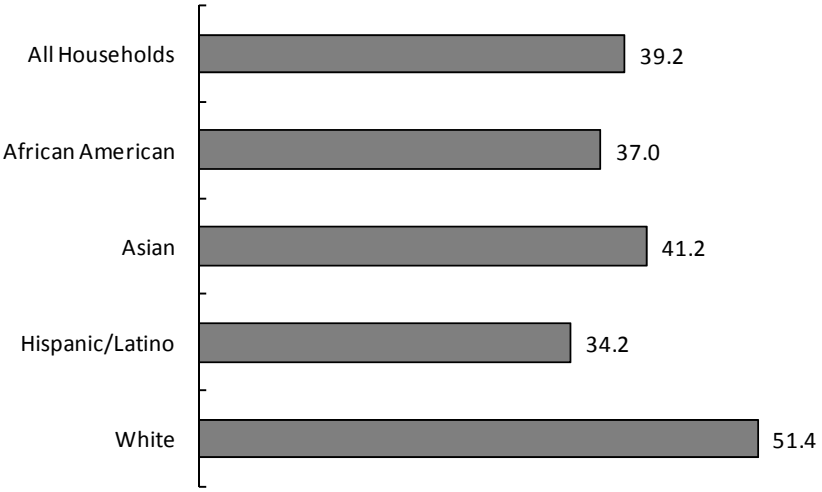
Figure 1: Median Household Income by Race/Ethnicity (2007-2011)



Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

Age distribution also varies significantly by race and ethnicity (Figure 2), as the average age of Hispanic and African American residents in the City tended to be younger than the citywide median. The median age of Asian residents was slightly higher than the median age for all households, while the median age for Whites was much higher than the overall median. The data indicate that the population in general is aging, and it appears that a large share of the White population is aging in place.

Figure 2: Median Age by Race/Ethnicity (2007-2011)

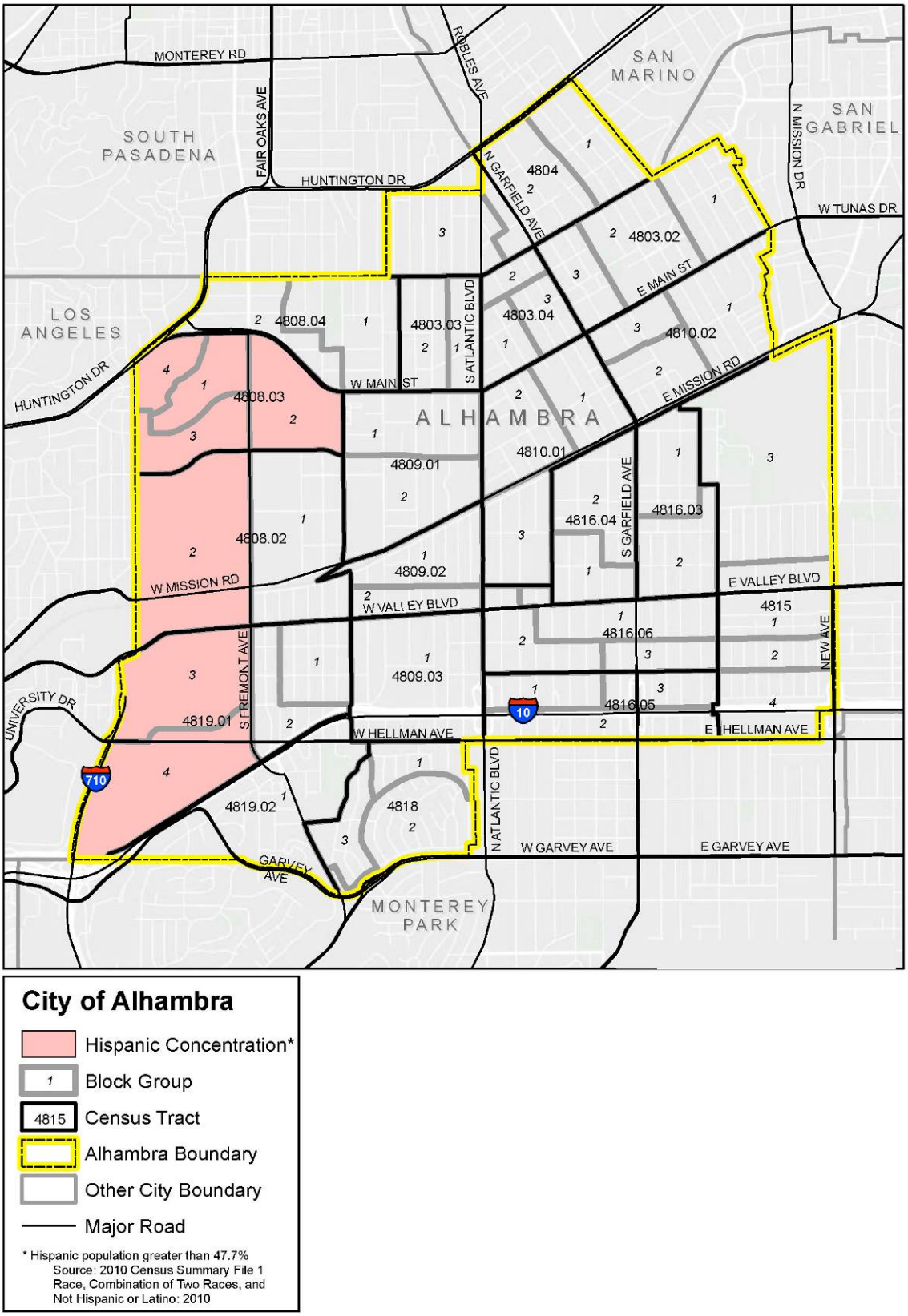


Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

Areas of Minority Concentrations

A minority concentration is defined as a Census block group where proportion of non-White residents is higher than the countywide average. Asians, however, comprise the majority racial/ethnic group and are distributed evenly throughout the City. Figure 3 illustrates the concentrations of Hispanic residents by Census block group. Concentrations of Hispanic residents can be found in the western portion of the City, west of Fremont Avenue. No concentration of White or African American populations exists in the City.

Figure 3: Concentrations of Hispanic Population (2010)



City of Alhambra

- Hispanic Concentration*
- 1 Block Group
- 4815 Census Tract
- Alhambra Boundary
- Other City Boundary
- Major Road

* Hispanic population greater than 47.7%
Source: 2010 Census Summary File 1
Race, Combination of Two Races, and
Not Hispanic or Latino: 2010

B. Employment Characteristics

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

According to the American Community Survey (ACS), an average of 41,162 Alhambra residents were employed during 2007- 2011, an increase of approximately 10 percent since 2000 when the Census recorded 37,421 employed City residents. As shown in Table 4, most of the City's residents were employed in two categories: Management/Business/Science/Arts and Sales/Office. Generally, managerial/professional positions earn higher incomes than other occupational categories.

Table 4: Employment by Occupation (2007-2011)

Occupation	2011	
	Employees	Percent of Total
Management, Business, Science, and Arts	14,965	36%
Service Occupations	7,459	18%
Sales and Office Occupations	11,496	28%
Natural Resources, Construction, and Maintenance	2,721	7%
Production, Transportation, and Material Moving	4,521	11%
Total Jobs	**41,162**	**100%**

Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

According to American Community Survey (ACS) estimates, the average unemployment rate in Alhambra was 4.9 percent during 2007-2011. This was lower than the countywide unemployment rate of 6.4 percent. The ACS estimates that Alhambra had a labor force of 44,639 persons during the period. .

Table 5 identifies major employers located in the City, including three organizations that employ over 1,000 individuals. Major employers in the City include the Los Angeles County Public Works Department, Alhambra City Schools, and the County of Los Angeles.

Table 5: Top 10 Employers in Alhambra (2012)

Business	Type of Business	Number of Employees	Location
Los Angeles County Public Works	Government	3,600	900 South Fremont Ave
Alhambra City Schools	Education	2,136	Various locations (District Office - 15 West Alhambra Rd)
County of Los Angeles (at The Alhambra)	Government	1,500	1000 South Fremont Ave
Edison Company	Public Utility	800	501 Marengo Ave
Alhambra City Hall	Government	675	111 South First St
Alhambra Hospital	Hospital	600	100 South Raymond Ave
LA County Community Development Commission	Government	482	700 W Main St
Empire Building Maintenance	Maintenance	420	624 South Palm Ave
Costco	Retail	369	2207 W Commonwealth
Target	Retail	275	2120 W Main St

Source: City of Alhambra, Comprehensive Annual Financial Report For the Year Ended June, 30 2012.

C. Household Characteristics

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

1. Household Type and Size

A household is defined by the Census as all persons who occupy a housing unit, which may include families, single persons, and unrelated persons sharing a housing unit. Persons residing in group quarters such as dormitories or retirement homes are not considered households. The characteristics of a community's households serve as important indicators of the type and size of housing needed in the City. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to provide households of different ages and types the opportunity to live in Alhambra.

In 2010, there were 29,217 households in the City. Alhambra continues to be a stable, family-oriented community, with 70 percent of all households classified as families (Table 6). The proportion of family households in the City was fairly comparable to that in the County (68 percent) and in the State (69 percent). However, the number and proportion of families without children in Alhambra increased while the number and proportion of families with children decreased during the last decade.

Table 6: Household Type (1990-2010)

Household Type	1990		2000		2010		Percent Change in Households	
	Number	Percent	Number	Percent	Number	Percent	1990-2000	2000-2010
Total Households	**28,362**	**100%**	**29,111**	**100%**	**29,217**	**100%**	**3%**	**0%**
Families	19,610	69%	20,669	71%	20,594	70%	5%	0%
With Children	9,521	34%	9,645	33%	9,255	32%	1%	-4%
With no Children	10,089	36%	11,024	38%	11,339	39%	9%	3%
Non-Families	8,752	31%	8,442	29%	8,623	30%	-4%	2%
Singles	6,905	24%	6,562	23%	6,479	22%	-5%	-1%
Others	1,847	7%	1,880	6%	2,144	7%	2%	14%
Average Household Size		2.83		2.88		2.82	2%	-2%
Average Family Size		3.41		3.41		3.30	0%	-3%
Renter-Occupied		59%		61%		59%	2%	-3%
Owner-Occupied		41%		39%		41%	-4%	5%

Source: U.S. Bureau of the Census, 1990-2010 Census.

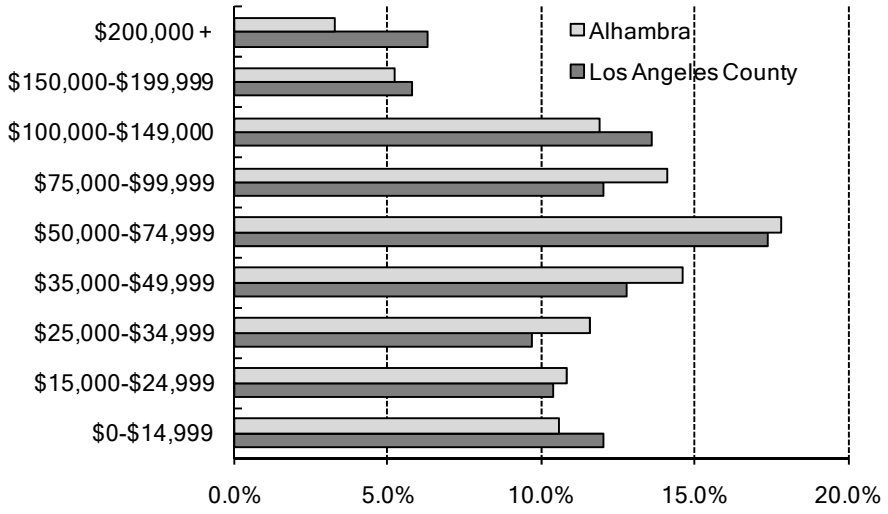
Household size is another important indicator of housing need. The presence of families with children, students, and elderly persons, among other groups, can have different effects on the average household size in a community. For example, in communities where there are many families with children, the average household size is likely to be higher. Communities with a large elderly population, however, tend to have a smaller average household size. In either case, household size can help identify the type of housing that is needed in a community. As shown in Table 6, both the average family size and the average household size in Alhambra decreased slightly between 2000 and 2010. Average household size and family size in the City were slightly lower than for Los Angeles County overall, which as of 2010, had an average household size of 2.98 and an average family size of 3.58.

2. Household Income

The ability of a household to acquire adequate housing is related to household income, whether earned or from other sources. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic factors including race, gender, and household type. While higher income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

According to the ACS, the median household income for Alhambra during 2007-2011 was $52,717, lower than the County median of $56,266. Figure 4 shows that, overall, the income distribution in Alhambra closely paralleled that of Los Angeles County in the lower income categories. However, a smaller proportion of Alhambra households received more than $75,000, compared to the County. Compared to the income profiles of neighboring jurisdictions, Alhambra's median income was higher than nearby El Monte ($41,820) and Monterey Park ($51,736), but lower than San Gabriel ($57,666).

Figure 4: Annual Household Income (2007-2011)



Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income Households earn between 0 and 30% of AMI
- Very Low Income Households earn between 31 and 50% of AMI
- Low Income Households earn between 51 and 80% of AMI
- Moderate Income Households earn between 81 and 120% of AMI
- Above Moderate Income Households earn over 120% of AMI

Combined, the extremely low, very low, and low income groups are referred as lower income.

The 2010 Census does not collect information on the number of households belonging to each of the income categories described above. However, household income data were tabulated by the Southern California Association of Governments (SCAG) using the 2005-2009 ACS (Table 7). As shown below, between 2005 and 2009, approximately 42 percent of the City's households earned lower incomes, while 58 percent had earned moderate incomes or above.

Table 7: Income Distribution (2009)

Income Group	Number of Households	Percent of Total	Los Angeles County Percent
Extremely Low (30% or less)	3,723	12.6%	13.7%
Very Low (31 to 50%)	3,369	11.4%	11.5%
Low (51 to 80%)	5,252	17.8%	15.6%
Moderate (81 to 100%)	5,496	18.6%	16.8%
Above Moderate (over 100%)	11,735	39.7%	42.4%
Total	**29,575**	**100.0%**	**100.0%**

Source: SCAG (ACS), 2005-2009.

Household income is closely correlated to tenure, as most households with lower incomes usually cannot afford to buy a home. Consistent with this observation, renters in Alhambra were more likely to receive lower incomes overall, with one-third having extremely low and very low incomes (Table 8). There was also a significant income disparity between renter- and owner-households, as the proportion of owners with extremely low and very low incomes was only 20 percent. Overall, elderly renters are shown to be in the most precarious financial situation, with nearly one-half receiving extremely low and very low incomes.

Table 8: Housing Assistance Needs of Lower Income Households (2005-2009)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	930	1,420	140	3,115	680	95	1,305	4,420
With Any Housing Problem	*68%*	*95%*	*100%*	*82%*	*51%*	*100%*	*62%*	*76%*
With Cost Burden >30%	*68%*	*94%*	*100%*	*81%*	*49%*	*100%*	*62%*	*75%*
With Cost Burden >50%	*52%*	*87%*	*100%*	*73%*	*37%*	*100%*	*52%*	*67%*
Very Low Income (31-50% AMI)	560	1,630	150	2,865	530	115	1,180	4,045
With Any Housing Problem	*90%*	*91%*	*87%*	*91%*	*41%*	*83%*	*60%*	*82%*
With Cost Burden >30%	*91%*	*89%*	*79%*	*89%*	*41%*	*78%*	*58%*	*80%*
With Cost Burden >50%	*65%*	*43%*	*3%*	*48%*	*20%*	*70%*	*36%*	*45%*
Low Income (51-80% AMI)	405	2,005	345	3,720	535	295	2,175	5,895
With Any Housing Problem	*65%*	*64%*	*86%*	*69%*	*17%*	*75%*	*56%*	*64%*
With Cost Burden >30%	*63%*	*56%*	*42%*	*59%*	*15%*	*51%*	*52%*	*57%*
With Cost Burden >50%	*21%*	*6%*	*0%*	*9%*	*7%*	*17%*	*33%*	*18%*
Moderate & Above Income (>80% AMI)	525	3,110	625	6,690	1,405	1,005	8,040	14,730
With Any Housing Problem	*6%*	*22%*	*58%*	*20%*	*16%*	*44%*	*32%*	*27%*
With Cost Burden >30%	*6%*	*11%*	*10%*	*10%*	*15%*	*20%*	*28%*	*20%*
With Cost Burden >50%	*0%*	*0%*	*6%*	*1%*	*2%*	*4%*	*7%*	*4%*
Total Households	**2,420**	**8,165**	**1,260**	**16,390**	**3,150**	**1,510**	**12,700**	**29,090**
With Any Housing Problem	***59%***	***59%***	***74%***	***55%***	***28%***	***56%***	***42%***	***49%***
With Cost Burden >30%	***59%***	***52%***	***37%***	***48%***	***27%***	***36%***	***39%***	***44%***
With Cost Burden >50%	***39%***	***25%***	***14%***	***25%***	***14%***	***18%***	***19%***	***22%***

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins for error can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

CHAS tabulations also highlight income disparities between different racial/ethnic groups. CHAS data displayed in Table 9 reveals that White households in Alhambra (39 percent) were less likely to have lower incomes (less than 80 percent AMI) than the population at large (49 percent). By comparison, the proportion of Asian households that earned lower incomes was higher than for all other racial/ethnic groups (54 percent). Because Asians were the most likely

to have lower incomes, this group will also likely be the most impacted by housing problems such as overcrowding and overpayment.

Table 9: Income by Race/Ethnicity (2005-2009)

Race/Ethnicity	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate Income (81%+)
Asian	19.4%	15.7%	18.8%	46.1%
Hispanic/Latino	11.3%	12.8%	23.2%	58.9%
White	11.4%	11.1%	16.9%	60.9%
African American	6.7%	11.1%	23.3%	58.9%
Total	**15.2%**	**14.0%**	**20.1%**	**50.7%**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

D. Special Needs Groups

Special needs groups, as defined by state law, include seniors, persons with disabilities, large households, single-parent households, persons living in poverty, farmworkers, and the homeless. These groups often have difficulty obtaining decent, affordable housing due to their special circumstances. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

Table 10: Special Needs Groups (2007-2013)

Special Needs Groups	Number of Households/ Persons	Owners		Renters		Percent of Total Household/ Persons
		Number	Percent	Number	Percent	
Households that include at least one Senior (person age 65 or over)	8,565	n.a.	n.a.	n.a.	n.a.	29%
Senior-Headed Households	6,108	3,421	56%	2,687	44%	21%
Senior Living Alone	2,301	1,052	46%	1,249	54%	8%
Persons with Disabilities**	7,290	n.a.	n.a.	n.a.	n.a.	9%
Large Households	4,100	2,004	49%	2,096	51%	14%
Single-Parent Households	2,338	n.a.	n.a.	n.a.	n.a.	8%
Female-Headed Households With Children	1,725	n.a.	n.a.	n.a.	n.a.	6%
Persons Living in Poverty*	10,610	n.a.	n.a.	n.a.	n.a.	13%
Farmworkers (persons)*	177	n.a.	n.a.	n.a.	n.a.	<1%
Homeless	30	n.a.	n.a.	n.a.	n.a.	<1%

Notes:
*=2010 Census data not available. Estimate is from the 2007-2011 ACS.
**=2010 Census data not available. Estimate is from the 2009-2011 ACS.
n.a. = Data not available.
Sources: U.S. Bureau of the Census, 2010 Census; American Community Survey (ACS), 2007-2011 and 2009-2011.
LAHSA 2013 Homeless Count

1. Elderly

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

According to the 2010 Census, there were 11,912 elderly persons (over age 65) living in Alhambra. This represents an increase of five percent from 2000. In addition, over one-third of the elderly population (36 percent) had some form of disability in 2011.

As shown in Table 10, 44 percent of existing elderly households were renters and 56 percent were owners in 2010. In 1990, only 36 percent of elderly households were renters. CHAS data (shown in Table 8) indicates that approximately 65 percent of the City's elderly households were lower income. Approximately 59 percent of elderly renters experienced a housing cost burden.

Resources

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, eight licensed residential care facilities for the elderly are located in Alhambra with a total capacity to serve 761 persons. Four adult day care facilities with a capacity to serve 190 persons and six adult residential facilities with a capacity to serve 24 persons are also located in the City.

Consistent with State law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as standard residential uses. In addition, the City conditionally permits small residential care facilities (six or fewer persons) in the PO, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. Rest homes are conditionally permitted in the R-3, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. Large residential care facilities serving seven or more persons are conditionally permitted in the R-3, PO, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. While a CUP is required for the siting of a large residential care facility, there are no additional siting or separation requirements that are specific to residential care facilities.

The Community Services Senior Division also offers a variety of programs and activities for adults age 60 and over, including recreation, social services, nutrition and transportation. As a designated Focal Point by the Los Angeles County Area Agency on Aging for the Southwest San Gabriel Valley Community Services Area, the Joslyn Center (located at 210 N. Chapel Avenue) serves as a central access point for information and services to assist Alhambra seniors and their family members.

Among the services offered by the City at the Joslyn Center, the Case Management Project offers comprehensive services to help senior residents live independently and safely in their homes for as long as possible. Services include referrals (medical, counseling and mental health; free legal consultations with an elder law attorney related to wills, trusts, probate and other estate planning matters; in-home services; transportation; caregiver resources, nutritional referrals, etc.). Residents can also benefit from various food related programs at the Center,

including group grocery runs, a home-delivered meals program, and a weekday senior nutrition lunch program.

In addition, the City maintains a calendar of monthly outings and activities available to residents on its website and also makes available the Senior Scene newsletter at the Joslyn Center, which highlights programs, services and activities offered by the City. A complete listing of additional resources for the City's seniors can be found online at:

http://www.cityofalhambra.org/government/parks_recreation/senior_services/index.html

The City has used the renaissance of its Downtown as an opportunity to meet the housing needs of the elderly. Several senior housing projects are clustered near transit, services, and public facilities to create a livable community for seniors, including:

- Burke Manor: 15 N. 3rd St.
- Plaza on Main: 333 W. Main St.
- TELACU Las Palmas Manor: 89 S. Chapel Ave.
- Wysong Plaza: 111 N. Chapel Ave.
- La Valencia Senior Apartments: 15 N. Valencia St.
- Woodward Manor: 200 N. Fifth St.
- Concerto: 111 N. Second St.

2. Persons with Disabilities (including Developmental Disabilities)

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

Many Alhambra residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. The 2010 Census did not collect information on disability. However, according to the 2009-2011 ACS, approximately nine percent of the City's population reported a disability (Table 11). Among the disabilities tallied, ambulatory (60 percent) and independent living difficulties (53 percent) were most prevalent. Over one-third of the senior population (36 percent) suffered from at least one disability, with ambulatory, independent living, and hearing difficulties being the most common.

The living arrangement of persons with disabilities depends on the severity of the disabilities and finances. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. State and federal legislation mandate that a percentage of units in new or substantially rehabilitated multi-family apartment complexes be made accessible to individuals with limited physical mobility. Most single-family homes, however, are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered

countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

Table 11: Disabilities Tallied by Age (2009-2011)

Disability Type	Percent of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	0.0%	19.3%	43.6%	33.4%
With a vision difficulty	9.9%	22.0%	18.7%	19.8%
With a cognitive difficulty	69.6%	41.4%	35.3%	38.4%
With an ambulatory difficulty	19.3%	52.4%	66.8%	60.3%
With a self-care difficulty	31.0%	22.5%	35.0%	30.2%
With an independent living difficulty	--	46.4%	59.0%	52.9%
Total Disabled Persons	**171**	**2,731**	**4,388**	**7,290**

Source: U.S. Bureau of the Census (ACS), 2009-2011.

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 1,246 persons in the City of Alhambra with developmental disabilities, based on the 2010 Census population.

The State Department of Developmental Services (DDS) coordinates a range of services for persons with developmental disabilities through the State-operated Developmental Centers and State-contracted nonprofit Regional Centers. According to the State DDS, as of November 2012, approximately 689 Alhambra residents with developmental disabilities were being assisted at the Lanterman Developmental Center (Pomona) and East Los Angeles Regional Center. Most of these individuals were residing in private homes with their parents or guardians and 294 of these persons with developmental disabilities were under the age of 18.

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

Resources

From a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, flashing lights, etc.).

To help meet the needs of the disabled population, the City has a number of residential care facilities that provide supportive services to persons with disabilities. Currently, 18 licensed community care facilities are located in Alhambra. As shown in Table 12, three types of facilities are tabulated: adult residential facility, residential care facility for the elderly, and adult day care.

Table 12: State-Licensed Community Care Facilities

Type of Facility	Description	Facilities	
		No.	Capacity
Adult Day Care	Day care programs for frail elderly or developmentally/ mentally disabled adults	4	190 persons
Adult Residential Care	Facilities that provide 24-hour non-medical care for disabled adults ages 18 through 59, who are unable to provide for their daily needs	6	24 beds
Residential Care - Elderly	Provides care, supervision, and assistance with activities of daily living for persons older than 60 years of age	8	761 beds

Source: State of California Community Care Licensing Division, 2013.
Note: Categories are not mutually exclusive

The Alhambra Zoning Ordinance defines a residential care facility as “any family home or group care facility for 24-hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individuals, excluding jails and other detention facilities.” Consistent with State law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as standard residential uses. In addition, the City conditionally permits small residential care facilities (six or fewer persons) in the PO, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. Rest homes are conditionally permitted in the R-3, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. Large residential care facilities serving seven or more persons are conditionally permitted in the R-3, PO, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. While a CUP is required for the siting of a large residential care facility, there are no additional siting or separation requirements that are specific to residential care facilities.

In addition, the City refers special needs individuals to Mentally and Educationally Retarded Citizens, Inc. (MERCI). MERCI accommodates 50 persons ages 1 to 18, and adults in age-specific programs. The City also refers special needs individuals to the School of Fashion & Design for Developmentally Disabled (located in Gardena). The school teaches self-sufficiency

skills through craft-making. The crafts and home décor items that are created are sold in the boutique that students operate with supervision.

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that persons with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use, zoning, and building code regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes. In May 2013, the City amended the Zoning Ordinance to establish a formal reasonable accommodations procedure.

3. Large Households

Large households, defined as households with five or more members, have special needs due to the limited availability of adequately sized affordable housing units. Larger units can be very expensive. As such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing cost, both of which result in unit overcrowding.

According to the 2010 Census, 4,100 large households (14 percent of all households) resided in Alhambra, more than one-half of which were renters. ACS data indicates that just 18 percent of occupied rental units in the City had three or more bedrooms (approximately 3,084 units). This shortfall of rental units available to large households indicates that at least some large households are living in overcrowded conditions.

As shown in Table 8, large households (regardless of tenure) were highly impacted by housing problems. Specifically, 100 percent of extremely low income large households were affected by housing problems and had a cost burden greater than 50 percent. Across all income levels, about 74 percent of large owner-households reported experiencing a housing problem while 56 percent of large renter-households were impacted by housing problems.

Resources

Alhambra's large households can benefit from City programs and services that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. The City's First-Time Homebuyer Program and Housing Rehabilitation Program may also benefit large households. When overcrowding is identified as an issue, room addition is an eligible improvement under the City's Housing Rehabiltiation Program. A list of housing resources is made available to residents through the Housing Division on the City's website.

4. Single-Parent Households

Single-parent households, especially female-headed households with children, can be a particularly vulnerable special needs group. These households often need accessible day care and health care for their families, as well as other supportive services, in addition to affordable housing.

In 2010, 2,338 single-parent households resided in Alhambra, representing eight percent of all households. An estimated 1,725 households in the City were female-headed, single-parent households with children under age 18, representing approximately six percent of all households in the City. Data from the 2007-2011 ACS indicate that approximately 17 percent of female-headed households with children had incomes below the national poverty level.

Resources

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is a pressing issue for many families with children. Affordable housing needs of single-parent households are addressed through the City's affordable housing programs, including First-Time Homebuyer Assistance, Housing Choice Vouchers, and Housing Rehabilitation.

The City also maintains a list of daycares and preschools located in Alhambra on its website, along with referral assistance, youth program details, and child support services located in the City and surrounding areas. A complete listing of additional resources for the City's childcare and child support services can be found online at:

http://www.cityofalhambra.org/community/child_services.html

5. Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2007-2011 ACS estimated 13 percent of all Alhambra residents and 11 percent of all families as living below the poverty level.

Resources

Persons living with incomes below the poverty level can benefit from City programs and services that provide assistance to lower income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents.

Pursuant to State law, the Housing Element must address the provision of housing for extremely low income households, such as single-room occupancy housing (SRO). SRO developments house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically addressed in the Alhambra Zoning Ordinance but are permitted as boardinghouses in the R-3 zone. To facilitate the development of SROs, the Zoning Ordinance will be amended within one year of adoption of the Housing Element to specify siting, development standards, and conditions for approval.

6. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2007-2011 ACS, 177 Alhambra residents were employed in the agriculture, forestry, fishing and hunting, and mining industries, representing less than one percent of the residents. The City has no agriculturally designated land.

Resources

Given the small number of persons employed in agricultural-related industries, the City can address the needs of the farm worker population through its overall affordable housing programs. Also, because Alhambra is an urban community in a metropolitan area, those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farm worker jobs.

7. Homeless Persons

State law (Section 65583(a)(7)) mandates that Housing Elements address the special needs of homeless persons. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

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

In February 2013, the Los Angeles Homeless Services Authority (LAHSA) oversaw a group of volunteers who performed a homeless count in the City. During this count, volunteers found 10 homeless adults, four unaccompanied homeless youth, three cars and one camper that looked as though a homeless individual or individuals were living inside, as well as two makeshift shelters in the City. Therefore, the City's homeless population is generally estimated at 30 persons.

Resources

The City of Alhambra amended its Zoning Ordinance in 2011 to permit the development of emergency shelters in the Valley Boulevard Corridor Specific Plan (VSP) and Industrial Planned Development (IPD) zones, subject to certain development standards. Emergency shelters are permitted in the VSP zone within the area bounded by Vega Street to the west and New Avenue to the east. Within the IPD zone, emergency shelters are permitted in the area bounded by Orange Street to the north, Mission Road to the south, Raymond Avenue to the east, and Palm Avenue to the west.

Given the small homeless population, the City does not directly allocate funding for homeless services. The City maintains a list of service providers to which homeless persons are referred.

Table 13: Homeless Service Providers

Facility	Location	Services
New Images Emergency Shelter	3804 S. Broadway Place Los Angeles	Emergency Shelter
Midnight Mission	601 S. San Pedro St. Los Angeles	Emergency Shelter
Covenant House	1325 N. Western Ave. Hollywood	Emergency Shelter serving 18-24 year olds
Emmanuel Baptist Rescue Mission	530 E. Fifth St. Los Angeles	Emergency Shelter
Missionary of Charity	10950 California Ave. Lynwood	Emergency Shelter serving pregnant women
Los Angeles Mission Ann Douglas Center	303 E. Fifth St. Los Angeles	Emergency Shelter Drug/Rehab Services
Salvation Army Safe Harbor	721 E. Fifth St. Los Angeles	Drug/Alcohol Rehab Services, serving women only
Harbor Light	809 E. Fifth St. Los Angeles	Drug/Alcohol Rehab Services, serving men only
Higher Goals	10510 S. Vermont Ave. Los Angeles	Emergency Shelter
Drug/Alcohol Abuse Referral Center	11411 Valley Blvd. El Monte	Drug/Alcohol Rehab Services

Source: Alhambra Police Department, 2012.

E. Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, tenure, vacancy rates, age, condition, and cost are important in determining the housing need for the community. This section details the housing stock characteristics of Alhambra, in an attempt to identify how well the current housing stock meets the needs of the current and future residents of the City.

1. Housing Growth

Alhambra is a built-out city that had experienced only minimal growth in its housing stock over the past 20 years. The 2010 Census reported 30,915 housing units in Alhambra, representing an increase of less than three percent since 2000 (Table 14). The City's growth rate during this period was comparable to that of Glendale, Monterey Park, and San Gabriel; however, residential development in nearby Pasadena was much greater.

Table 14: Housing Unit Growth

Jurisdiction	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Alhambra	29,604	30,069	30,915	1.57%	2.81%
El Monte	27,142	27,758	29,069	2.27%	4.72%
Glendale	72,114	73,713	76,269	2.22%	3.47%
Monterey Park	20,298	20,209	20,850	-0.44%	3.17%
Pasadena	53,032	54,132	59,551	2.07%	10.01%
San Gabriel	12,736	12,909	13,237	1.36%	2.54%
Los Angeles County	3,163,310	3,270,909	3,445,076	3.40%	5.32%

Source: U.S. Bureau of the Census, 1990-2010.

To a large extent, the limited growth in the San Gabriel region is primarily due to the trend of recycling single-family properties and small multi-family complexes into townhome developments. The most typical development trend in San Gabriel Valley communities is the demolition and replacement of a single-family home with three or four townhome units. As shown in Table 15, of all housing types, single-family attached homes have recorded the largest numerical increase since 1990, and now represent approximately 13 percent of all housing units in the City.

2. Housing Type and Tenure

The 2007-2011 ACS estimates a four-percent reduction in the number of multi-family units in Alhambra after 2000 while the number of single-family detached units increased by nearly six percent. These changes are likely the combined results of several factors: 1) replacement of older duplexes and triplexes for townhome developments; 2) reclassification of other unconventional housing arrangements (such as campers and trailers) from multi-family units to "other" housing units; and 3) sampling errors of the ACS.

Table 15: Characteristics and Trends

Housing Type	1990		2000		2007-2011		Percent Change in Units	
	#	%	#	%	#	%	1990-2000	2000-2010
Single-Family Detached	12,631	42.7%	12,770	42.4%	13,507	43.9%	1.1%	5.8%
Single-Family Attached	2,837	9.6%	3,270	10.9%	3,791	12.3%	15.3%	15.9%
Total Single-Family	**15,468**	**52.2%**	**16,040**	**53.3%**	**17,298**	**56.3%**	3.7%	**7.8%**
Multi-Family 2-4 Units	3,962	13.4%	3,955	13.1%	3,790	12.3%	-0.2%	-4.2%
Multi-Family 5+ Units	10,154	34.3%	10,074	33.5%	9,630	31.3%	-0.8%	-4.4%
Total Multi-Family	**14,116**	**47.7%**	**14,029**	**46.6%**	**13,420**	**43.6%**	-0.6%	**-4.3%**
Mobile Homes, Trailer & Other	20	0.1%	17	0.1%	33	0.1%	-15.0%	94.1%
Total	**29,604**	**100.0%**	**30,086**	**100.0%**	**30,751**	**100.0%**	1.6%	**2.2%**

Source: U.S. Bureau of the Census, 1990 -2010; American Community Survey (ACS), 2007-2011.

Tenure refers to the occupancy of a housing unit – whether the unit is owner-occupied or renter-occupied. Tenure preferences are often related to other characteristics such as household income or composition, and age of the householder. Generally, housing cost burden is more prevalent among renters than homeowners. However, the high cost of ownership housing in Southern California has also created high levels of cost burden among homeowners. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. For example, residential mobility can be influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing.

According to the 2010 Census, approximately 59 percent of Alhambra households rented their homes while 41 percent owned their homes. The number of renter-occupied units in the City actually decreased two percent between 2000 and 2010, while the number of owner-occupied units increased by four percent. Given that there are more than 17,000 single-family homes (attached and detached) in the City, with about 12,000 owner-households, a significant portion of the City's single-family housing stock is being used as rentals. The City offers assistance to first-time homebuyers to help them achieve homeownership.

Table 16: Housing Tenure

Tenure	1990		2000		2010		Percent Change in Units	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	1990-2000	2000-2010
Total Occupied	**28,239**	**100%**	**29,111**	**100%**	29,217	100%	3.1%	0.4%
Owner Occupied	11,463	41%	11,421	39%	11,916	41%	-0.4%	4.3%
Renter Occupied	16,776	59%	17,690	61%	17,301	59%	5.2%	-2.2%
Rental Vacancy Rate		4%		2%		5%	--	--
Owner Vacancy Rate		2%		1%		1%	--	--
Overall Vacancy Rate		5%		3%		6%	--	--

Note: Overall Vacancy Rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold but not occupied.
Source: U.S. Bureau of the Census, 1990 -2010.

3. Housing Vacancy

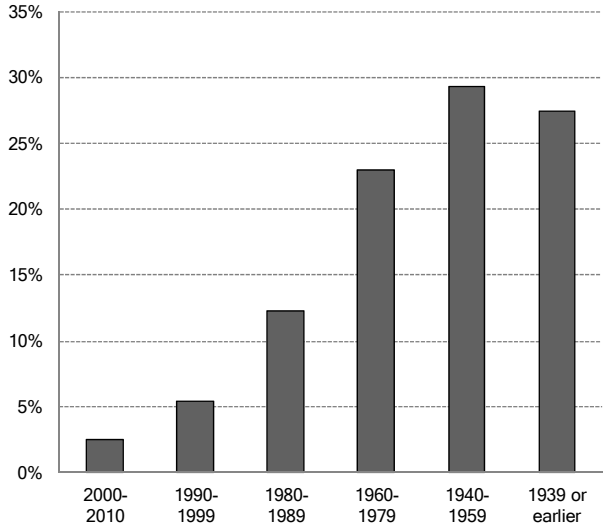
Housing vacancy rates are an indicator of the supply and demand of housing in a city. Some amount of housing vacancy is normal and accounts for people moving from one place to another. A healthy vacancy rate - one which permits sufficient choice among a variety of housing units - is considered to be two to three percent for ownership units and five to six percent for rental units. The 2010 Census estimates an overall vacancy rate of six percent for Alhambra. However, when split by tenure, the vacancy rate was five percent for rental units and just one percent for ownership units. Ownership vacancy rates in the City were below optimal which can lead to increased competition for housing and eventually higher housing costs and reduced housing opportunities for lower income households.

4. Housing Age and Condition

Assessing housing conditions in the City can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood.

Most residential structures over 30 years of age will require minor repair and modernization improvements, while units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Generally, a housing unit exceeds its useful life after 70 years of age if not properly maintained.

Figure 5: Age of Housing Stock



Source: U.S. Bureau of the Census, American Community Survey (ACS), 2007-2011.

The age of the City's housing stock, as defined by the year the units were built, is shown in Figure 5. As of 2011, approximately 80 percent of all housing units in the City were built prior to 1979, making the vast majority of housing in Alhambra 30 years old or older. The City was built out rather quickly following its incorporation in 1903 and a significant number of homes in the community may be in need of rehabilitation, based on age alone. Only about nine percent of the units in Alhambra were built after 1990.

Given the age of Alhambra's housing stock, and keeping in mind that maintenance can be economically and physically difficult for some income homeowners, the City offers an array of rehabilitation grants and loans for low and moderate income households to maintain their homes. In order to reach a broad range of participants in the program, flyers are distributed in multiple languages.

Substandard Conditions

The City allocates Community Development Block Grant (CDBG) funds to the Code Enforcement program annually. During the 2011-2012 program year, 3,077 code violations were investigated, of which 585 violations were located in low and moderate income areas. Among the violations investigated, 831 were complaints received by the Code Enforcement division, including 128 complaints in areas identified as low and moderate income areas. Of all complaints received in the low and moderate income areas, 105 (82 percent) were confirmed and the violators were notified. In addition to complaints received, the Code Enforcement staff observed 2,246 code violations in the field. Among these observed violations, 457 violations were located within the low and moderate income areas.

In 2012, the Code Enforcement Department estimated that 25 percent of the City's housing stock needed to be rehabilitated, which translates to approximately 7,729 units based on 2010 Census data. However very few units in the City are considered substandard and require replacement. The City's Housing Division works with Code Enforcement to identify units that need to be upgraded and encourages property owners to apply for City assistance.

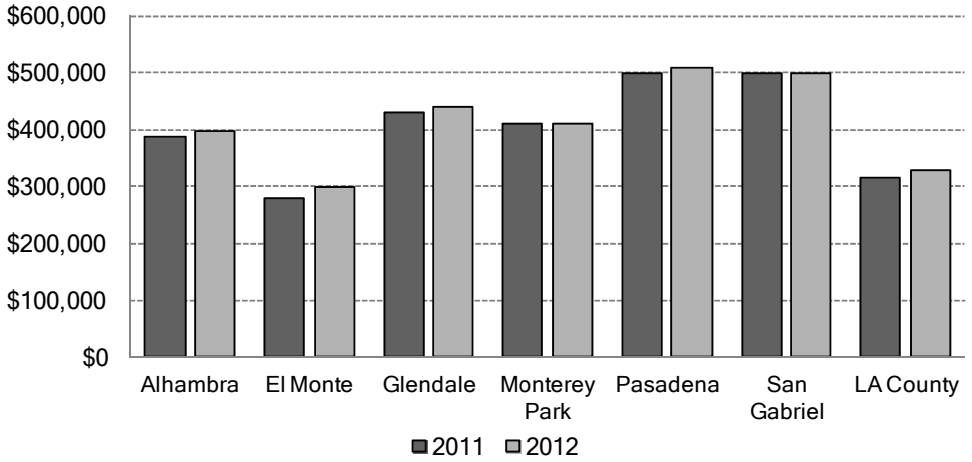
5. Housing Costs and Affordability

The cost of housing is directly related to the extent of certain housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Alhambra residents.

Ownership Housing

Regional housing market demand and convenient freeway access to employment centers have placed strong demand on the for-sale housing market in Alhambra. Figure 6 compares the median sales price of single-family homes in Alhambra and surrounding jurisdictions in 2011 and 2012.

Figure 6: Median Home Prices



Source: Dataquick Services, www.dqnews.com, March 2013.

Home prices in the San Gabriel region are gradually recovering from the housing market crash between 2008 and 2010. The City's median home sales price in 2012 increased approximately three percent from the previous year (Figure 6). The modest increase in home prices was similar to the increases experienced by most neighboring jurisdictions. Los Angeles County as a whole, though, experienced a slightly larger increase (five percent) in home prices by comparison. Median home sale prices, however, increased much more dramatically between 2012 and 2013. In February 2013, the City's median home sales price was recorded at $430,000, an 18 percent increase since February 2012. Nearby jurisdictions also experienced similar increases in home prices, with the exception of Monterey Park and San Gabriel.

Table 17: Changes in Median Home Sale Prices (2011-2013)

Jurisdiction	2011	2012		February 2013		Percent Change in Median Sale Price	
	Price	Number Sold	Price	Number Sold	Price	2011-2012	2012-2013*
Alhambra	$388,000	462	$399,000	29	$430,000	2.84%	17.65%
El Monte	$281,000	410	$300,000	29	$305,000	6.76%	15.09%
Glendale	$429,500	1,159	$440,000	83	$450,000	2.44%	23.29%
Monterey Park	$410,000	383	$410,000	33	$430,000	0.00%	-0.46%
Pasadena	$500,000	1,618	$510,000	110	$482,500	2.00%	20.63%
San Gabriel	$500,000	384	$500,000	24	$490,000	0.00%	5.38%
Los Angeles County	$315,000	83,770	$330,000	5,506	$350,000	4.76%	16.67%

Note: 2013 estimates are through February 2013.
* = Change is estimated from February 2012 to February 2013.
Source: Dataquick Services, www.dqnews.com, April 2013.

Rental Housing

Table 18 provides a summary of rents in Alhambra. Apartment rents range widely in the City: high end units and single-family homes can cost two to three times more than lower end and smaller apartment units, depending on the quality of amenities offered and location of the unit. Listings posted on Craigslist.org for available rental housing in Alhambra were reviewed during April 2013. Table 18 lists the median and average rents for rental housing by number of bedrooms. The overall average rent in the City was $1,399, though average rents by bedroom range from $764 for a studio unit to $2,697 for a unit with four or more bedrooms.

Table 18: Median and Average Rents by Number of Bedrooms (2012)

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
Studio	7	$750	$764	$625 to $1,000
One-Bedroom	65	$1,025	$1,074	$600 to $1,450
Two-Bedroom	71	$1,280	$1,392	$1,050 to $2,000
Three-Bedroom	28	$1,900	$1,961	$1,600 to $2,700
Four+ Bedrooms	8	$2,590	$2,697	$2,100 to $3,600
Total	**178**	**$1,275**	**$1,399**	**$600 to $3,600**

Source: Craigslist.org, April 3, 2013, to April 9, 2013.

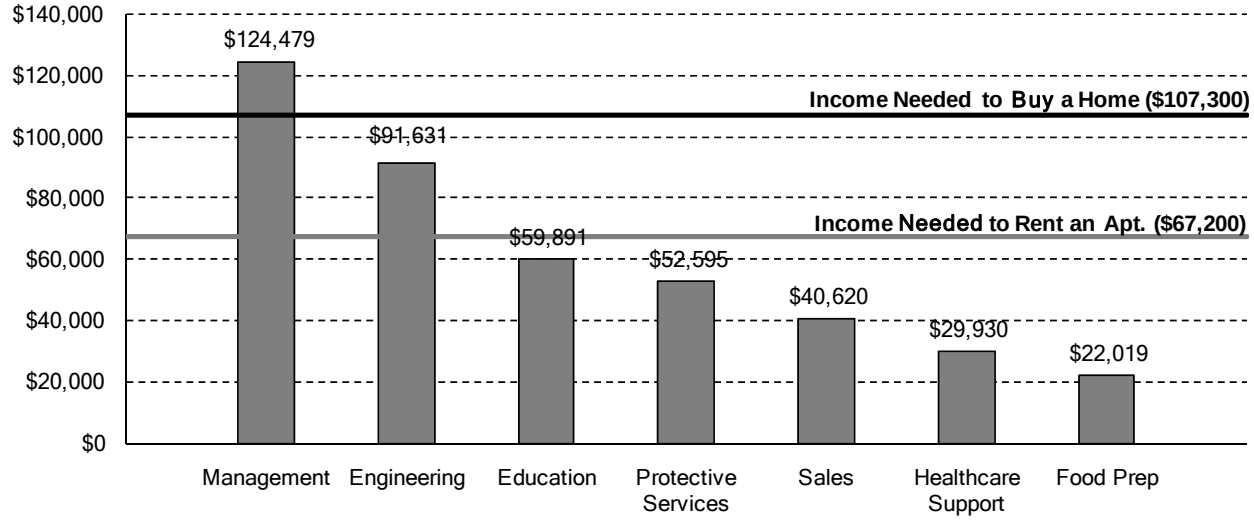
Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing to determine the general affordability of a community's housing stock. The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. Table 19 illustrates maximum affordable mortgage payments and rents for various household sizes in Los Angeles County earning the top end of their respective income categories.

For homeownership, Table 19 assumes a 30-year mortgage at a four-percent interest rate and a 10 percent down payment. A comparison of Table 19 with previous tables on home prices and average rents (Table 17 and Table 18, respectively) shows that ownership housing in Alhambra is beyond the financial reach of lower and moderate income households. Affordable rental housing may be available to the City's low and moderate income households; however, finding adequately sized rental units will still be a challenge for these households. Both rental and ownership housing is unaffordable to Alhambra's extremely low and very low income households without financial assistance.

As previously discussed, the majority of City residents were employed in two categories of occupations: Management/Business and Office/Sales. Figure 7 illustrates that people employed in management and professional occupations were able to afford the median priced home and rental unit in the City. People employed in sales occupations were not able to afford median rents in the City.

Figure 7: Income Needed to Afford Housing Compared with Income



Sources: State Employment Development Department, (2012) and Veronica Tam and Associates, (2013).

Table 19: Maximum Affordable Housing Costs (2013)

Annual Income Limits		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Owner-ship	Rent	Owner-ship	Taxes/Insurance	Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person	$17,950	$449	$449	$76	$82	$90	$373	$64,468
2-Person	$20,500	$513	$513	$88	$96	$103	$425	$73,079
3-Person	$23,050	$576	$576	$106	$117	$115	$470	$80,061
4 Person	$25,600	$640	$640	$127	$142	$128	$513	$86,112
5 Person	$27,650	$691	$691	$146	$165	$138	$545	$90,301
Very Low Income (30-50% AMI)								
1-Person	$29,900	$748	$748	$76	$82	$150	$672	$120,091
2-Person	$34,200	$855	$855	$88	$96	$171	$767	$136,848
3-Person	$38,450	$961	$961	$106	$117	$192	$855	$151,743
4 Person	$42,700	$1,068	$1,068	$127	$142	$214	$941	$165,707
5 Person	$46,150	$1,154	$1,154	$146	$165	$231	$1,008	$176,413
Low Income (50-80% AMI)								
1-Person	$47,850	$1,196	$1,196	$76	$82	$239	$1,120	$203,643
2-Person	$54,650	$1,366	$1,366	$88	$96	$273	$1,278	$232,037
3-Person	$61,500	$1,538	$1,538	$106	$117	$308	$1,432	$259,034
4 Person	$68,300	$1,708	$1,708	$127	$142	$342	$1,581	$284,867
5 Person	$73,800	$1,845	$1,845	$146	$165	$369	$1,699	$305,115
Median Income (80-100% AMI)								
1-Person	$45,350	$1,134	$1,323	$76	$82	$265	$1,058	$227,188
2-Person	$51,850	$1,296	$1,512	$88	$96	$302	$1,208	$259,228
3-Person	$58,300	$1,458	$1,700	$106	$117	$340	$1,352	$289,367
4 Person	$64,800	$1,620	$1,890	$127	$142	$378	$1,493	$318,847
5 Person	$70,000	$1,750	$2,042	$146	$165	$408	$1,604	$341,732
Moderate Income (100-120% AMI)								
1-Person	$54,450	$1,361	$1,588	$76	$82	$318	$1,285	$276,605
2-Person	$62,200	$1,555	$1,814	$88	$96	$363	$1,467	$315,433
3-Person	$70,000	$1,750	$2,042	$106	$117	$408	$1,644	$352,903
4 Person	$77,750	$1,944	$2,268	$127	$142	$454	$1,817	$389,171
5 Person	$83,950	$2,099	$2,449	$146	$165	$490	$1,953	$417,487

Assumptions: 2013 HCD income limits; 30.0% gross household income as affordable housing cost; 20.0% of monthly affordable cost for taxes and insurance; 10.0% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

Sources: HCD (2013); and Veronica Tam and Associates (2013).

6. Assisted Housing At-Risk of Conversion

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. State law requires the City to identify, analyze, and propose programs to preserve existing multi-family rental units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing (i.e., "units at risk" or "at-risk units"). State law requires the following:

- An inventory of restricted low income housing projects in the City and their potential for conversion within ten years of the Housing Element deadline;
- An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the at-risk units.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market-rate housing between October 15, 2013, and October 15, 2023. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

In 2013, six affordable rental housing projects were located in the City, providing 367 affordable units to lower-income households. Over the next ten years (2013-2023), three federally assisted developments that provide 234 affordable units have expiring Section 8 contracts (Table 20). The three developments with expiring Section 8 contracts are Wysong Plaza, Burke Manor, and TELACU Las Palmas Manor. All three of the projects are owned and operated by nonprofit organizations and, as such, are considered to be at low risk of conversion to market rate. In addition, the three projects were financed in part by HUD Section 202 funding, which requires that the units remain affordable to very low income seniors for the duration of the financing loan. Further, long-term affordability is fairly secure for these projects as this is consistent with the nonprofits' missions to provide affordable housing for low income elderly.

Table 20: Assisted Rental Housing in Alhambra

Project Name	Tenant Type	# of Affordable Units	Funding Program	Earliest Conversion Date
Non At-Risk				
Plaza on Main 333 W. Main St.	Elderly	110	HOME and Set-Aside	March 2027
17 S. Olive Ave.	Elderly	11	HOME and Set-Aside	March 2027
15 N. Valencia St.	Elderly	11	HOME and Set-Aside	2063
Subtotal		**132**		
At-Risk				
Wysong Plaza 111 N. Chapel Avenue	Elderly	94	HUD Section 202 Section 8	March 2029 March 2014
Burke Manor 15 N. Third St.	Elderly	74	HUD Section 202 Section 8	January 2034 January 2014
TELACU Las Palmas Manor 89 S. Chapel Ave.	Elderly	66	HUD Section 202 Section 8	August 2049 August 2013
Subtotal		**234**		
Total		**367**		

Source: City of Alhambra, 2013.

Preservation and Replacement Options

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

- Providing rental assistance to renters through other funding sources; and
- Purchase affordability covenants;

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

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 Housing Choice Voucher program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes of the at-risk developments, the total annual subsidy to maintain the 234 at-risk units for very low income households is estimated at nearly $1.2 million (Table 21).

Table 21: Rent Subsidies Required to Preserve At-Risk Rental Units

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Monthly Subsidy
Very Low Income (50% AMI)						
1 Bedroom/ 2 person household	18	$911	$34,200	$550	$361	$6,503
2 Bedroom/ 3 person household	216	$1,101	$38,450	$665	$436	$94,241
Total Monthly	**234**					**$100,744**
Total Annual Subsidy						**$1,208,930**

Notes:
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 HUD FMR for the Los Angeles-Long Beach Metropolitan Area.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Source: Veronica Tam and Associates, 2013

Financial Restructuring

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

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of $200,000 for a multi-family rental unit, the cost of replacing all 234 affordable at-risk units would be approximately $21.8 million. Again, however, as these affordable units are all owned and operated by nonprofit organizations, a change in ownership/affordability is not anticipated.

Table 22: Estimated New Construction Costs

Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
0-Bedroom	18	500	10,800	$1,313,145
One-Bedroom	216	650	168,480	$20,485,062
Total	**234**	--	**179,280**	**$21,798,207**
Average Per Unit Cost:				$93,155

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).
(D) = (C) x $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).

Resources for Preservation

Available public and non-profit organizations with the capacity to preserve assisted housing developments include Los Angeles County and various non-profit developers, such as Habitat for Humanity. Financial resources available include federal CDBG, HOME, Section 8 rental assistance, and Low Income Housing Tax Credits.

7. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD and displayed in Table 8 on page 14 provides detailed information on housing problems by income level for different types of households in Alhambra. Housing problems considered by CHAS include:

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

Overcrowding

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

Table 23 displays the prevalence of overcrowding in Alhambra. As indicated by the 2007-2011 ACS, approximately nine percent of households in Alhambra were overcrowded (2,584 units), significantly less than the 25 percent of households that were considered overcrowded in 2000. The incidence of overcrowding was slightly higher in Alhambra than in the County (12 percent). Nearly one-third of the overcrowded units were severely overcrowded in Alhambra (833 units), down from over 50 percent in 2000. Rental units were far more likely to be overcrowded than owner-occupied units in Alhambra during 2007-2011, with nearly one-third of all rental units being overcrowded compared to only 17 percent of owner-occupied units.

The Housing Element sets forth several policies and programs to alleviate household overcrowding, including: encouraging room additions; providing rental assistance (Housing Choice Vouchers) and homeownership assistance; and encouraging the development of units with three or more bedrooms.

Table 23: Incidence of Overcrowding

Overcrowding	Number of Housing Units	Percent of Housing Units	Percent of Rental Units	Percent of Owner Occupied Units
2000				
Overcrowded (1 - 1.5 persons/room)	3,123	11%	12%	9%
Severely Overcrowded (>1.5 persons/room)	4,201	14%	19%	7%
Total Overcrowded (>1 persons/room)	**7,324**	**25%**	**31%**	**17%**
2007-2011				
Overcrowded (1 - 1.5 persons/room)	1,751	6%	8%	3%
Severely Overcrowded (>1.5 persons/room)	833	3%	4%	2%
Total Overcrowded (>1 persons/room)	**2,584**	**9%**	**12%**	**5%**

Source: U.S. Bureau of the Census, 2000; American Community Survey (ACS), 2007-2011.

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances such as the loss of employment or serious health problems, lower income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and become renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Overall, housing cost burden in Alhambra was most prevalent among very low income households (80 percent), while extremely low income households also experienced a high rate of overpayment (75 percent). Housing cost burden was most severe among extremely low income large family renter- and owner-households; 100 percent of these households experienced a severe housing cost burden.

Chapter 3: Constraints Analysis

The provision of adequate and affordable housing for all residents is an important goal for the City of Alhambra. However, many factors can encourage or constrain the development, maintenance, and improvement of the housing stock. These factors include physical constraints, land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low and moderate income households, or may render residential construction economically very difficult for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

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

A. Market Constraints

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production. To a large degree, the City has virtually no control over these constraints, as the market dictates the costs. Through programs such as home ownership assistance and the use of flexible design standards, the City can take steps to lessen the effects of these constraints.

1. Development Costs

One cost factor associated with residential building is the cost of building materials, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in February 2013 are as follows:

- Type I or II, Multi-Family: $128.12 to $145.89 per sq. ft.
- Type V Wood Frame, Multi-Family: $97.29 to $101.72 per sq. ft.
- Type V Wood Frame, One and Two Family Dwelling: $107.08 to $114.28 per sq. ft.

The unit costs for residential care facilities generally range between $123.05 and $172.59 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

The price of land is one of the largest components of housing development costs in Southern California. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) can also be factored into the cost of land. The City's supply of vacant residential land is extremely limited. A survey of listings on Realtor.com in April 2013 found only one vacant parcel in Alhambra, priced at approximately $2.4 million per acre. Properties that have received entitlement permits are typically even more expensive.

2. Labor Cost

The California Labor Code applies prevailing wage rates to public works projects exceeding $1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. Furthermore, if federal funds are involved, Davis-Bacon wages often apply. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs or downpayment assistance to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements. HMDA requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants.

Table 24: Disposition of Home Purchase and Improvement Loan Applications

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	29	48.3%	34.5%	17.2%
Conventional Purchase Loans	328	73.5%	10.7%	15.9%
Refinance	2,085	68.8%	15.6%	15.6%
Home Improvement Loans	96	57.3%	21.9%	20.8%
Total	**2,538**	**68.8%**	**15.4%**	**15.8%**

Notes:
1. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
2. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: www.LendingPatterns.com™, 2013.

In 2011, a total of 357 households applied for loans, either conventional or government-backed, to purchase homes in Alhambra. About 74 percent of conventional home purchase loans were approved, while government backed loans had only a 48 percent approval rate. A total of 96 households in Alhambra applied for home improvement loans in 2011. About 57 percent of home improvement loans were approved. The majority of loan applications submitted in Alhambra during 2011 were for refinancing (2,085 applications), 69 percent of which were approved.

4. Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. The homeowner would lose their home and also would owe the home lender an additional amount.

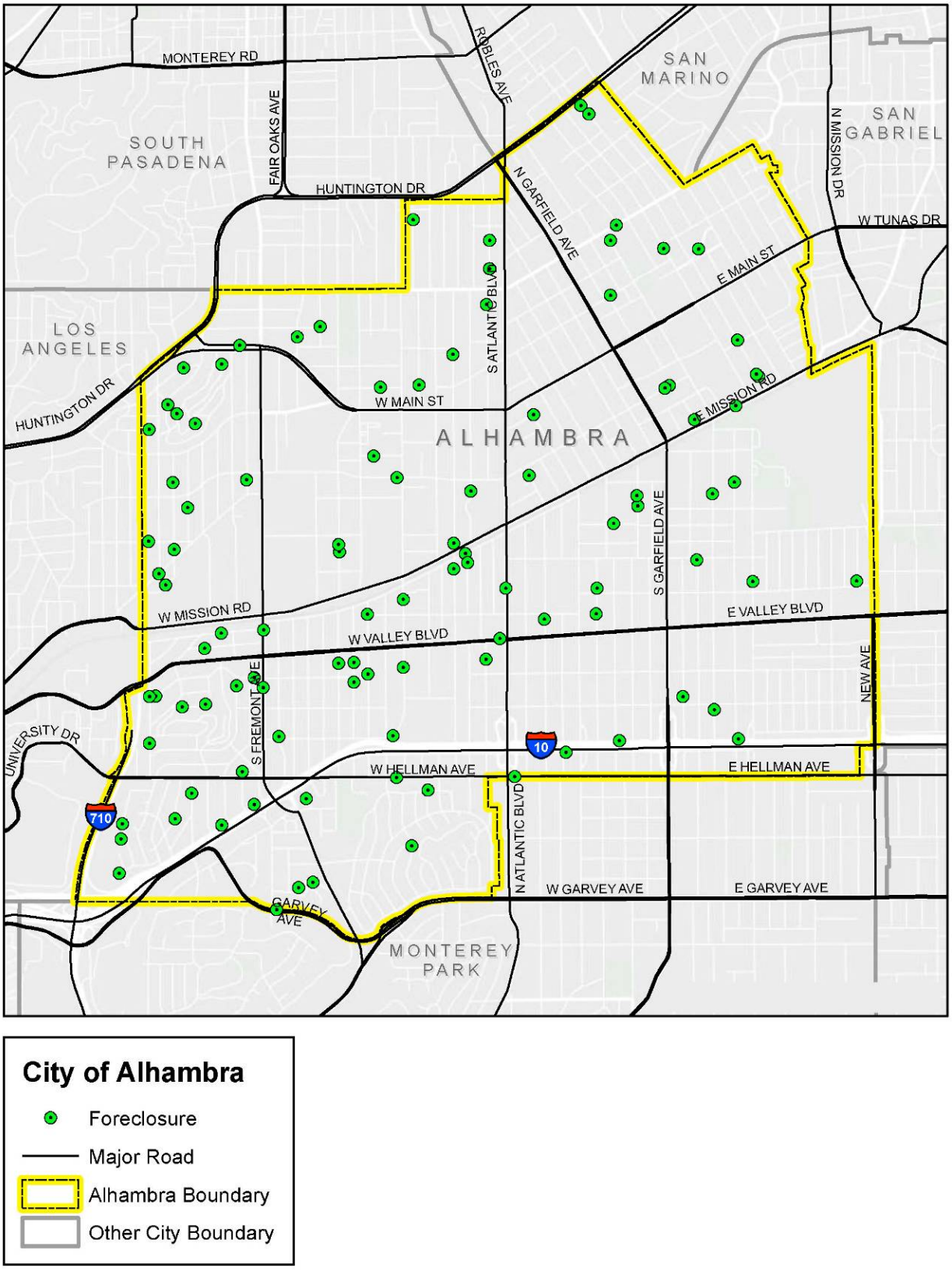
Figure 8 illustrates the location of all the properties within the City that were in the foreclosure process as of January 2013. As shown, foreclosures are not concentrated in any specific neighborhood or portion of the City.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of January 2013, 40 properties in Alhambra were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 59 properties in Alhambra were in the auction stage of the foreclosure process.

Many properties, however, are unable to be sold at public auction. In the event of an unsuccessful sale at auction, a property becomes classified as Real Estate Owned (REO) and ownership of it reverts back to the mortgage company or lender. In January 2013, the City of Alhambra had a total of six bank-owned properties.

Figure 8: Location of Foreclosures as of January 2013



B. Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

Consistent with State law (Section 65583), this section addresses six potential constraints to housing development:

- Land use controls
- Building codes and their enforcement
- Site improvements (on and off-site)
- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

1. Land Use Controls

Land use controls set forth by the General Plan and Zoning Ordinance could have direct effects on the availability and affordability of housing in the City. Land use provisions currently in place in Alhambra are described below.

General Plan Land Use Element

The City of Alhambra General Plan Land Use Element sets forth the City's policies for guiding local development and growth. These policies, together with zoning regulations, establish the amount and distribution of land uses within the City. The Land Use Element provides a range of residential development opportunities that are implemented through the City's existing R-1, R-2, and R-3 zones, as shown in Table 25. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. Two-thirds of the acreage in Alhambra is designated for residential use.

Table 25: Residential Land Use Designations

General Plan Land Use Category	Corresponding Zone Districts	Maximum Densities	Typical Residential Types
Low Density Residential (LDR)	R-1	5 du/acre	Single-family detached residential development
Medium Density Residential (MDR)	R-2	12 du/acre	Attached or detached units, often single-family residences and duplexes
High Density Residential (HDR)	R-3, CPD	30 du/acre	A variety of multi-family housing types, including garden style units, townhouses, apartments, and condominiums
	CBD and Valley Specific Plan	43 du/ac	

Sources: City of Alhambra General Plan Land Use Element, Alhambra Zoning Ordinance, Valley Boulevard Corridor Specific Plan.

Maximum densities permitted in the R-3 zone vary by location. For example, parcels with frontage only on Curtis or Electric Lanes have a maximum of 12 units per acre. All properties within 50 feet of properties designated as Low Density Residential or Medium Density

Residential in the General Plan have a limit of 18 units per acre and 24 units per acre, respectively. Parcels containing less than 20,000 square feet are permitted a maximum density of 24 units per acre, whereas parcels larger than 20,000 square feet can be developed at up to 30 units per acre; this encourages the consolidation of smaller lots for larger developments.

Residential uses are also conditionally permitted in the Commercial Planned Development (CPD) zone. In the CPD zone, residential uses must be proposed in conjunction with commercial uses. Such residential uses are subject to the development regulations associated with the R-3 zone. The Valley Boulevard Specific Plan provides for up to 43 units per acre, allowing both single-family and multi-family developments. The City's specific plans are discussed in more detail in the following analysis.

Specific Plans

The City of Alhambra has adopted a master plan and several specific plans that provide for further variety in residential types and locations. The two large-scale plans with substantial residential components are the West Main Corridor Master Plan and the Valley Boulevard Corridor Specific Plan.

The City adopted the Valley Boulevard Corridor Specific Plan in 1990 to provide focused planning and development flexibility along this corridor. The Specific Plan is divided into five districts, with seven zones, including residential, retail commercial, and office professional. The Valley Boulevard Corridor Specific Plan establishes different standards for development than the Zoning Ordinance. The Plan provides for up to 43 units per acre, allowing both single-family and multi-family developments.

The West Main Corridor Master Plan lays out the vision of an identifiable district that complements and extends the activity of the Central Business District, offering mixed-use vitality while functioning as a new professional- and financial-office district. The master plan features housing to address the growing demand for urban living, with approximately 468 new dwelling units proposed on four sites. The first development project proposed for the Master Plan is the Alhambra Fifth and Main project. The Specific Plan for this project was adopted in 2006, allowing 144 for-sale residential condominium units, in addition to commercial and office space.

Five other specific plans have been adopted in the downtown area: the Alhambra Walk Specific Plan (2004), the Alhambra Place Specific Plan (2006), the Alhambra Fifth and Main Specific Plan (2006), the Casita de Zen Specific Plan (2010) and the Alhambra Pacific Plaza Specific Plan (2012). Alhambra Walk consists of 129 dwelling units, completed in 2006, at a density of nearly 48 dwelling units per acre. The Alhambra Place Specific Plan proposes the development of up to 260 for-sale multi-family residential condominiums and 140,000 square feet of commercial, restaurant, and retail space. The residential portion of the project will be located on top of a two-story parking structure and commercial components located along Garfield Avenue and Main Street. The City expects a formal application for the Alhambra Place project to be submitted by the summer of 2013 and approval can be expected as soon as late 2013. The Alhambra Fifth and Main Specific Plan proposes the development of 88 for-sale residential condominiums and 9,190 square feet of commercial, restaurant, and retail space. The project is presently under construction and expected to be completed Fall 2013. The Casita de Zen Specific Plan proposes the development of 92 for-sale multi-family residential condominiums and 4,120 square feet of restaurant space. The development is presently under construction and expected to be completed in the Spring of 2015. The Alhambra Pacific Plaza Specific Plan proposes the development of 120 for-sale residential condominiums and 18,000 square fee of

commercial, restaurant, and retail space. The project is presently under construction and expected to be completed by Winter 2014.

Overlay Districts

The Central Business District (CBD) zone is an overlay to the CPD zone and is intended to encourage the revitalization and preservation of the downtown business area. Residential uses are conditionally permitted within this overlay. In the CBD zone, residential uses on parcels of less than 20,000 square feet may be developed at a density consistent with the high-density residential designation of the General Plan (13-30 units per acre) and the provisions of the R-3 zone. However, residential development on CBD parcels of 20,000 square feet or greater may be developed at a density of up to 43 units per acre.

The City of Alhambra also has a Downtown Specific Plan Overlay Designation (DSPO) that can be placed, through a General Plan Amendment, over any parcel designated CBD, Parking or General Commercial along Main Street between Garfield Avenue and Atlantic Boulevard. The purpose of the DSPO is to give the City the flexibility to combine land use categories in order to facilitate new housing and retail/office construction and redevelopment through specific plans. When a specific plan is approved for a property within the DSPO, the subject property can be developed according to the underlying land use designation or the land use designation, standards and guidelines outlined in the specific plan. The specific plan can have any combination of residential and non-residential uses as long as the residential density or FAR does not exceed twice that allowed by any other land use designation in the General Plan.

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance (Title 23 of the Municipal Code). Zoning regulations are designed to protect and promote the health, safety, and welfare of local residents, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth the City's residential development standards, including density, height, lot coverage, and parking. The standards for all residential zones and the residential areas of the Professional Office (PO) zone and Valley Boulevard Corridor Specific Plan are summarized in Table 26. The PO zone allows single-family dwelling units in conjunction with office uses and large-scale urban residential developments of at least 30 acres in size.

Table 26: Residential Development Standards

Standards	R-1	R-2	R-3	PO	Valley SP
Density (Units/Acre) - Maximum	5	12	Up to 43	43	43
Maximum Floor-Area Ratio	0.30 to 0.35, depending on lot size	0.35	0.60 to 0.70, depending on lot size	3.28	N/A
Minimum Lot Area	6,500 sf	6,500 sf	12,000 sf	30 acres	40,000 sf

Table 26: Residential Development Standards

Standards		R-1	R-2	R-3	PO	Valley SP
Minimum Floor Area per dwelling unit		Studio: 400 sf 1-bed: 500 sf 2-bed: 800 sf 3-bed: 1,100 sf +3-bed: 1,100 sf + 150 sf for each addl bedroom	Studio: 400 sf 1-bed: 500 sf 2-bed: 800 sf 3-bed: 1,100 sf +3-bed: 1,100 sf + 150 sf for each addl bedroom	Studio: 400 sf 1-bed: 500 sf 2-bed: 800 sf 3-bed: 1,100 sf +3-bed: 1,100 sf + 150 sf for each addl bedroom	Studio: 400 sf 1-bed: 500 sf 2-bed: 860 sf 3-bed: 920 sf	N/A
Minimum Habitable Space		150 sf	150 sf	150 sf	N/A	N/A
Minimum Setbacks	Front	25 ft	20 ft	20 ft, 15 ft on certain streets	10 ft	10 ft
	Side	5 ft + 1 ft for each story above 1	5 ft + 1 ft for each story above 1	5 ft + 1 ft for each story above 1	none	Interior – none Street – 10 ft
	Rear	20% of lot depth up to 15 ft	10 ft	10 ft, 15 ft on certain streets	none	15 ft from R-1, R-2, and R-3 parcels
Minimum Distance Between Buildings		6 ft	6-10 ft	6-10 ft	3 ft	N/A
Maximum Lot Coverage		50% if 1 story 40% if +1 story	45%	55%	75%	N/A
Maximum Building Height		2 stories or 25 ft	2 stories or 25 ft	3 stories or 35 ft; 75 on certain streets	6 stories or 75 ft	3 stories or 40 ft

Source: Alhambra Zoning Ordinance, 2013.

Mixed-Use Development Standards

The City's overriding constraint with regard to residential development is the lack of vacant land. As such, Alhambra will need to rely extensively on infill and mixed-use development to provide increased residential capacity in the City. The General Plan recognizes the importance and increased vitality provided by mixed-use areas and permits mixed-use within the Central Business District General Plan designation (CBD).

Table 27 identifies the development standards for the CBD. In addition to these requirements, a Planned Residential Development Permit is required.

Total parking requirements for mixed-use properties are the sum of the requirements for each of the various uses. However, for projects within the CBD zone, the Planning Commission may reduce, upon the determination that such a reduction is justified, the number of parking spaces required for efficiency units and one-bedroom units, by 33 and 25 percent, respectively. In addition, shared parking options may be a possibility, depending on existing conditions.

Table 27: Mixed-Use Development Standards

Description	Requirements
Maximum building height	10 stories, 115 ft
Maximum floor area ratio	
Lot area less than 10,000 square feet	1.0
Lot area between 10,000 and 19,999 square feet	1.5
Lot area between 20,000 square feet and one acre	2.0
Lot area larger than one acre	3.0
Minimum distance between buildings	6 ft
Minimum lease space size	Average of 1,000 sf
Residential	500 sf

Source: City of Alhambra Zoning Ordinance, 2013.

Alhambra is a built out community. Development in the City in recent years has been achieved through recycling of existing uses, and therefore compatibility with surrounding uses is important. The City's zoning regulations are in place to achieve health and safety standards, and to assist in the maintenance of a high quality of life for City residents. These standards in Alhambra are similar to those established for surrounding communities in the San Gabriel Valley, and do not pose a constraint to residential development. The City has tailored the standards to allow properties to achieve maximum permitted densities while retaining neighborhood character and amenities.

Open Space

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In Alhambra, open space is reflected in setbacks and lot coverage requirements for single-family developments, and minimum required open space areas for multi-family developments. For single-family homes in any district, buildings may cover between 40 and 50 percent of the lot, leaving the remaining 50 to 60 percent for open space. Most of this open space is located within the required front and back yards.

The R-2 and R-3 zones require developments to provide open space for residents. Units with two or more bedrooms must provide 400 square feet of common open space; those with fewer than two bedrooms are required to provide 300 square feet of open space. All areas designed for use as open space must have a minimum dimension of 15 feet. In addition, recreational amenities are required on all projects of four or more units. The amenities include one or more of the following: swimming pool, spa, recreation room with ping-pong table and lounge furniture or billiard table, children's play equipment, barbecue and picnic table, tennis court, shuffleboard, weight room or sauna. Only one of the listed amenities is required; these amenities serve to provide a high quality of life for residents, providing a space for children to play and rapport to develop among neighbors. Developers may opt to include a less expensive recreational amenity in the project, such as a gazebo or barbeque area. The cost impact to an affordable housing development would be minimal. Developments that are directly accessible to a public park may be granted up to a 50 percent reduction in the common open space requirement.

Private open space is devoted to the recreation and leisure use of individual dwelling units and is located immediately adjacent to the unit. The Zoning Ordinance does not require the provision of private open space, and will reduce the common open space requirements proportionally when private open space is provided, up to a maximum reduction of 50 percent. Alhambra's open space standards mirror those of similar nearby communities and are not considered a constraint to development. Alhambra's open space standards are, in general, slightly less than those of nearby Monterey Park and Baldwin Park.

Parking Requirements

City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. The Zoning Ordinance requires parking based on the number of units on the property. Parking requirements for residential uses are listed in Table 28.

For single-family developments, the Zoning Ordinance requires two parking spaces within an enclosed garage. Multi-family residential parking requirements in the R-2 and R-3 zones increase based on the square footage of each unit, and guest parking is also required in the R-3 zone. Development in the Downtown area is higher density in nature and projects often fulfill this requirement with subterranean parking. These parking standards are comparable to those found in other San Gabriel cities, including Monterey Park and Baldwin Park.

In addition, the City provides flexibility in parking standards by allowing developments to apply for a reduction of requirements if uses have different time-of-day demands for parking facilities. A parking reduction may be approved in cases where parties wish to establish shared parking arrangements. The applicant is responsible for demonstrating the appropriate reduction in the total number of required parking spaces, and documentation must be submitted to substantiate the reasons for the requested parking reduction. Parking reductions in the areas zoned CBD or R-3 and where the permitted height is 75 feet can include any of the following:

- Spaces may not be required to be enclosed;
- One-third of the spaces may be compact size;
- The number required for one-bedroom units may be reduced by up to 25 percent; and
- The number required for efficiency units may be reduced by up to 33 percent.

Alhambra's parking standards are similar to surrounding communities (including Monterey Park, Montebello, and Baldwin Park), and the City's flexible standards allow for additional creativity and flexibility in development. Parking issues must be considered in the development process, and Alhambra's standards are not considered a constraint to development.

Table 28: Parking Requirements

Zone	Dwelling Type	Parking Required
R-1	Single-Family Dwelling	2 covered parking spaces per DU; plus 1 additional uncovered space for each 750 sf in excess of 2,000 sf
R-2	Single-Family Dwelling and Multi-Family Units	2 parking spaces per DU; plus 1 additional space for each 750 sf in excess of 2,000 sf. Front units must have a 2 covered spaces; back units may have 1 uncovered and 1 covered space
R-3	Single-Family Dwelling and Multi-Family Units	2 covered parking spaces per DU; plus 1 additional uncovered space for each 500 sf in excess of 1,000 sf
R-3	Senior Citizen Unit	1 covered space per DU
R-3	Guest Parking	Minimum of 1 guest space per every 3 units; up to 1 space per every 5 units on certain streets
R-3	Residential Hotels, Boarding Houses	1 covered space for each room or 1 for each 100 sf of sleeping area where sleeping rooms do not exist
R-3	Sanitariums, Rest Homes	1 space for each bed; minimum of 3 spaces per establishment
R-1, R-2, R-3	Second Units	1 parking space per bedroom of the second unit, which may be located in driveway or in rear or side setback areas

Source: City of Alhambra Zoning Ordinance, 2013.

Flexible Development Standards

The Zoning Ordinance allows for flexible development standards in the R-3 zone to promote high quality multiple-family residential developments, to encourage innovative design and efficient use of land which might otherwise be constricted by rigid development standards, to encourage consolidation of parcels, and permit developments to be evaluated on individual merits. The flexible development standards provide for variation from three of the provisions required by the R-3 zone (Section 23.20), three provisions required by the property development standards (Section 23.42), and three provisions required by the design standards (Section 23.42). Flexible development standards are available to lots of 40,000 square feet and larger. This threshold size encourages consolidation of small lots to achieve large-size projects that can offer amenities, efficient site planning, and cost reductions due to economies of scale. The City has used this tool in senior and affordable housing projects in conjunction with density bonuses.

Density Bonus

Since 1986, Alhambra has encouraged the development of affordable and senior housing through a density bonus ordinance. To date, the City has approved nine projects with density bonuses resulting in a total 404 units. In order to be consistent with amended State law, the City amended the Zoning Ordinance in early 2008 to adopt §56915 of the Government Code. As such, developers in Alhambra can receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing.

Table 29: Density Bonus Program

Group	Minimum % of Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required For Maximum 35% Bonus
Very Low-Income	5%	20%	2.5%	11%
Low-Income	10%	20%	1.5%	20%
Moderate-Income (Condo or PUD Only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	--	--

Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible.

The City's density bonus regulations also include incentives and concessions. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square footage requirements and a reduction in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

2. Providing for a Variety of Housing Types

The Land Use Element and Zoning Ordinance contain the basic standards that allow for the development of a variety of housing types. Housing Element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing. This includes single-family housing, multi-family housing, mobile and manufactured homes, emergency shelters, and transitional housing, among others. Various housing types are permitted within residential zones in the City, as well as conditionally permitted in specific commercial zones; all are summarized in Table 30.

The Zoning Ordinance does not currently list some specific residential uses the City determines to be permitted and conditionally permitted in commercial zones, including residential care facilities, rest homes, and boarding houses in commercial zones. In addition, the Zoning Ordinance does not prescribe zones in which mobile homes are permitted. However, the City provides information to developers and applicants interested in developing such uses and approves permits accordingly. In order to better facilitate development of residential care facilities, rest homes, boarding houses, day care facilities, and mobile homes, the Zoning Ordinance will be amended to reflect the permitted and conditionally permitted uses described in Table 30 within one year of adoption of the Housing Element (Program 14).

Table 30: Permitted Uses in Zoning Ordinance

Uses	R-1	R-2	R-3	PO	CPD	CBD	Valley SP	IPD
Residential Uses								
One Family Homes	P	P	P	A	C*	C*	P	-
Multi-Family Housing	-	P (not condo)	P	C*	C*	C*	P	-
Mobile Homes	P	P	P	-	C	C	P	-
Second Units	P*	P*	P*	-	-	-	-	-
Day Care Facilities								
State-Licensed with 12 or Fewer Children	P	P	P	C	C	C	C	-
Non-State-Licensed with 7+ Children	C	C	C	C	C	C	C	-
Residential Care Facility								
Six or fewer persons	P	P	P	C	C	C	C	-
Seven or more persons	-	-	C	C	C	C	C	-
Other Residential Uses								
Emergency Shelters	-	-	-	-	-	-	P[1]	P[2]
Boardinghouse	-	-	P	-	C	C	C	-
Rest Homes	-	-	C	-	C	C	C	-
Fraternities and Sororities	C	C	C	-	-	-	-	-
Motels and Hotels	-	-	-	-	C	C	-	-

P = Automatically permitted use
A = Accessory Use. Use permitted only if accessory to another primary use on the same site
C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.
* = Use shall be subject to special conditions or specific restrictions as listed in this section.
- = Not a permitted use.
Source: Alhambra Municipal Code, 2013.
Notes:
1. Only when located in the area bounded by Vega Street to the west and New Avenue to the east.
2. Only when located in the area bounded by Orange Street to the north, Mission Road to the south, Raymond Avenue to the east, and Palm Avenue to the west.

In addition to single-family housing opportunities, the City offers the following housing opportunities that are available for all economic segments of the community as well as more vulnerable members of the community, including those earning lower income, seniors, and the homeless, among others. These include multiple-family units, second units, mobile homes, and other more affordable housing opportunities.

Multi-Family Housing

Multi-family housing accounts for 44 percent of the total housing stock in the City, according to 2007-2011 ACS. Multi-family developments are permitted in the R-2 and R-3 zones, and in the residential areas of the Valley Boulevard Corridor Specific Plan. Multi-family developments are also conditionally permitted in the PO, CBD, and Commercial Planned Development (CPD) zones. The maximum densities are 12 dwelling units per acre in the R-2 zone, 30 dwelling units per acre in the R-3 and CPD zones, 43 units per acre in the PO zone and the Valley Boulevard Corridor Specific Plan area, and 24 to 43 units per acre (depending on lot size) in the CBD zone.

In the R-2 zone, condominium projects are not permitted; in the R-3 zone condominium projects must have a minimum of six units.

Mobile Homes and Manufactured Housing

According to the ACS, 33 mobile home units existed in the City during 2007-2011. Individual mobile homes installed on a permanent foundation are treated as single-family dwellings in Alhambra. As such, they are permitted by right in the R-1, R-2, R-3 and residential areas of the Valley Boulevard Corridor Specific Plan. Individual mobile homes are also conditionally permitted in the CPD and CBD zones, and are subject to all of the property development standards required by the zone in which they are located.

Second Units

The City of Alhambra adopted a second unit ordinance in 2005 in accordance with California Government Code §65852.2. The review process for second units is ministerial, i.e., reviewed against fixed, objective and quantifiable standards. The ordinance permits development of second units in the R-1 zone and throughout the R-2 and R-3 zones with a zoning clearance. A zoning clearance is a ministerial permit that is used by the Development Services Department to verify that a proposed structure or land use activity complies with the list of permitted activities and development standards for the applicable zoning district. Second units may be approved in the R-1 district when at least one of the property's boundaries abuts property other than R-1 provided, however, that no property boundary borders any property zoned Open Space (OS). Second units that are less than 600 square feet in size are also allowed in the R-2 and R-3 zones by right, and with discretionary approval for units between 600 and 800 square feet in size. As such, the potential for second units is expansive. The City receives and approves multiple applications each year for second units in each of these zones. Since the City adopted the revised second unit ordinance in 2005, 49 second units have been approved in Alhambra.

Design Review Board approval is required but under no circumstances is the Design Review Board permitted to impose any conditions that would unreasonably restrict the ability of an applicant to create a residential second unit. No Planning Commission review, Residential Planned Development Permit, Conditional Use Permit or other public notification, review, or comment is required. The second unit must conform to all development standards for the applicable zone as if it were a primary unit and not as an accessory structure. Additional conditions include:

- The second unit shall be no less than 400 and no more than 600 gross square feet, with a maximum of one second unit permitted on any lot.
- The second unit shall have at least one parking space per bedroom of the second unit. The second unit parking spaces may be located in the driveway of the primary unit or in the required rear or side setback areas of the property.
- Either the primary unit or the second unit must be occupied by the property owner as his or her primary residence, and the second unit may not be sold separately from the primary unit.
- The exterior appearance and character of the second unit should be clearly subordinate to, and compatible with, the principal dwelling. The design must take into consideration the use of the same exterior materials, roof covering, colors, and other architectural features.
- The second unit has a maximum height restriction of one story, and must be located at least ten feet from the primary unit, if detached.

- Second units may not be located on lots fronting a street of less than 36 feet from curb to curb.

In 2011, the City amended its Zoning Ordinance to specifically list second units as a permitted use in the R-1, R-2, and R-3 zones.

Senior Housing

To facilitate the development of affordable senior housing (multi-family housing units that are restricted to elderly persons of lower income), under the density bonus ordinance the City currently allows the development of senior housing in the Central Business District zone or within the area bounded by Woodward Avenue on the north, Chapel Avenue on the east, Commonwealth Avenue on the south, and Atlantic Boulevard on the west. Senior housing may also be at other locations if the City or Redevelopment Agency is involved in the specific project. As this ordinance is soon to be repealed and revised to adopt §65915 of the Government Code, senior housing will be allowed in any area of the City that permits multi-family residential development.

The City encourages the development of senior projects by providing density bonuses and concessions on property development and design standards. For example, the Planning Commission may reduce the number of parking spaces required for senior housing by up to 50 percent, or 75 percent for low- and moderate-income senior housing, based upon findings that the proposed development is located in proximity to commercial activities and services, and is adequately served by public transportation systems. In addition, the Planning Commission may permit up to 50 percent of the required parking spaces to be uncovered for dwelling units provided exclusively for low and moderate income senior households.

Residential Care Facilities

Consistent with State law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as standard residential uses. In addition, the City conditionally permits small residential care facilities (six or fewer persons) in the PO, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. Rest homes are conditionally permitted in the R-3, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan.

Large residential care facilities serving seven or more persons are conditionally permitted in the R-3, PO, CPD, CBD zones, and the residential areas of the Valley Boulevard Corridor Specific Plan. While a CUP is required for the siting of a large residential care facility, there are no additional siting or separation requirements that are specific to residential care facilities. The CUP process for residential care facilities is no more stringent than for other similar uses. Staff indicates that the average processing time for a CUP is approximately three and one-half months. In Alhambra, CUPs may be processed concurrently with other development approvals. As such, constraints on the development of residential care facilities resulting from the CUP process are minimal. The CUP process provides additional information for City decision makers to assess uses that have a special impact or uniqueness and therefore require specific consideration as to their potential impacts on surrounding properties.

The City has a number of existing residential care facilities (Table 12), though few applications for these facilities have been received in recent years. Review of conditions of approval for a project approved in 1998 indicates that the City imposes no conditions that are not reasonable, and are similar to those that would be imposed on a multi-family development project.

Conditions of approval included final plans in conformance with the submitted plans, landscaping and irrigation plans to be submitted, screening of mechanical equipment, conformance with applicable regulations of the municipal, fire, and building codes, and property maintenance before, during, and after construction was completed.

Emergency Shelters

An emergency shelter provides housing with minimal supportive services for homeless persons. Occupancy by a homeless person is limited to six months or less. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801[e]).

State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Government Code Section 65583[c][1]). Changes to State law in 2008 (SB 2), requires that local jurisdictions make provisions in the zoning code to permit emergency shelters by right and with a ministerial approval process in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish limited and objective standards to regulate the development of emergency shelters.

The City of Alhambra amended its Zoning Ordinance in 2011 to permit the development of emergency shelters in the Valley Boulevard Corridor Specific Plan (VSP) and Industrial Planned Development (IPD) zones. Emergency shelters are permitted in the VSP zone within the area bounded by Vega Street to the west and New Avenue to the east. Within the IPD zone, emergency shelters are permitted in the area bounded by Orange Street to the north, Mission Road to the south, Raymond Avenue to the east, and Palm Avenue to the west. Emergency shelter facilities must also meet the following development standards:

- Emergency shelters must not be located within 300 feet of another emergency shelter facility or 1,000 feet of any residential care facility, public park or public school.
- Emergency shelters must be located within one-quarter mile of a designated public transit stop.
- The maximum capacity of the facility cannot exceed 12 beds.
- The maximum density must be at least one resident per 150 square feet, up to a maximum of 12 residents.
- On-site client intake and waiting area cannot be in a location adjacent to a public right-of-way, must be screened from public view, and provide consideration for weather.
- On-site personnel must be present during operating hours.
- The facility may not intake a client that is known to be wanted by the police or has been convicted of a violent offense. Background checks must also be performed on all prospective clients using the Megan's Law database.
- Clients may not keep alcoholic beverages, illegal substances or drugs, or weapons at the shelter facility. The emergency shelter operator must conduct routine inspections for these items and report their findings to the Alhambra Police Department.
- A minimum of 30 square feet of personal space must be provided for each client bed.
- A communal restroom facility with at least two toilets, one shower, and one sink must be provided for every 12 clients residing at an emergency shelter.
- Interior and/or exterior common space for on-site clients to congregate must be provided on the property at a ratio of not less than 15 square feet per occupant or a minimum overall area of four hundred square feet, whichever is greater.

- Each emergency shelter must provide telephone(s) for the use of the on-site clients.
- The emergency shelter operator is responsible for ensuring that any food service or on-site meal preparation areas comply with all applicable requirements of the city and the Los Angeles County Health Department.
- The emergency shelter must provide laundry facilities adequate for the number of clients.
- Any provision of on-site outdoor storage must be fully screened from all public rights-of-way and on-site parking lots.
- Off-street parking must be provided at the ratio of one on-site parking space for every five beds, one space for each bedroom intended for families, plus one additional space per staff member.
- Bicycle racks that allow for the secure storage of bicycles must be provided. Bicycle racks must accommodate at least one bicycle storage space for every five beds. All bicycle racks are required to be on-site and located in an area that is not visible from the public right-of-way.
- Each emergency shelter must provide exterior lighting on pedestrian pathways and parking lots on the property for safety.
- On-site landscaping must be installed and maintained in accordance with the requirements contained in the Municipal Code.
- The emergency shelter operator is required to submit a management and security plan for review and approval of the Director of Development Services and the Alhambra Chief of Police.
- There must be a refuse storage area that is completely enclosed with masonry walls not less than five feet high with a solid-gated opening and that is large enough to accommodate a standard sized trash bin adequate for the parcel.

The VSP and IPD areas where emergency shelters are permitted total 27 parcels with a combined acreage of approximately 28.2 acres. The VSP zoned parcels are currently occupied by older, small scale shopping centers that include retail stores and fast food restaurants, and large areas designated as surface parking lots. The IPD parcels are currently occupied by older industrial uses with adjacent surface parking lots. As of September 2013, there were three vacant structures in the identified VSP and IPD areas (two on IPD zoned parcels and one on a VSP zoned parcel), with a total square footage of 10,080 square feet (8,880 square feet in IPD and 1,200 square feet in VSP). Based on the available vacant and underutilized properties described above, the 27 parcels identified are more than capable of accommodating an emergency shelter to meet the City's homeless needs.

Transitional Housing

Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. Consistent with State law, small transitional housing serving six or fewer people is considered a standard residential use and is permitted in all zones where residential uses are permitted. Transitional housing for more than seven people, that is operated as a residential care facility is conditionally permitted in the R-3 zone; if it is operated as a boardinghouse, it is permitted by right in the R-3 zone. Transitional housing that functions as a regular multi-family use (such as apartments) is permitted by right where multi-family uses are permitted (R-2, R-3, and residential areas within the Valley Boulevard Corridor Specific Plan).

Pursuant to SB 2, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Alhambra will amend the Zoning Ordinance within two years of adoption of the Housing Element

to permit transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Supportive Housing

In a supportive housing development, housing can be coupled with social services such as job training, alcohol and drug abuse programs, and case management for populations in need of assistance, such as the homeless, those suffering from mental illness or substance abuse problems, and the elderly or medically frail. A supportive housing development in the form of a residential care facility serving six or fewer persons is treated as a residential use, consistent with State law, but is subject to development standards for the zoning district in which it is located. Boardinghouses are permitted by right in the R-3 zone, and rest homes and residential care facilities serving seven or more persons are conditionally permitted in the R-3 zone. Supportive housing that operates as regular multi-family housing is permitted by right where multi-family housing is permitted.

Pursuant to SB 2, supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Alhambra will amend the Zoning Ordinance within two years of adoption of the Housing Element to permit supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Farmworker Housing

As indicated in the Community Needs Assessment, 177 Alhambra residents were employed in the "Agriculture, Forestry, Fishing, and Hunting" industry, according to the 2007-2011 ACS. City records indicate that there are no agricultural operations in Alhambra. Alhambra is a completely urbanized community with no agriculturally zoned properties and therefore provisions for farmworker housing in the Zoning Ordinance are not warranted or appropriate.

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units as an accessory agricultural use in agricultural zones, subject to the same permit process as the primary agricultural use. While the City does not have agriculturally designated lands, Alhambra is required to treat housing for six or fewer employees as a regular residential use. The City's Zoning Ordinance will be amended within two years of adoption of the Housing Element to meet the provisions of the California Employee Housing Act.

Single-Room Occupancy Housing

Single-room occupancy (SRO) developments house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically addressed in the Zoning Ordinance but are permitted as boardinghouses in the R-3 zone. Boardinghouses, as defined by the City's Municipal Code, have space for not more than ten boarders and one kitchen facility for common usage. To facilitate the development of SROs and remove the limitation on the number of tenants allowed, the Zoning Ordinance will be amended to specify siting, development standards, and conditions for approval within one year of adoption of the Housing Element.

Housing for Persons with Disabilities

The City of Alhambra recognizes the importance of addressing the housing needs of persons with disabilities. This section reviews potential governmental constraints to the development and improvement of housing for persons with disabilities.

Definition of Family

Local governments may unintentionally restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not housing for families that are similarly sized or situated.

The Alhambra Zoning Ordinance defines a family as "one or more individuals occupying a dwelling unit and living as a single household unit." This definition does not discriminate nor limit access to housing for persons with disabilities.

Zoning and Land Use

Pursuant to State law, Alhambra permits State-licensed residential care facilities serving six or fewer persons in all of its residential zoning districts by right. In addition, several housing types for persons with disabilities require a CUP that is no more stringent than those for other conditional uses. For example, large community care facilities with more than six persons and rest homes are conditionally permitted in the R-3 zone. Boardinghouses are permitted by right in the R-3 zone.

According to the State Department of Social Services, a total of 14 residential care facilities are located in the City of Alhambra. These include:

- Six adult residential facilities (24 beds)
- Eight residential care facilities for the elderly (761 beds)

Reasonable Accommodation

Under State and federal law, local governments are required to "reasonably accommodate" housing for persons with disabilities when exercising planning and zoning powers. Jurisdictions must grant variances and zoning changes if necessary to make new construction or rehabilitation of housing for persons with disabilities feasible, but are not required to fundamentally alter their Zoning Ordinance.

Although most local governments are aware of State and Federal requirements to allow reasonable accommodations, if specific policies or procedures are not adopted by a jurisdiction or a jurisdiction requires a public hearing or discretionary decision, residents with disabilities residents may be unintentionally displaced or discriminated against. The City recently amended the Zoning Ordinance to establish a formal reasonable accommodations procedure in May 2013.

Permits and Fees

There is no fee for the City to consider a request for reasonable accommodation. Typical building permit fees would apply.

3. Fees and Exactions

The City assesses various development fees to cover the costs of permit processing (Table 31). Most of the fees charged are flat fees based on the cost of services, with a few fees dependent on the size of the project. Fees charged in Alhambra are, in general, comparable to those of surrounding communities in Los Angeles County. A survey of neighboring jurisdictions (El Monte, Glendale, Monterey Park, Pasadena, and San Gabriel) indicates that permit fees in Alhambra are low in comparison to those charged by most neighboring cities; however, slightly higher in comparison to Monterey Park. The fees charged by the City of Alhambra are considered moderate, comparable to fees throughout the region and therefore not constraining development in Alhambra.

State law requires that locally imposed fees must not exceed the estimated reasonable costs of providing the service. Furthermore, State law also requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact.

Table 31: Planning and Development Fees

Action/Activity	Alhambra	Neighboring Jurisdictions
Planned Development Permit		
Residential–Single Family	$979	n/a
Residential–Multiple Family	$1,521 (base fee) + $101 (each new unit)	
Design Review	$188	
Public Works/Engineering	$446	
Conditional Use Permit		
Base Fee	$1,024	$890 to $4,190
Each 2,500 sf of building or use	$71	
Planning Variance		
First variance	$953	$340 to $4,190
Each additional variance	$203	
First modification	$198	
Each additional modification	$25	
General Plan Amendment	$1,060	$960 to $14,490
Specific Plan Amendment		
Major	$1,161	$840
Minor	$877	
Zone Change	$1,024	$840 to $15,190
Subdivisions		
Tentative Tract/Parcel Map – New Construction	$1,308 (1st 4 units + $101 each additional unit)	$890 to $4,330

Table 31: Planning and Development Fees

Action/Activity	Alhambra	Neighboring Jurisdictions
Lot Line Adjustment	$507	$420 to $600
Second Unit Review	$259	n/a
Zoning Clearance	$259	$310

Source: City of Alhambra, City of El Monte, City of Glendale, City of Monterey Park, City of Pasadena, City of San Gabriel, 2013.

The City also charges a number of impact fees to ensure that services and infrastructure are in place to serve the planned developments. Although impact fees and requirements for off-site improvements add to the cost of housing, these fees and requirements are necessary to maintain the quality of life within a community. Alhambra's impact fees include a new construction fee and an art in public places in-lieu fee. In addition, water connection fees, a sewer connection fee, and school fees are also required.

The new construction fee helps maintain the City's parks for use by residents, and is the same for multi-family and single-family new construction ($2,000 per unit). Affordable housing developments are exempt from the new construction fee. In addition to the City fees, the Alhambra Utility Department provides sewer to the City, and charges a related sewer connection fee. The fees are intended to provide funds to recoup the cost of providing infrastructure to the developments, while not unduly constraining the feasibility of both market-rate and affordable housing. As such, utility and sanitation fees are not required of units replacing existing units that were demolished from the lot, only on the net increase in units on the lot. In addition, residential developments of more than five units are required to install public art on site or pay an in-lieu fee based on building valuation. Public art installed on site must be worth at least $2,500 and be equal to ½ of one percent of the project valuation. Affordable and senior housing developments are exempt from the public art requirement.

Table 32: 2013 Alhambra Impact Fees

Impact Fees	Per Unit Fee
New Construction Fee	$2,000
Public Arts Fee	0.5% of total building valuation
Water Connection Fee	$2,282
LA County Sanitation Fee	SF: $3,980 per unit MF: $2,895 per unit
Alhambra USD School Fee	$2.97 per sq. ft.
Sewer Connection	$8,271.80

Source: City of Alhambra, 2013.

In general, total fees (including planning and impact fees) for an average single-family home are approximately $38,400 per unit. Total fees per unit for an average multi-family development are lower—at approximately $20,600 per unit. For a mixed-use project, a developer can expect to pay approximately $29,800 per unit in total fees. While impact and connection fees contribute to development costs, the fees are necessary to provide water and sewer service to the developments, and provide adequate funding to maintain the area schools. The City's construction and public art impact fees serve to provide open spaces for recreation and maintain

a high quality of life for residents. To offset the impact of fees on the financial feasibility of affordable housing developments, the City may provide HOME funds to gap finance affordable housing projects, as well as exempting affordable housing from the new construction and public art impact fees.

4. Development Review and Permit Processing

The City employs the "One-Stop" Streamline Permit Process. Step-by-step guides were developed to help contractors and homeowners through the process. For large-scale projects, City staff conducts pre-development coordination meetings with project proponents and all city departments that play a role in the construction process to help ensure a smooth-running project. Table 33 summarizes development review requirements for various types of applications. The time frame for review and approval by the Planning Commission is approximately 14 weeks. The average building permit plan check time frame is 10 to 14 weeks, allowing time for multiple reviews.

Table 33: Development Review Requirements

Application	City Staff	Planning Commission	City Council
General Plan Amendment	R	R	D
Rezone (adjustment to zoning map)	R	R	D
Zoning Ordinance Amendment	R	R	D
Parcel Map (subdivision with less than 5 parcels)	R	D	A
Tentative Tract Map	R	D	A
Condominium Conversion	R	D	A
Conditional Use Permit	R	D	A
Variance	R	D	A
Site Plan Review	R	D	A
Planned Development Permit	R	D	A
Recommendation (R):	Reviews the proposed project and submits a recommendation		
Decision (D):	A decision to approve, approve with conditions, or deny is made and will stand unless appealed within 10 calendar days		
Appeal (A):	A decision made by the Planning Commission may be appealed. If a Planning Commission decision is appealed, a public hearing will be set with the City Council.		

Conditional Use Permit

Conditional uses are those uses which have a special impact or uniqueness and which require specific consideration as to their potential impacts on surrounding properties. At the time of application, a review of the location, design, configuration and impact of the proposed use is conducted by staff to compare the proposed use to established standards. This review determines whether the proposed use should be permitted by weighing the public need for and the benefit to be derived from the use against the impact that it may cause. A Conditional Use

Permit (CUP) is an entitlement application that requires a public hearing and the adoption of specific findings, including:

- The proposed use will not impair the integrity and character of the zone in which it is to be located;
- The subject site is physically suitable for the type of land use being proposed;
- The proposed use is compatible with the land uses presently on the subject property;
- The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located;
- There are adequate provisions for water, sanitation, public utilities, public access, and services to ensure that the proposed use would not be detrimental to public health and safety; and
- The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The requirements are the same for all uses requiring a CUP. Residential uses requiring a CUP include large (more than six persons) community care facilities, fraternities and sororities, and rest homes, as well as mixed-use developments in the CPD and CBD zones. A CUP is subject to public hearing before the Planning Commission. The City's CUP review process is in place to provide City decision makers with more information on uses that have a special impact or uniqueness and that require specific consideration as to their potential impacts on surrounding properties. The total processing time for a CUP is approximately three and one-half months. While both a Conditional Use Permit and a Planned Development Permit are required for developments in the CBD, concurrent processing is available to facilitate the review process. The CUP is a necessary component of the development process, and helps facilitate the development of uses that may have unique development requirements.

Planned Development Permit

Developers of all uses and structures within R-1, R-2, and R-3 zones, including all two-story, second story, or multi-story additions, must obtain a planned development permit that requires public noticing. Additions to single-family houses that do not exceed a 50 percent increase in living area and do not add an additional story are exempt. A planned development permit is also required for any new buildings in the CPD, CBD, and PO zones.

The planned development permit procedure is intended to ensure compliance with the provisions and development standards in the Zoning Code, and to limit the impacts associated with the new use. Following a public hearing on the planned development permit application, Planning Commission must make the following findings of fact to approve the project:

- The proposed use is permitted under the Zoning Code;
- With appropriate conditioning, the proposed use complies with the purpose and intent of this title and the City's General Plan;
- With appropriate conditioning, the proposed development would be physically suitable for the lot or lots on which it is proposed:
- With appropriate conditioning, the proposed use would be compatible with existing and future land uses within the general area in which the proposed use is located;
- With appropriate conditioning, there would be adequate provisions for water, sanitation and public utilities and services to insure that the proposed use would not be detrimental to public health and safety;
- With appropriate conditioning, there would be adequate provisions for public access to serve the subject proposal.

- The RPD permit and tentative map, if required, are internally consistent and in conformance with the applicable density designation as shown on the General Plan;
- The design of the proposed new unit(s) fulfills the purpose of the respective zone;
- The design of the proposed new units fulfills the requirements of the City's design guidelines in the Zoning Code; and
- The area of open space, landscaping, parking and other communal facilities are consistent with the anticipated population of the development.

These findings are intended to confirm adequate provision of amenities and services to the community, and to ensure that new developments are appropriately integrated into the community. This process does not change the permitted uses or densities on the property. Generally, the total processing time for a planned development permit is approximately three and one-half months and is processed concurrently with other applications. As such, the planned development permit does not pose a substantial constraint on housing development. In addition to the requirements of the planned development permit, all improvements within the downtown revitalization district must undergo design review.

Design Review

The Design Review Board reviews the design of each new or altered improvement in the downtown revitalization district for which a building permit, license, certificate or other approval is required. The Board also reviews the design of all new residential development, and commercial and industrial buildings and uniform sign plans for multi-tenant buildings throughout the city.

Within 30 days after the architectural plan is filed with the Department of Development Services, the Design Review Board must consider the architectural plan and approve, disapprove or conditionally approve the plan. When the architectural plan is approved or conditionally approved, the Design Review Board issues a certificate of design approval with attached conditions.

Residential design standards are clearly outlined in Section 23.44 of the City's Zoning Code. Design review approval is based on adherence to the general design standards listed in Chapter 23.44.030 of the Zoning Ordinance. In addition, Sections 23.44.040 and 23.44.050 address specific design standards for residential and commercial developments. General design standards are tailored to encourage quality development that is compatible with surrounding uses. For example, the design guidelines require that storage is screened and that lighting is deflected away from adjacent properties. In addition, the guidelines require that the proposed design is compatible with existing development in the area in terms of scale, height, bulk, materials, cohesiveness, colors, roof pitch, roof eaves and the preservation of privacy. Residential design standards are tailored to encourage compatibility of finishes and styles, continued maintenance of the property, appropriate massing so as to provide harmony with surrounding land uses, and to minimize such things as razor wire, metal roofs, outdoor storage. These standards are objective and not overly restrictive, and are unlikely to have a significant impact on the affordability of a housing development.

The City provides pamphlets at the Development Services Counter that outline the process, submittal requirements, and a fee schedule. Overall, the Design Review process takes approximately two weeks.

5. Building Codes and Enforcement

In 2010, Alhambra adopted the Los Angeles County Building Code as amended, which is based on the California Uniform Building, Plumbing, Mechanical, and Electrical Codes. The City has also adopted the Uniform Housing Code, 1988 Edition, recommended by the Department of Housing and Urban Development and the 2010 California Fire Code. The City has made some minor amendments to the Uniform Building and Fire Codes to tailor the code to Alhambra. Modified fire standards include a requirement for installation of an automatic sprinkler system in all new residential projects and certain residential additions above a certain square footage. While the incorporation of this measure may raise the cost of construction and therefore housing, these standards are necessary to prevent and quickly extinguish fires that may have far more costly impacts.

Enforcement of building code standards does not constrain the production or improvement of housing in Alhambra but instead serves to maintain the condition of the City's neighborhoods. Further, the California Building Code is adopted by many cities throughout Southern California and does not, in general, pose a constraint to residential development. The mission of the Code Enforcement Division and Development Services Department is to promote community awareness of, and encourage voluntary compliance with, Alhambra's Municipal Code. This enforcement enhances Alhambra's neighborhoods and economic conditions so that Alhambra is a good place to live, raise a family, work and retire. Code Enforcement and Development Services staff investigates and enforce city codes and state statutes when applicable. Violation of a code regulation can result in a warning, citation, fine, or legal action. If a code violation involves a potential emergency, officers will respond immediately; otherwise, complaints are generally followed up within one working day by visiting the site of the alleged violation, and if necessary beginning the process of correcting the situation.

6. On- and Off-Site Improvements

Site improvements are a necessary component of the development process. Improvements can include the laying of sewer, water, and streets for use by a community when that infrastructure is lacking, and these improvements make the development feasible. Due to the built-out nature of the City, the residential areas in Alhambra are already served with infrastructure. Site improvement requirements vary depending on the existing condition of each project. Typically, requirements include the undergrounding of utilities, provision of a fire sprinkler system, ensuring the existence of one fire hydrant within 250 feet from the property line, and smoke detectors. Developers are required to purchase and have the City install water service pipe and meter, and may be responsible for upgrading sewer laterals or installing backflow prevention devices. Portions of curbs, gutters, sidewalks and driveways may be required to be replaced, depending on their condition.

C. Environmental and Infrastructure Constraints

Environmental and infrastructure constraints can hamper development of sufficient housing for all economic segments. The following section discusses potential environmental and infrastructure constraints to residential development in Alhambra.

1. Environmental Constraints

Alhambra is an urbanized City in a large metropolitan area. No rare or endangered plant and animal species are known or suspected to exist.[1] The City's topography is generally level, with no significant hillside areas, and soil erosion is not an issue. No active seismic faults are known or suspected to traverse the City, and Alhambra is not included in any special seismic study zones identified by the State. In the event of significant seismic activity in Southern California, ground shaking has the potential for substantial damage. The City maintains an up-to-date Emergency Service Plan. City officials and staff responsible for implementing the plan have attended training classes and emergency simulation exercises.

2. Infrastructure Constraints

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewerage facilities, streets, and sidewalks. The water supply for the City comes from three sources: groundwater from wells in the Main Basin, groundwater from wells in the Raymond Basin, and through direct delivery of treated imported water from the Metropolitan Water District of Southern California (MWD). According to the 2005 Alhambra Urban Water Management Plan, through groundwater management, conservation programs, well maintenance, capital improvement programs, and recycled water use, the City has been able to minimize its reliance on imported water.

The Sewer and Storm Drain Section of the Utilities Department maintains and operates the sanitary sewer collection system, which consists of 1,000 storm drains/catch basins, 2,800 manholes, seven lift stations with main sewer lines ranging in size from four inches to 36 inches. Approximately 99 percent of the system is composed of vitrified clay pipe, with less than one percent being cast iron pipe and reinforced concrete pipe. The sewer system is maintained consistently with the use of high-pressure jetting to clean sewer lines.

The City has completed a number of infrastructure improvements on local roads and streets, including the widening, reconstruction, and repaving of a number of main streets. The provision and maintenance of infrastructure in a community enhances not only the character of the neighborhoods, but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In the alternative, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show signs of deterioration.

Very little undeveloped residential land remains in the City. Future housing growth will occur on existing infill sites or will be integrated with commercial uses. All necessary infrastructure to meet housing development pursuant to the RHNA is already in place.

[1] City of Alhambra General Plan, 1986.

Route 710 Extension Project

Route 710 is a major north-south Interstate route used for interregional and intraregional commuting and shipping through an urbanized corridor, connecting the Ports of Long Beach and Los Angeles to the western San Gabriel Valley. Planned by the State to continue from Long Beach north to Interstate 210 in Pasadena, Route 710 terminates approximately one mile north of the San Bernardino Freeway (I-10), at Valley Boulevard in Alhambra. Litigation over the 4.5-mile gap and planned extension has run for about three decades. After several defeats in court, as well as the loss of construction funding by both federal and state authorities, the Los Angeles County Metropolitan Transit Authority (Metro) is in the midst of an environmental study of five potential options to fill the gap in the 710 Freeway between Alhambra and Pasadena:

- No-Build
- Transportation System Management/Transportation Demand Management (county-wide strategies to improve and enhance traffic operations)
- Bus Rapid Transit (provides fast and frequent service between East Los Angeles and Pasadena)
- Light Rail Transit (provides aerial and tunnel rail service between East Los Angeles and Pasadena, with connection to Metro Gold line)
- Freeway Tunnel (connects the north and south termini of the existing 710 Freeway)

These options will not impact constrain housing development in Alhambra.

D. Energy Conservation

1. City Efforts

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. In addition, the City of Alhambra recognizes the importance of incorporating passive heating and cooling opportunities into the design of residential developments. As such, design guidelines related to energy conservation are included in the Zoning Ordinance. Minimum energy conservation standards implemented through Title 24 and the City's Zoning Ordinance may increase initial construction costs, but reduce operating expenses and expenditure of natural resources over the long run.

2. Utility Provider Programs

Southern California Edison participates in the California Alternate Rates for Energy (CARE) program, which offers income-qualified customers a discount of 20 percent or more on their monthly electric bill. The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multiple-family properties of two or more units. Edison also operates the Energy Savings Assistance program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. And, finally, Edison has an Energy Assistance Fund (EAF) in place, designed to help low-income customers pay their electric bills. A maximum of $100 is available to income-qualified customers once every 12-month period.

The Southern California Gas Company offers various rebate programs for energy-efficient appliances to its customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Energy Savings Assistance Program offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. The Gas Company also operates the Gas Assistance Fund (GAF), which helps low-income households pay their gas bills through a one-time grant, not exceeding $100. Southern California Gas participates in the state's CARE program, which provides a 20 percent discount on the monthly gas bills of income-eligible households. In addition, the Gas Company participates in the Medical Baseline Allowance Program. Customers with a qualifying medical condition are eligible for a free medical baseline allowance 0.822 therms per day. Under this program additional gas usage is billed at the baseline rate, which is the lowest rate for residential customers. In addition to The Gas Company's programs, customers may qualify for other energy assistance programs. The Low-Income Energy Assistance Program (LIHEAP) is a federally funded energy assistance program that offers income-qualified households assistance with paying their utility bill. Customers may also benefit from the LIHEAP Weatherization Assistance Program to help make their homes more energy efficient.

Chapter 4: Housing Resources

The resources available for the development, rehabilitation, and preservation of housing in Alhambra are addressed here. This section provides an overview of available land resources and residential sites for future housing development, and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing and energy conservation opportunities.

A. Availability of Sites for Housing

A critical component of the Housing Element is the identification of sites for future housing development, and evaluation of the ability of these sites to accommodate the City's share of regional housing needs as determined by SCAG. In Alhambra, residential growth will be focused in the following areas: underutilized areas of the R-3 zone, within the Central Business District area, and along Valley Boulevard. The following discussion summarizes the residential growth potential in each of these areas and concludes with an assessment of how these sites can address the City's share of regional housing needs.

1. Regional Housing Needs Allocation (RHNA)

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

The RHNA is distributed by income category. For the 2013 Housing Element update, the City of Alhambra is allocated a RHNA of 1,492 units as follows:

- Extremely Low Income (up to 30 percent of AMI): 190 units[2] (13 percent)
- Very Low Income (31 to 50 percent of AMI): 190 units (13 percent)
- Low Income (51 to 80 percent of AMI): 224 units (15 percent)
- Moderate Income (81 to 120 percent of AMI): 246 units (16 percent)
- Above Moderate Income (more than 120 percent of AMI): 642 units (43 percent)

[2] The City has a RHNA allocation of 380 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to 2005-2009 CHAS data, of the City's 7,092 extremely low and very low income households, approximately 52 percent were extremely low income while 48 percent were very low income) as shown in Table 7. Therefore, the City's RHNA of 380 very low income units may be split accordingly into 190 extremely low (50 percent) and 190 very low income (50 percent) units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Residential Sites Inventory

The City's residential sites inventory for the 2013-2021 Housing Element includes a combination of proposed residential projects, vacant parcels, and underutilized sites. A detailed parcel by parcel listing of these properties, as well as a map indicating their location, can be found in Appendix A.

Proposed/Pending Residential Projects

The City is able to meet a significant portion of its RHNA through currently proposed residential projects (Table 34). All of the identified projects are expected to be permitted after January 1, 2014. A handful of these proposed projects are single-family dwellings. A majority of the anticipated housing units, however, have been proposed as part of a large multi-family or mixed-use development:

- *625 W. Commonwealth*: A proposal was recently submitted to the City for a phased Master Plan to build an additional 220 senior apartment units at 625 W. Commonwealth, an existing retirement community.

- *2400 South Fremont Avenue Specific Plan*: The City also recently received an application to develop a residential Specific Plan for the construction of a 70-unit residential community. The proposed project will have 30 townhome units and 40 single-family residences. The project site is approximately 8.8 acres and currently contains a vacant retirement community and six single-family homes. The project is expected to receive approvals by the end of the year but will not be permitted until after January 1, 2014.

- *Alhambra Place Specific Plan*: This proposed project is located within the City's Central Business District (CBD) and is bordered by Main Street to the north, Garfield Avenue to the west, Monterey Street to the east, and Bay State Street to the south. The 11-acre site is currently occupied by Mervyn's Department Store, restaurants, banks, various retail uses, and surface parking. The development will include up to 260 for-sale multi-family units. A formal application for this project is expected to be submitted in the summer of 2013 and approvals could be granted as early as the end of 2013.

- *West Main Corridor Specific Plan–Site 4*: The West Main Corridor Specific Plan was adopted in 2006 and provided development scenarios for four opportunity sites within the West Main Corridor. Three of the opportunity sites have already been developed but Site 4 remains available for potential development during the 2013-2021 Housing Element planning period. The development scenario for Site 4 proposes a five-story mixed-use project that includes 90 residential condominium units. A formal application for this project has not been submitted yet, but the Master Plan has been adopted and remains in effect.

- *Fremont Mixed-Use:* The City is working with a developer to redevelop a large industrial site into a mixed use project. The entire site is approximately 14 acres. The residential component of the project would be constructed on approximately 7.5 acres and consist of 527 apartments. A formal application could be submitted by the end of 2013.

Altogether, proposed residential projects in the City of Alhambra are expected to add a total of 1,187 dwelling units to the City's housing stock; all of these units are expected to be market rate.

Table 34: Proposed and Pending Projects

Project	Units
700 N Atlantic	9
825 Sierra Vista	4
1134 Sierra Vista	1
1416 9th	1
1208 S Edith	2
2629 Orange Grove	1
1140 S Chapel	1
1512 S Chapel	1
625 W Commonwealth	220
2400 South Fremont Avenue Specific Plan	70
Alhambra Place Specific Plan	260
West Main Street Corridor Specific Plan (Site 4)	90
Fremont Mixed-Use	527
Total	**1,187**

Source: City of Alhambra, 2013.

Vacant Residential Parcels

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Incorporated in 1903, Alhambra is a built-out community. The inventory of vacant land zoned specifically for high-density residential use totals just over three acres. While all of the vacant sites are designated R-3, variations in the Zoning Code dictate different densities on these sites.

Vacant R-3 parcels containing less than 20,000 square feet may be developed at densities of 24 units per acre. The densities that can be achieved on such parcels are appropriate to facilitate the production of housing that is affordable to moderate-income households. Parcels that are located within 50 feet of R-1 areas may be developed at a maximum density of 18 units per acre; the lower density is intended to provide a buffer to parcels on the edges of the City's single-family neighborhoods. The calculations presented in Table 35 do not include potential density bonus units. Using expected densities based on the above restrictions, less 20 percent of maximum density for open space, ingress/egress, and setback requirements, an analysis of available vacant properties identifies the potential for approximately 32 new housing units on vacant sites within the incorporated City limits.

Table 35: Vacant Land Inventory

General Plan Designation	Zoning	Affordability Level	Maximum Density	Vacant Acreage	Potential Dwelling Units (80% of maximum density)
High Density Residential Parcels less than 20,000 sf	R-3	Moderate	24	0.41	6
High Density Residential Parcels located within 50 feet of R-1	R-3	Above-Moderate	18	1.90	26
Total				**2.31**	**32**

Source: City of Alhambra, 2013.
Note: Potential Dwelling Units do not reflect straight application of maximum density to vacant land. The number of potential dwelling units has been reduced by 20 percent to reflect expected densities and physical site conditions.

Underutilized Sites

Similar to most communities in the San Gabriel Valley, development in Alhambra occurs primarily through recycling of existing properties for intensified uses. Future residential growth can be accommodated on underutilized lots where existing uses were developed at less than the maximum permitted density. Given the scarcity of developable land in Alhambra and the continuing demand for housing, nearly all of the recent residential construction in the City has involved infill development on underutilized properties. The analysis of residential capacity on recyclable land included in this section focuses on higher density residential land, as well as sites in the Central Business District (CBD) and along Valley Boulevard, where a maximum density of 43 units per acre is permitted.

The analysis of underutilized land indicates that underutilized properties in Alhambra have the potential to accommodate approximately 1,498 residential units on 52 acres of land. Infill trends in the City indicate that multi-family developments such as apartment and condominium developments are the most likely residential product to be produced. A detailed listing of the City's underutilized properties is included in Appendix A.

Table 36: Summary of Residential Capacity on Underutilized Land

General Plan	Zoning	Maximum Density	Acres	Existing Units	Realistic Potential Housing Units	Affordability Level
High Density Residential						
HDR	R3 (Lot < 20,000 sf)	24 du/ac	20.0	108	339	Moderate
HDR	R3 (Lot > 20,000 sf)	30 du/ac	17.4	90	412	Lower
Central Business District						
CBD	CBD	43 du/ac	1.9	8	63	Lower
Valley Specific Plan						
VSP	VSP	43 du/ac	1.7	0	57	Lower
Urban Residential						
UR	PO	75 du/ac	10.5	0	627	Lower
Total			**51.5**	**206**	**1,498**	

Source: City of Alhambra, 2013.
Note: Realistic Potential Housing Units were calculated at 80 percent of maximum density

High Density Residential Land

Recycling to higher intensity uses is very probable given that the scarcity of land makes higher density development most cost effective in the City's higher density residential areas (HDR). Currently, most of the underutilized properties included in the inventory presented in Appendix A contain one or two residential dwelling units on each lot. While most of these parcels are separately owned and the development intentions of each specific landowner are unknown, the City has experienced substantial interest in the redevelopment of low-density parcels to higher density development. Virtually all residential developments in recent years involved the consolidation of smaller and separately owned lots and/or redevelopment into much more intensified uses. In the R-3 areas, there is also interest for the development of second units in addition to existing houses, as well as the demolition of an existing house for the development of three to four units. Because the increase in density associated with lot consolidation is seen as a viable incentive for developers, the City has experienced extensive lot consolidation in recent years (as shown in Table 37).

The City acknowledges that small lot development may be more difficult and thus has only identified properties that have the potential for sufficient added capacity to make recycling of land economically feasible. Due to the City's historical subdivision patterns, many properties are less than a third of an acre in size. For properties less than a third of an acre in size to be included in this inventory, realistic capacity (80 percent of maximum density) must yield more than twice the number of existing housing units.

The densities that can be achieved in the HDR areas are appropriate to facilitate the production of housing that is affordable to lower and moderate income households, depending on the size of the lot. Properties in the R-3 zone may be developed at densities of at least 24 dwelling units per acre by right. This density is sufficient to facilitate the construction of housing that is affordable to moderate income households in the form of apartments and condominiums. In addition, the City's Zoning Ordinance allows development at densities up to 30 dwelling units per acre on R-3 zoned properties of more than 20,000 square feet. Only a small number of

underutilized parcels in the City are at least 20,000 square feet. However, properties that achieve a combined lot size of 20,000 square feet through lot consolidation are also able to take advantage of the higher density. This incentive has been extremely successful; the City has experienced substantial lot consolidation activities to achieve the higher 30 units per acre density. Since 2004, the City has approved 19 applications that involved lot consolidation for residential uses. Most of these consolidations involved parcels with existing low-density residential uses on the lot. Fourteen of these lot consolidations resulted in total lot sizes over 20,000 square feet. As such, for the purpose of calculating future housing potential, the maximum density on these consolidated lots was increased to 30 units per acre. Table 37 identifies approved lot consolidations since 2004.

Table 37: Summary of Residential Lot Consolidations 2004-2012

Project Name/Address	Zone	Project Type	Total Lots	Total Square Footage	Approval Date
321-325 N. 3rd	R-3	15 Apartment Units	4	23,373	4/10/2004
1425-31 S. Marengo	R-3	10 Condo Subdivision	3	22,880	1/20/2004
109-117 N. 4th	R-3	27 Senior Condo	3	22,491	6/21/2004
208-210 Palmetto	R-3	8 Condo Subdivision	2	17,250	1/17/2006
818-820 N. 2nd	R-3	6 Condo Subdivision	2	15,000	2/21/2006
101-103 N. 3rd	R-3	36 Senior Condo	3	22,350	7/18/2005
234 S. Marguerita	R-3	12 Condo Subdivision	3	23,556	2/6/2006
800-808 N. Garfield	R-3	12 Condo Subdivision	3	21,680	3/13/2006
109-117 N. 2nd	R-3	41 Senior Condo	3	24,620	8/21/2006
Main/Garfield/BayState/ Monterey	CBD	Mixed Use Project	10	487,436	10/2/2006
747-751 S. Stoneman	R-3	10 Condo Subdivision	2	19,476	9/4/2007
746-750 S. Stoneman	R-3	14 Condo Subdivision	2	15,712	2/20/2007
625 W. Commonwealth	R-3	50 Senior Apartments	5	75,391	10/15/2007
1000 S. Fremont	PO	Mixed Use Project	5	266,720	3/19/2007
628 N. Atlantic	R-3	24 Condo Subdivision	3	37,650	9/08/2009
229-249 W. Main	Casita de Zen SP	Mixed Use Project	5	51,648	3/15/2010
210 N. Monterey/215 N. Chapel	R-3	42 Senior Condo Subdivision	7	36,424	11/07/2011
88 S. Marengo	Marengo Acacia SP	18 Condo Subdivision	5	48,350	11/05/2012
700 N. Atlantic	R-3	9 Condo Subdivision	2	17,751	4/01/2013

Source: City of Alhambra, 2013.

The sites inventory for the 2013-2021 Housing Element includes 14 potential lot consolidations in the R-3 zone, resulting in lot sizes over 20,000 square feet. The lot consolidations proposed in the sites inventory involve between two and 10 adjacent parcels, with most involving between three to five sites, all adjacent. Considering the history of lot consolidation for development of apartments and condominiums throughout the City, this projection is conservative. The

residential capacity of these R-3 lots has been applied to the City's lower income RHNA, based on the allowable density of the parcels.

Central Business District (CBD)

Within the CBD, residential uses are conditionally permitted at various densities depending on lot size. The City's zoning standards do require that residential uses approved in the CBD are developed in conjunction with commercial uses. However, there are no requirements mandating a specified portion of a mixed-use site as non-residential. In addition, both horizontal mixed-use and vertical mixed-use development are permitted. On parcels of less than 20,000 square feet, the maximum density is 24 units per acre, and on parcels of more than 20,000 square feet, maximum density is 43 units per acre.

Alhambra has a strong history of supporting high-density, mixed-use, and affordable housing in the Downtown area. Mixed-use is permitted along Main Street throughout the City, and in an expanded area through the CBD. Alhambra began the process of transforming Main Street into a vibrant commercial and residential corridor in 1994. The City has continued to support ongoing revitalization, and drafted the West Main Corridor Master Plan to facilitate mixed-use development west of the CBD. Recent projects in the West Main Corridor include:

- *Main Street Collection (410 West Main Street)*: City Ventures, LLC is developing a four-story mixed-use project that consists of approximately 8,200 square feet of retail space with pedestrian-friendly promenade areas and 52 condominiums, 9 live/work units, 19 town homes, and 6 shopkeeper units. Construction is expected to be completed by Fall 2013.

- *Alhambra Pacific Plaza (300 West Main Street)*: Alhambra Pacific Plaza, LLC is in the process of developing a mixed-use project on the southwest corner of Third and Main (previously a Super A Foods). The project will be comprised of 18,000 square feet of commercial space and 120 residential for-sale units on a 1.68-acre site. Construction is expected to begin in 2013.

- *Casita de Zen (229-249 W Main)*: A developer is currently in the process of constructing a four-story mixed-use development comprised of 94 residential condominiums and 5,000 square feet of commercial space on this site. Construction is expected to begin in 2013.

Table 38 summarizes the City's history of approvals of mixed use projects. Since 1999, 789 new residential units have been constructed or approved as part of mixed-use developments in the CBD and CPD zones, or through the processing of a specific plan.

Table 38: Summary of Mixed-Use Densities in Alhambra

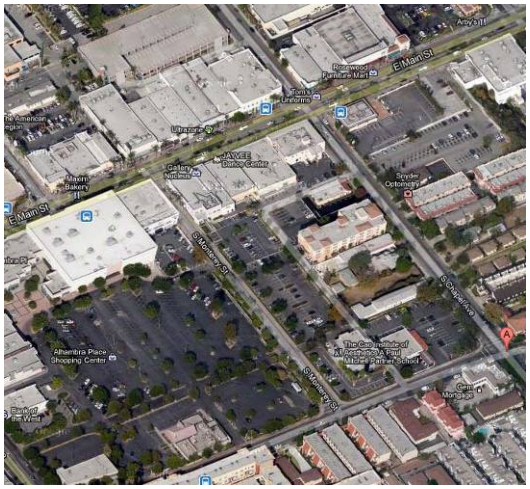
Project Name	Units	DU/Acre	Acres	Parcels	Zone	Status
Plaza on Main 369 W. Main	110	158	0.7	1	CBD	Completed in 1999 (includes 110 low-income units)
Alhambra Regency 500 W. Main Street	80	37	0.5	1	CPD	Completed in 2000 (includes 16 moderate-income units)
Main/Garfield/Bay State/Monterey	260	21.8	11.2	10	Alhambra Place SP	Approved 10/2/2006 but all entitlements have expired except for the Tentative Tract Map
1201-1237 E. Main	37	33	1.1	3	CPD	Approved 11/21/2005 but all entitlements have expired except for the Tentative Tract Map
410 W. Main Street	88	41	2.1	1	Alhambra Fifth and Main SP	Completion expected in Fall 2013
229-249 W. Main Street	94	78	1.2	5	Casita de Zen SP	Groundbreaking expected in Spring 2013
300 W. Main Street	120	66	1.8	1	Alhambra Pacific Plaza SP	Groundbreaking expected in Spring 2013
Total	**789**		**18.6**			

Source: City of Alhambra, 2013.

While CBD areas represent prime opportunities for residential development in the City and the development community has expressed increasing interest in mixed-use products, this Housing Element identifies only specific opportunity areas where development is most likely to occur during the 2013-2021 planning period. Based on current development activities in Alhambra, the City has identified one opportunity area for residential or mixed-use development in the CBD. This site was determined to be significantly underutilized given its size, location, and current uses:

Map ID 83: Located on the west side of N. Chapel Avenue at Bay State Street, has the potential for horizontal mixed-use, given its location away from the primary corridors. Currently, the site consists of a Wells Fargo bank building, large parking lots, a vacant parcel, and one eight-unit apartment house. This site is located adjacent to a TELACU affordable housing development, which may serve as a catalyst for development of the underutilized adjacent properties.



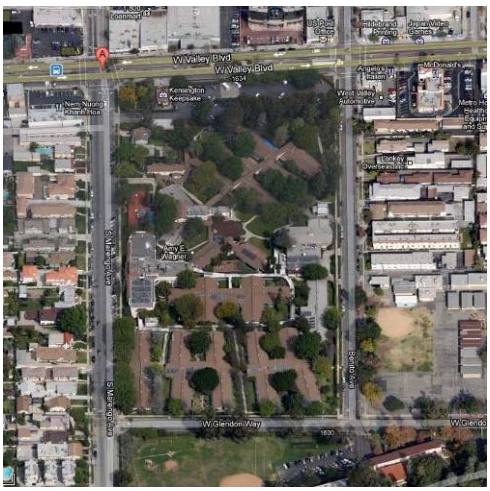


Production of new affordable housing in the CBD can be facilitated by providing up-to-date information on potential sites, waiving the new construction and public art impact fees, and assisting prospective developers with the assembly of project sites. City assistance and incentives to encourage residential and mixed-use development will also facilitate development in Alhambra.

Valley Boulevard Corridor Specific Plan

The Valley Boulevard Corridor Specific Plan is divided into five districts, with seven zones, including residential, retail commercial, and office professional. Two districts in the specific plan allow for residential uses, Districts 3 and 4, at a maximum of 43 units per acre, allowing both single-family and multi-family developments. Lot sizes must be at least 40,000 square feet. Map ID 17, located at the southeast corner of Valley Boulevard and S. Marengo Avenue, was identified as an opportunity area in the Valley Boulevard Corridor Specific Plan area. Most of Site C is owned by Scripps Kensington and occupied by senior and assisted living facilities. The nonprofit has indicated potential interest in selling these parcels and consolidating the existing buildings onto another parcel also owned by Scripps Kensington located south of the identified site, and moving some operations to another property outside of the City.





Urban Residential

A significant number of housing units can also be accommodated on the former Villages at Alhambra site. For this project, the City created the new land use category of "Urban Residential" that allows a maximum density of 75 units per acre. While the Villages project is no longer being pursued, the site remains a viable opportunity for redevelopment. The site is comprised of seven parcels, totaling 10.4 acres. Approximately 627 housing units can be accommodated on this site, all of which can be counted towards the City's lower income RHNA, based on allowable density.

Comparison of Sites Inventory and RHNA

The parcels identified in the City's sites inventory can realistically be redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for housing throughout Los Angeles County, and 2) the current observable trend of lot consolidation to achieve higher densities in Alhambra. Underutilized sites in the City have the potential to accommodate 1,498 residential units, developed at densities between 24 and 75 units per acre. Including pending residential projects and vacant land, there is potential for 2,717 new residential units in Alhambra. As Table 39 indicates, these sites and the densities allowed will provide sufficient opportunities for accommodating the City's 2013-2021 RHNA goals for all income categories.

While the maximum density is 43 units per acre in the CBD and Valley Boulevard Corridor Specific Plan and 75 units per acre in the Urban Residential designation, many projects can take advantage of density bonuses and flexible development standards or specific plans to achieve even higher densities. As Table 38 shows, mixed-use projects in Alhambra have been approved at densities up to 160 units per acre. As such, the calculations used for the sites inventory (80 percent of maximum) are a conservative estimate.

Depending on the type and affordability of housing provided, residential projects can qualify for multiple density bonuses. For example, one project approved with a density of 158 units per acre was Plaza on Main, a senior affordable housing development. This project qualified for four of the City's density bonuses: senior housing bonus, low-income senior housing, very low-income senior housing, and government subsidized senior housing. In addition, a 51.4-percent reduction in the number of parking spaces was granted, as well as variances from the maximum FAR and minimum required open space.

Table 39: Comparison of Sites Inventory and RHNA

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA	**604**	**246**	**642**	**1,492**
Proposed Projects	0	0	1,187	1,187
Vacant Properties	0	32	0	32
Underutilized Sites	1,159	339	0	1,498
Surplus	**+555**	**+125**	**+545**	**0**

Source: City of Alhambra, 2013.

B. Administrative Resources

1. The City of Alhambra Development Services

The Development Services Department is responsible for assisting business owners and developers through the City's review and approval process; developing a comprehensive, long-term plan for development and improvement of land use; eliminating areas of urban blight and underlying causes; and promoting quality development and rehabilitation of existing structures. The Department provides services that promote the community's short- and long-term development interests and specifically, maintaining Alhambra's traditionally high standards of development for all projects. Development Services staff provides assistance to the Planning Commission, Design Review Board, Housing and Community Development Citizen Advisory Committee, and City Council.

2. Non-profit Developers and Community Development Organizations

Alhambra works with a variety of non-profit developers and community development organizations to facilitate the production of affordable housing in the City. Some of these organizations include the East Los Angeles Community Union (TELACU), Habitat for Humanity, GSCDC Valencia LLC, AOF/Golden State Community Housing Development Corporation, and National Preservation Partners dba City Center Community Development.

The East Los Angeles Community Union (TELACU) is a non-profit community development corporation that provides affordable home-ownership opportunities for families, and apartment rentals for low-income senior citizens and the disabled. Since its establishment in 1968, TELACU has developed thousands of such units in communities throughout Southern California, including Alhambra, Baldwin Park, Hawthorne, Los Angeles, Montebello, Monterey Park, Moreno Valley, National City, Pasadena, Pacoima, and Whittier. In Alhambra, TELACU has developed a 67-unit very low income senior project.

Habitat for Humanity is a non-profit Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower-income families. Habitat builds and repairs homes for families with the help of volunteer and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor to build the homes. Land for new homes is usually donated by government agencies or individuals.

AOF/Golden State Community Housing Development Corporation is a Community Housing Development Organization (CHDO) headquartered in Huntington Beach. In 2006, the Alhambra City Council and former Redevelopment Agency Board approved an Affordable Housing Acquisition and Renovation Agreement for the purchase and renovation of 15 N. Valencia Street in partnership with AOF/Golden State Community Housing Development Corporation to acquire and rehabilitate the property, and provide 11 affordable rental units for seniors.

The City has also worked with National Preservation Partners to develop an affordable housing project on the City-owned Howard Street property. The Howard Street property was purchased with CDBG funds and developed by National Preservation Partners with HOME and Redevelopment Housing Set-Aside funds from the City. The Howard Street project provided affordable housing for first-time homeowners and consisted of eight three-bedroom townhomes for low income families.

C. Financial Resources

The City has limited funding for affordable housing development and preservation of affordable units at risk of converting to market rate housing. The key housing financial resources currently utilized are summarized below.

1. Community Development Block Grant (CDBG)

Through the federal CDBG program, the HUD provides funds to local governments to fund a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (fewer than 50,000 population) receives its allocation from the county or competes for funding that is administered by the state. Given Alhambra's population, it is entitled to receive CDBG funds directly from HUD. The City receives a CDBG allocation of approximately $800,000 annually.

The CDBG program is flexible in that the funds can be used for a range of activities. In the past, the City has used CDBG funds for eligible housing activities including acquisition and/or disposition of real estate, housing rehabilitation, and code enforcement.

2. HOME Investment Partnership (HOME)

The City receives an annual entitlement of funds from HUD under the HOME program. HOME funds can be used for activities that promote affordable rental housing and homeownership for construction, reconstruction, moderate or substantial rehabilitations, first-time homebuyer assistance, and tenant-based assistance. In recent years, Alhambra has contributed HOME funds to help lower income homeowners with repairs and rehabilitation and to provide first-time homebuyers with downpayment assistance. The City anticipates receiving a HOME allocation of approximately $350,000 annually.

3. Housing Choice Voucher (Section 8) Program

The federal Housing Choice Voucher (Section 8) Program provides rental assistance as a voucher to very low income persons in need of affordable housing. Typically, the voucher pays for the difference between the Fair Market Rent for the unit and 30 percent of the voucher recipient's household income. As of March 2013, the Housing Authority of the County of Los Angeles provided Section 8 Housing Choice Vouchers to 615 households in Alhambra.

D. Energy Conservation Opportunities

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income available for rents or mortgage payments. Alhambra has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development, and requires adoption of an "energy budget." There are a variety of ways to meet these energy standards. The home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques.

The City's General Plan contains various goals and policies related to energy conservation and reduction of greenhouse gases. General Plan policies include:

- Encourage water conservation activities in residential, commercial, industrial, public and other development. (The movement of water across the State is one of the major sources of energy consumption, so conservation of water is also beneficial to energy conservation.)
- Encourage the use of energy saving designs, systems and innovations in public and private building construction.
- Promote good air quality on a local and regional basis.

Because reduction in vehicle trips is the most effective strategy to reduce greenhouse gases, land use and development standards that encourage alternatives to the automobile through more compact and pedestrian-friendly development are directly correlated to energy conservation. The City has facilitated mixed-use, compact development for decades in the Central Business District and throughout the City. Mixed use development in Alhambra is permitted in the Central Business District, the Valley Boulevard Specific Plan, and the Commercial Planned Development zone. The standards included in the Zoning Code encourage walking due to more compact development patterns and housing development that is in close proximity to services and retail businesses. Citywide design policies encourage development with pedestrian amenities and walkable connections between developments. Throughout the planning period, because of the built out nature of the City, future development will consist of infill development that will maximize existing land and infrastructure resources and as a result, promote housing affordability.

Utility companies serving Alhambra also offer programs to promote the efficient use of energy and assist lower-income customers. Southern California Edison (SCE) offers a variety of energy conservation services as part of its programs for income-qualified households. The California Alternative Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs provide bill relief to eligible customers with discounts of 20 percent or more on their electrical bills. The Energy Assistance Fund helps income-qualified residential customers facing financial hardship to manage their electricity bills. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes available to residents energy efficient kits at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct testing and sealing of HVAC systems. The Multi-Family Rebates program provides energy efficiency design assistance, training, and incentives for housing authorities and owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

Chapter 5: Evaluation of Accomplishments under Adopted Housing Element

State law (California Government Code Section 65588[a]) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

These results should be quantified where possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). Past accomplishments are compared with what was projected or planned as part of the previous Housing Element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes Alhambra's accomplishments toward implementing the 2008-2014 Housing Element. A program-by-program review is presented in Table 40. Table 41 summarizes the quantified objectives contained in the City's 2008 Housing Element and evaluates the progress toward fulfilling these objectives.

The City of Alhambra had a total RHNA of 1,546 units for the 2008-2014 planning period, including 379 units for very low-income households, 239 units for low-income households, 260 units for moderate-income households, and 668 units for above moderate-income households. The 2008 Housing Element was found to be in compliance by the State in 2009 and subsequently adopted. The Element demonstrated that the City had adequate zoning and sites to meet its 2008-2014 RHNA of 1,546. Alhambra maintained adequate sites within existing land use policy to facilitate the development of additional housing units. However, development interest in the City did not create all of the projected RHNA units. Based upon City records, between 2006 and 2012, 56 percent of the regional housing construction needs were met. The 2013 Housing Element again meets the RHNA to accommodate regional growth. Since 2009, a number of major projects in both mixed-use and residential areas have been approved in the City, revealing an increase in developer interest.

Between 2006 and 2008, the City provided HOME and Redevelopment Housing Set-Aside funds to AOF Golden State Development Corporation for site acquisition and the rehabilitation of 15 North Valencia as an affordable senior housing project. The City also worked with National Preservation Partners to develop an affordable housing project on the City-owned Howard Street property. The Howard Street property was purchased with CDBG funds and developed by National Preservation Partners with HOME and Housing Set-Aside funds from the City. The

Howard Street project provided affordable housing for first-time homeowners and consisted of eight three-bedroom townhomes for low income families.

The City also has a residential rehabilitation program for single-family and multi-family units. The Housing Rehabilitation Program offers grants and deferred loans to improve the exterior and interior of homes occupied by lower and moderate income residents. Between 2008 and 2010, the City assisted 12 households through Exterior Grants and 13 households through the Rehabilitation Loan Program using CDBG and HOME funds. In May 2011, the City restructured its Housing Rehabilitation program in order to improve its effectiveness. The former Exterior Grant Program was accommodated under this new Housing Rehabilitation Program as minor rehabilitation. Between 2011 and 2012, 14 households were assisted under the new Residential Rehabilitation Program using CDBG and HOME funds. The City of Alhambra continues to annually allocate CDBG and HOME funding to this program.

Increasing homeownership is another important City goal. Between 2008 and 2012, 12 households were assisted through the City's First-Time Homebuyer Program using HOME funds. The City continues to allocate HOME funding to this program annually.

During the previous planning period, two federally assisted developments, Wysong Plaza and Burke Manor, were at risk due to expiring Section 8 contracts. In addition, an 11-unit affordable project located at 17 S. Olive has a HOME loan mortgage pay-off date of March 2018. All three projects were conserved as affordable housing.

The City's last Housing Element was adopted in 2009. The five-year program actions were organized according to five housing goals: 1) maintenance and preservation of the housing stock, 2) provision of affordable housing, 3) removal of constraints, 4) provision of adequate sites, and 5) equal housing opportunity. Table 40 summarizes progress to date in implementation of previous programs, and the continued appropriateness of identified programs. The results of this analysis form the basis for developing the comprehensive housing program strategy for the 2013-2021 Housing Element.

Table 40: Review of Accomplishments from 2008-2014 Housing Element

Program	Objectives	Accomplishments
Goal #1: Maintain and Preserve the Existing Affordable Housing Stock		
Program 1: Single-Family Rehabilitation Programs	▪ Provide 10 Exterior Appearance Grants, 10 Senior Minor Home Repair Grants, and 5 Property Rehabilitation Loans annually, to assist a total of 150 households during the 2008-2014 planning cycle. ▪ Continue to allocate RDA, CDBG, and HOME funding for this program. ▪ Continue to permit funding from the single-family rehabilitation programs to be used towards room additions to alleviate overcrowded conditions. ▪ Promote energy efficiency improvements ▪ Continue to advertise the Single-Family Rehabilitation Programs	**Accomplishments:** Prior to 2011, the City had an Exterior/Senior Minor Home Repair Grant program and a Single-Family Rehabilitation Loan Program. In May 2011, the City restructured its Housing Rehabilitation program in order to improve its effectiveness. The former Exterior Grant Program was accommodated under this new Housing Rehabilitation Program as minor rehabilitation. Between 2008 and 2010, the City has assisted 12 households through Exterior Grants and 13 households through the Rehabilitation Loan Program using CDBG and HOME funds. Between 2011 and 2012, 14 households were assisted under the new Residential Rehabilitation Program using CDBG and HOME funds. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 2: Rental Rehabilitation Programs	▪ Provide 6 Rental Rehabilitation Loans with HOME funds and 6 Rental Rehabilitation Loans funded with Redevelopment Set-Aside, to upgrade a total of 72 units during the 2008-2014 planning cycle. ▪ Pursue rental rehabilitation projects that include reconfiguration of smaller units into larger units suitable for large families. ▪ Ensure energy efficiency improvements are included in rental rehabilitation projects. ▪ Continue to advertise the Rental Rehabilitation Programs	**Accomplishments**: Between 2006 and 2008, the City provided HOME and Redevelopment Housing Set-Aside funds to a Community Development Housing Corporation (Golden State Development Corporation) to substantially rehabilitate an 11-unit apartment at 15 N. Valencia as a senior housing project. **Continued Appropriateness**: This program has been incorporated into the general housing rehabilitation program described above (Program 1) and is not included in the 2013-2021 Housing Element as a separate housing program.

Table 40: Review of Accomplishments from 2008-2014 Housing Element

Program	Objectives	Accomplishments
Program 3: Code Enforcement	▪ Continue to implement the Code Enforcement program to bring substandard housing units into compliance with City building and property maintenance codes.	**Accomplishments**: Between 2008 and 2012, the City addressed 2,519 complaints in low and moderate income areas relating to housing issues. As part of their code correction efforts, Code enforcement staff also connects eligible households to the City's Housing Rehabilitation Program for assistance. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 4: Preservation of At-Risk Rental Housing	▪ Annually monitor the status of the 179 affordable housing units that are at risk of converting to market-rate during the 2008-2014 Housing Element. ▪ When any property owners indicate plans to convert to market rate, contact qualified entities to explore transfer of ownership options and ensure that tenants receive proper notification. ▪ Monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary. ▪ Continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.	**Accomplishments**: None of the 179 affordable housing units identified as at-risk in the 2008-2014 Housing Element converted to market rate. The City continues to work with property owners and pursue partnership opportunities with non-profits to preserve and expand affordable housing. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table 40: Review of Accomplishments from 2008-2014 Housing Element

Program	Objectives	Accomplishments
Goal #2: Assist in the Development of Affordable Housing		
Program 5: First-Time Homebuyer Program	▪ Provide homeownership assistance to 5 low- and 5 moderate-income households annually for a total of 60 households during the 2008-2014 planning period. ▪ Annually evaluate market conditions and determine the affordability gap for first-time homebuyers, and adjust the maximum assistance accordingly. ▪ Continue to advertise the First-Time Homebuyer Program	**Accomplishments**: Between 2008 and 2012, 12 households were assisted through the City's First-Time Homebuyer Program using HOME funds. Specifically, the City used HOME funds to acquire and substantially rehabilitate five homes and made them available to low income households. In addition, redevelopment funds have been used to assist 11 low income households (80% AMI) with homebuyer assistance since 2008. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 6: Affordable Housing Development	▪ Continue to provide financial incentives to private developers to increase the supply of affordable housing. ▪ Continue to exempt new affordable housing developments from the public art and new construction impact fees. ▪ Focus a portion of Agency assistance toward rental projects that meet the needs of extremely low-, very low- and low-income renters and large families. ▪ As funding permits, assist in the development of at least one new residential development that accommodates large families.	**Appropriateness**: The acquisition/rehabilitation of 15 N. Valencia Avenue as an affordable senior housing project was completed in 2009 using HOME funds. The City also worked with National Preservation Partners to develop an affordable housing project on the City-owned Howard Street property. The Howard Street property was purchased with CDBG funds. This property was developed by National Preservation Partners with HOME and Redevelopment Housing Set-Aside funds from the City to construct affordable housing for first-time homeowners. The Howard property development consists of eight three-bedroom townhomes for low-income families. Construction of this project was completed on May 22, 2012. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table 40: Review of Accomplishments from 2008-2014 Housing Element

Program	Objectives	Accomplishments
Program 7: Section 8 Housing Choice Voucher Program	▪ Support the County's efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program. ▪ Coordinate with the Housing Authority of the County of Los Angeles to promote the use of vouchers to extremely low-income households. ▪ Annually provide information and referrals to landlords regarding participation in the Housing Choice Voucher Program. ▪ Provide information on the Housing Choice Voucher Program at the City's annual developer fair housing training facilitated by the Housing Rights Center.	**Accomplishments**: As of 2012, 607 Alhambra households were receiving Section 8 Housing Choice vouchers, a significant increase of 35 percent compared to the 450 voucher recipients reported in 2007. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Goal #3: Identify Adequate Sites to Achieve a Variety and Diversity of Housing		
Program 8: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	▪ Continue to provide appropriate land use designations and a density incentive to consolidate lots in the R-3 zone. ▪ Facilitate the assembly and recycling of underutilized properties in the R-3 zone for new affordable housing construction. ▪ Provide processing assistance to projects initiating a lot consolidation. ▪ As funding permits, acquire available properties on the market that are appropriate for affordable housing development. ▪ Maintain an inventory of suitable sites for residential development.	**Accomplishments**: The City continues to maintain land use policies that provide adequate capacity for the City's Regional Housing Needs Allocation. Through specific plans and development incentives in the Downtown area, the City continues to facilitate residential and mixed use development throughout the City. The City recently worked with National Preservation Partners to develop an affordable housing project on the City-owned Howard Street property. The Howard Street property was purchased with CDBG funds. This property was developed by National Preservation Partners with HOME and Redevelopment Housing Set-Aside funds from the City to construct affordable housing for first-time homeowners. The Howard property development consists of eight three-bedroom townhomes for low-income families. Construction of this project was completed on May 22, 2012. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table 40: Review of Accomplishments from 2008-2014 Housing Element

Program	Objectives	Accomplishments
Program 9: Residential Development in Central Business District (CBD)	▪ Continue to facilitate the construction of residences in the CBD zone. ▪ Encourage lot consolidation for mixed-use developments. ▪ Create a brochure outlining financial assistance available to developers and property owners in the CBD. ▪ Continue to waive the New Construction and public art fees for affordable housing projects. ▪ Annually evaluate development activity in the CBD to gauge development interest, inquiries, and progress towards mixed-use development.	**Accomplishments**: The City continues to waive new construction and public art fees for affordable housing projects. However, due to the dissolution of redevelopment in California, and the diminished housing funds from the State and Federal levels, no affordable housing projects have been proposed in the City. **Continued Appropriateness**: The City will continue to pursue affordable housing opportunities in the community. However, without redevelopment funds, the City is not likely to offer significant financial incentives for affordable housing. This program is modified and included in the 2013-2021 Housing Element.
Program 10: Residential Development in Valley Boulevard Specific Plan Area	▪ Pursue residential development in conjunction with commercial development and continue to provide flexible development standards for residential development within the Valley Boulevard Corridor Specific Plan area. ▪ Facilitate the assembly and recycling of underutilized properties in the Valley Boulevard Corridor Specific Plan Area for new affordable housing construction. ▪ Continue to waive the New Construction and public art fees for affordable housing projects.	**Accomplishments**: The City continues to waive new construction and public art fees for affordable housing projects. However, due to the dissolution of redevelopment in California, and the diminished housing funds from the State and Federal levels, no affordable housing projects have been proposed in the City. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 11: Second Units	▪ Modify Sections 23.16.020, 23.18.020, and 23.20.020 in the Zoning Ordinance to reflect adopted City policy regarding second units. ▪ Continue to encourage the development of second units as a source of affordable housing. ▪ Draft a brochure outlining the City's second unit ordinance.	**Accomplishments**: In 2011, the City amended its Zoning Ordinance to specifically list second units as a permitted use in the R-1, R-2, and R-3 zones. Since June 2009, four second units have been approved. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table 40: Review of Accomplishments from 2008-2014 Housing Element

Program	Objectives	Accomplishments
Goal #4: Remove Constraints to Housing Development		
Program 12: Flexible Development Standards	▪ Continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the R-3 zone.	**Accomplishments**: The City continues to offer flexible development standards to facilitate residential development. Between 2008 and 2012, the City issued 182 building permits for housing in the R-3 zone. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 13: Density Bonuses	▪ Continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development. ▪ Draft and make available at the Development Services Department counter a brochure outlining affordable housing incentives, including density bonuses.	**Accomplishments**: Since 2009, the City has approved one density bonus project (210 N. Monterey St/219 N. Chapel Ave). The project was comprised of 42 condominiums, seven of which were density bonus units. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 14: Extremely Low-Income and Special Needs Housing	▪ Amend the Zoning Ordinance to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SRO). ▪ Revise the Zoning Ordinance to include emergency shelters as a permitted use.	**Accomplishments**: The City of Alhambra amended its Zoning Ordinance in 2011 to permit the development of emergency shelters in the Valley Boulevard Corridor Specific Plan (VSP) and Industrial Planned Development (IPD) zones. Emergency shelters are now permitted in the VSP zone within the area bounded by Vega Street to the west and New Avenue to the east. Within the IPD zone, emergency shelters are permitted in the area bounded by Orange Street to the north, Mission Road to the south, Raymond Avenue to the east, and Palm Avenue to the west. **Continued Appropriateness**: The City plans to further amend the Zoning Ordinance to conditionally permit SROs within one year of adoption of the Housing Element. This program modified and included in the 2013-2021 Housing Element.

Table 40: Review of Accomplishments from 2008-2014 Housing Element

Program	Objectives	Accomplishments
Program 15: Variety of Housing Types	▪ Amend the Zoning Ordinance to accurately reflect the residential uses that are permitted and conditionally permitted in all zones.	**Accomplishments**: The City is currently in the process of initiating these amendments. The amendments will be completed within one year of adoption of the Housing Element. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 16: Water and Sewer Service Providers	▪ Within 30 days of adoption of the Housing Element, deliver the Alhambra Housing Element to all providers of sewer and water service within the City of Alhambra.	**Accomplishments**: This is a State-mandated requirement as part of adopting the Housing Element. It is not a housing program. **Continued Appropriateness**: This is not a housing program in itself and is removed from the 2013-2021 Housing Element as a housing program.
Program 17: Fair Housing Program	▪ Continue to assist households through the Housing Rights Center, and continue to refer fair housing complaints to the Housing Rights Center. ▪ Continue to support the weekly walk-in housing rights clinic at the Alhambra Public Library, as well as two workshops per year. ▪ Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services. ▪ Implement actions identified in the 2008 Analysis of Impediments to Fair Housing Choice.	**Accomplishments**: The City continues to contract with the Housing Rights Center to provide fair housing services to residents. Since 2008, about 1,800 people have been assisted by the Housing Rights Center. The City continues to allocate a portion of its CDBG funds to this program annually. **Continued Appropriateness**: This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 18: Reasonable Accommodation	▪ Create a process for making requests for reasonable accommodation. ▪ Provide information to residents on reasonable accommodation procedures.	**Accomplishments**: The City amended the Zoning Ordinance to establish a formal Reasonable Accommodations procedure in May 2013. **Continued Appropriateness**: This program is completed and is not included in the 2013-2021 Housing Element.

Table 41: Progress toward Quantified Objectives

	Extremely Low (30% AMI)		Very Low (50% AMI)		Low (80% AMI)		Moderate (120% AMI)		Above Moderate	
	Obj	Act	Obj	Act	Obj	Act	Obj	Act	Obj	Act
RHNA (New Construction)	159	0	160	5	217	16	151	25	0	825
Single-Family Rehabilitation	15	0	15	0	60	39	30	0	0	0
Multi-Family Rehabilitation	9	5	9	6	30	--	18	--	--	--
Homebuyer Assistance	--	--	0	0	0	23	--	--	--	--
Housing Choice Vouchers	225	303	225	304	--	--	--	--	--	--
At-Risk Housing Preserved	89	89	90	90	--	--	--	--	--	--

Chapter 6: Housing Plan

The City of Alhambra's long-term housing goal is to facilitate and encourage housing that fulfills the diverse needs of the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are implemented through a series of housing programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

The goals, policies, and programs build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2013-2021 planning period. Alhambra's housing goals, policies, and programs address the following six major areas:

A) Maintain and preserve the existing affordable housing stock;

B) Assist in the development of affordable housing;

C) Remove constraints to housing development;

D) Identify adequate sites to achieve a variety and diversity of housing;

E) Promote equal housing opportunity; and

F) Ensure City housing goals are met.

A. Maintain and Preserve the Existing Affordable Housing Stock

Preserving the existing housing stock in Alhambra is a high City priority. Continued maintenance of the existing housing stock helps provide lower-cost housing and ensures high-quality neighborhoods. Housing activities that help achieve these goals include rehabilitation of single- and multi-family housing units, code enforcement, and preservation of assisted housing units that may be at risk of converting to market-rate housing. Through code enforcement, neighborhood, and home improvement programs, the City maintains the condition of existing housing units.

Goal 1.0 **Maintain and improve the quality of existing housing and residential neighborhoods in Alhambra.**

Policy 1.1 Provide rehabilitation and home improvement assistance to lower income households, seniors, and the disabled.

Policy 1.2 Provide for the rehabilitation of existing housing in areas designated for the preservation of existing neighborhood character and density.

Policy 1.3 Promote increased awareness among property owners and residents of the importance of property maintenance to long-term affordable housing.

Policy 1.4 Encourage the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 1.5 Cooperate with non-profit housing providers in the acquisition, rehabilitation, and maintenance of older apartment complexes as long-term affordable housing.

Policy 1.6 Work to preserve existing affordable low income housing in the City that is considered at risk of converting to market level rents.

Program 1: Housing Rehabilitation Program

The older housing stock in Alhambra suggests that repairs and rehabilitation will be required to maintain quality structures and living spaces. The City addresses this need through housing rehabilitation assistance. A high priority is given to conserving and improving affordable housing stock, including addressing lead-based paint hazards. The Housing Rehabilitation Program is separated into two components:

- **Minor Rehabilitation Grant**: For rehabilitation projects where the total costs of improvements and "soft costs" associated with the rehabilitation to the property is less than $10,000.

- **Major Rehabilitation Deferred Loan:** For rehabilitation projects where the total development costs for the improvements to the property exceed $10,000.

Objective:

- Provide assistance to 5 households annually, to assist a total of 40 households during the 2013-2021 planning cycle.
- Continue to allocate CDBG and HOME funding for this program annually.
- Continue to permit funding from the single-family rehabilitation programs to be used towards room additions to alleviate overcrowded conditions.
- Promote energy efficiency improvements to households participating in rehabilitation programs.
- Continue to advertise the Housing Rehabilitation Programs through brochures available at the Development Services Department and information on the City's website. Include a yearly advertisement or notice in the City's newsletter, Around Alhambra, providing information on the available Housing Rehabilitation Programs.

Timeframe: Ongoing
Responsible Agency: Development Services Department – Housing Division
Funding Sources: HOME; CDBG

Program 2: Code Enforcement

Code enforcement is essential to ensuring housing conservation and rehabilitation. The Code Enforcement Division is responsible for providing uniform enforcement regarding a variety of municipal, state, and county codes regulating property maintenance, zoning, land use, and other health and safety concerns. The primary goal of regulation is to provide reasonable controls for the maintenance, rehabilitation, preservation, and conservation of existing commercial and residential properties.

Objective:

- Continue to implement the Code Enforcement program to bring substandard housing units into compliance with City building and property maintenance codes.
- Mail property maintenance tips flyers out with all ten-day notices to abate.
- Refer 500 potentially eligible housing projects to the Housing Division for possible assistance using newly created flyers written in English, Spanish, and Chinese.

Timeframe: Ongoing
Responsible Agency: Development Services Department – Code Enforcement Division
Funding Sources: Departmental Budget; CDBG

Program 3: Preservation of At-Risk Rental Housing

To meet the housing needs of persons of all economic groups, the City is committed to guarding against the loss of housing units reserved for lower-income households. Over the next ten years (October 15, 2013, and October 15, 2023), three assisted projects in Alhambra that provide a total of 234 affordable units have expiring Section 8 contracts and are technically considered at risk of converting to market rate. These projects include Wysong Plaza (94 units), Burke Manor (74 units), and TELACU Las Palmas Manor (66 units). However, because all three projects are operated by non-profit organizations, they are considered to be at low risk of converting to market rate. The City will continue to monitor Section 8 legislation and support property owners in maintaining the affordability of these units.

Objectives:

- Annually monitor the status of the 234 affordable housing units that are at risk of converting to market-rate during the 2013-2021 Housing Element.
- Monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary.
- Continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.

Timeframe: Ongoing
Responsible Agency: Development Services Department – Housing Division
Funding Sources: Departmental Budget

B. Assist in the Development of Affordable Housing

Alhambra encourages the development of housing units affordable to all segments of the population. The City facilitates the production of affordable for-sale and rental housing through the provision of both financial and regulatory incentives. In addition, to enable more households to attain homeownership in Alhambra, the City offers a first-time homebuyer program.

Goal 2: **Assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter- and owner-households.**

Policy 2.1 Provide homeownership assistance to lower income households.

Policy 2.2 Use financial and/or regulatory incentives where feasible to encourage the development of affordable housing.

Policy 2.3 Support the provision of rental housing that accommodates families.

Policy 2.4 Facilitate the development of housing with supportive services for seniors and the disabled (including persons with developmental disabilities)

Policy 2.5 Encourage strong on-site management in new apartment complexes.

Program 4: First-Time Homebuyer Program

The City is committed to expanding homeownership opportunities for lower income households (up to 80 percent AMI) through the First-Time Homebuyer Program. The goal of this program is threefold: to help Alhambra families that rent to become homeowners (a critical aspect of establishing a better and stronger neighborhood); to allow eligible families to develop a stake in their homes and, in turn, the community; and, to increase the total affordable housing stock available to residents of the City of Alhambra.. The program provides downpayment assistance to residents of Alhambra with an income level of 80 percent or below the Los Angeles Area Median. This program also includes a second component related to the acquisition, rehabilitation and/or new construction of housing for qualified lower income persons.

Objectives:

- Provide homeownership opportunities to residents through downpayment assistance.
- Provide homeownership assistance to one lower income household annually, for a total of eight households during the 2013-2021 planning period.
- Annually evaluate market conditions and determine the affordability gap for first-time homebuyers, and adjust the maximum assistance accordingly.
- Continue to advertise the First-Time Homebuyer Program through brochures available at the Development Services Department and information on the City's website. Include a yearly advertisement or notice in the City's newsletter, Around Alhambra, providing information on the City's First-Time Homebuyer Program.

Timeframe: Ongoing; annually evaluate market conditions
Responsible Agency: Development Services Department – Housing Division
Funding Sources: HOME

Program 5: Affordable Housing Development

For-profit and non-profit developers play a significant role in providing affordable housing in Alhambra. The City provides regulatory incentives (such as density bonus and flexible development standards) and as funding permits, financial assistance to developers to provide both ownership and rental housing for lower and moderate income households. The City allocates a minimum of 15 percent of its total annual HOME funds to Community Housing Development Organizations (CHDOs) to provide affordable housing through new construction and acquisition/rehabilitation.

Objectives:

- Continue to provide financial incentives through HOME funds, as well as regulatory incentives, including but not limited to density bonuses and flexible development standards, to developers to increase the supply of affordable housing.
- Continue to exempt new affordable housing developments from the public art and new construction impact fees.
- Focus a portion of financial assistance toward rental projects that meet the needs of extremely low, very low and low income renters, large families, and persons with disabilities (including persons with developmental disabilities).

Timeframe: Ongoing
Responsible Agency: Development Services Department – Planning Division; Housing Division
Funding Sources: HOME

Program 6: Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program extends rental subsidies to very low income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Vouchers permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area. The Housing Authority of the County of Los Angeles (HACoLA) coordinates the Housing Choice Voucher Program on behalf of the City. As of March 2013, 615 households in Alhambra received Housing Choice Vouchers.

Objectives:

- Support the County's efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program.
- Coordinate with the Housing Authority of the County of Los Angeles to promote the use of vouchers to extremely low income households.
- Annually provide information and referrals to landlords regarding participation in the Housing Choice Voucher Program. Provide information on the Housing Choice Voucher Program at the City's annual fair housing training facilitated by the Housing Rights Center.

Timeframe: Ongoing
Responsible Agency: Housing Authority of the County of Los Angeles; Development Services Department – Housing Division
Funding Sources: HUD

C. Identify Adequate Sites to Achieve a Variety and Diversity of Housing

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing. By capitalizing on the allowances of the current Zoning Ordinance and continuing to maintain an inventory of potential sites, the City will assure that adequate residentially-zoned and mixed-use sites are available.

Goal 3.0 **Identify adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.**

Policy 3.1 Encourage a wide range of housing types, prices, and ownership forms.

Policy 3.2 Continue to provide opportunities for infill housing development in Valley Boulevard Corridor Specific Plan Area and Central Business District Area.

Policy 3.3 Promote mixed-use development where housing is located adjacent to jobs, shopping, services, schools, transportation corridors, and leisure opportunities.

Policy 3.4 Identify available infill lots for future housing development opportunities.

Policy 3.5 Explore re-use opportunities where appropriate on obsolete commercial or industrial sites.

Policy 3.6 Continue to provide zoning provisions pursuant to State Law that allow second units in residential areas as a means to meet some affordable housing demand.

Program 7: Adequate Sites for Regional Housing Needs Allocation

Based on an analysis of proposed projects, vacant properties and underutilized sites, the City has compiled an inventory of residential sites that more than meets its RHNA obligation for the 2014-2021 RHNA planning period. The City is committed to ensuring adequate capacity in its residential sites inventory to meet its RHNA.

Objectives:

- Continue to provide appropriate land use designations and a density incentive to consolidate lots in the R-3 zone.
- Facilitate the assembly and recycling of underutilized properties in the R-3 zone for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners, the creation of a marketing brochure that provides information on available development incentives and provision of the list of sites available for residential development to local real estate agents and developers.
- Provide processing assistance to projects initiating a lot consolidation. Assistance will include, but is not limited to, counseling applicants on the lot consolidation process; presenting and explaining alternative lot consolidation processing methods and determining the appropriate method to expedite lot consolidation and the review process.

- Maintain an inventory of suitable sites for residential development. Update the vacant and underutilized residential sites inventory every two years to maintain accurate information.

Timeframe: Ongoing; update sites inventory every two years
Responsible Agency: Development Services Department – Planning Division; Housing Division
Funding Sources: Departmental Budget

Program 8: Residential Development in Central Business District (CBD)

Within the CBD, residential uses are conditionally permitted at various densities depending on lot size. As stated in the General Plan Land Use Element, the CBD is intended to be a multi-purpose residential and commercial district. Mixed-use development will add more residential units in the downtown area. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, persons with disabilities (including those with developmental disabilities), and employees of nearby businesses will particularly benefit from such opportunities. The City's development standards encourage lot consolidation in these areas, and interest among developers to complete mixed-use projects within Alhambra is high. The residential sites inventory identifies two opportunity sites located within the CBD that have the potential for 87 new residential units in both stand-alone residential and mixed-use developments. While not specifically identified in the sites inventory of this Housing Element, additional capacity exists in the CBD.

Objectives:

- Continue to facilitate the construction of residences in the CBD zone.
- Encourage lot consolidation for mixed-use developments. Facilitate the assembly and recycling of underutilized properties in the CDB for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners, the creation of a marketing brochure that provides information on available development incentives, and the provision of the list of sites available for residential development to local real estate agents and developers.
- Continue to waive the new construction and public art fees for affordable housing projects.
- Annually evaluate development activity in the CBD to gauge development interest, inquiries, and progress towards mixed-use development.

Timeframe: Ongoing; annually evaluate development activity in the CBD.
Responsible Agency: Development Services Department – Planning Division
Funding Sources: Departmental Budget

Program 9: Residential Development in Valley Boulevard Specific Plan Area

Alhambra adopted the Valley Boulevard Corridor Specific Plan to provide focused planning and development flexibility along this corridor. The Specific Plan provides for high density residential development, up to 43 units per acre. Residential development in the Valley Boulevard Specific Plan area is allowed reduced setbacks, a higher maximum floor area ratio, and higher maximum lot coverage. The sites inventory identifies one opportunity site in the Valley Boulevard Corridor

Specific Plan area with the capacity to accommodate 57 new residential units. While not specifically identified in the sites inventory of this Housing Element, additional capacity exists in the Specific Plan area.

Objective:

- Pursue residential development in conjunction with commercial development and continue to provide flexible development standards for residential development within the Valley Boulevard Corridor Specific Plan area.
- Facilitate the assembly and recycling of underutilized properties in the Valley Boulevard Corridor Specific Plan Area for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners, the creation of a marketing brochure that provides information on available development incentives, and the provision of the list of sites available for residential development to local real estate agents and developers.
- Continue to waive the new construction and public art fees for affordable housing projects.

Timeframe: Ongoing
Responsible Agency: Development Services Department – Planning Division; Housing Division
Funding Sources: Departmental Budget

Program 10: Second Units

Second units offer an additional source of affordable housing to homeowners and the community. In 2011, the City amended its Zoning Ordinance to specifically list second units as a permitted use in the R-1, R-2, and R-3 zones.

Objectives:

- Provide information on second units at Development Services counters and on the City's website.
- Monitor the trend of second unit construction and assess the appropriateness and effectiveness second unit requirements.

Timeframe: Ongoing
Responsible Agency: Development Services Department – Planning Division
Funding Sources: Departmental Budget

D. Remove Constraints to Housing Development

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate income households due to their limited resources for absorbing the costs. The City is committed to removing governmental constraints that hinder the production of housing, and offers a "one-stop" streamlined permitting process to facilitate efficient entitlement and building permit processing. In addition to the density bonuses and flexible development standards already in place, the City proposes revisions to the Zoning Ordinance to encourage housing opportunities for extremely low-income households and special needs persons.

Goal 4.0 **Mitigate potential governmental constraints to housing production and affordability.**

Policy 4.1 Offer financial and/or regulatory incentives, where feasible, to offset or reduce the costs of developing affordable housing.

Policy 4.2 Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State Law.

Policy 4.3 Provide avenues for the development of housing for extremely low income and special needs persons.

Program 11: Flexible Development Standards

The City allows for flexible development standards in the R-3 zone to promote higher quality multi-family residential development; to encourage innovative design, efficient use of land, consolidation of parcels; and to permit developments to be judged on individual merits. The flexible development standards provision allows for variation from up to three of the development/design standards required by the R-3 zone. In addition, flexible parking standards may be requested and are subject to approval by the Planning Commission. Flexible development standards are restricted to lots 40,000 square feet and larger. The City actively uses this tool to facilitate the development of large-scale multi-family housing, including housing for special needs groups (large households, seniors, and persons with disabilities, including persons with developmental disabilities).

Objective:

- Continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the R-3 zone.

Timeframe: Ongoing
Responsible Agency: Development Services Department – Planning Division
Funding Sources: Departmental Budget

Program 12: Density Bonuses

Alhambra has encouraged the development of affordable and senior housing through a density bonus ordinance. To be consistent with amended State law, the City adopted a new density bonus ordinance in February 2008. Pursuant to State law, the City offers density bonuses of between 20 and 35 percent for the provision of affordable housing, depending on the amount and type provided. Regulatory concessions may also be granted when a developer proposes to construct affordable housing.

Objective:

- Make available information at the Development Services Department counter outlining affordable housing incentives, including density bonuses. Information will be provided at the City's annual fair housing training facilitated by the Housing Rights Center.

Timeframe: Ongoing
Responsible Agency: Development Services Department – Planning Division
Funding Sources: Departmental Budget

Program 13: Extremely Low Income and Special Needs Housing

Extremely low income households and households with special needs (including seniors, persons with disabilities, among others) have limited housing options in Alhambra. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City permits transitional and supportive housing in the City as a residential use in the same manner as similar uses in the same zones. The City of Alhambra amended its Zoning Ordinance in 2011 to permit the development of emergency shelters in the Valley Boulevard Corridor Specific Plan (VSP) and Industrial Planned Development (IPD) zones. Emergency shelters are now permitted in the VSP zone within the area bounded by Vega Street to the west and New Avenue to the east. Within the IPD zone, emergency shelters are permitted in the area bounded by Orange Street to the north, Mission Road to the south, Raymond Avenue to the east, and Palm Avenue to the west.

Single-room occupancy (SRO) developments are not specifically addressed in the Zoning Ordinance but are permitted as boardinghouses in the R-3 zone. To accommodate the development of SROs and remove the limitation on the number of tenants allowed, the Zoning Ordinance will be amended to specify siting, development standards, and conditions for approval within two years of adoption of the Housing Element.

Objectives:

- Amend the Zoning Ordinance to facilitate housing opportunities for extremely low income persons and persons with special needs (including seniors and persons with disabilities) by establishing definition, performance standards, and siting regulations for single-room occupancy housing (SRO).
- Prioritize project review/processing and funding for affordable housing projects that set aside units for extremely low income households and persons with special needs. Support funding applications for affordable housing projects that set aside units for extremely low income households and persons with special needs, provided the projects are consistent with the City's General Plan.

Timeframe: Ongoing; Zoning Ordinance amendment within two years of adoption of the Housing Element
Responsible Agency: Development Services Department – Planning Division
Funding Sources: Departmental Budget

Program 14: Zoning Ordinance Amendments

The Zoning Ordinance does not currently list some specific residential uses the City determines to be permitted and conditionally permitted in commercial zones, including residential care facilities, rest homes, and boarding houses in commercial zones. In addition, the Zoning Ordinance does not prescribe zones in which mobile homes are permitted. However, the City provides information to developers and applicants interested in developing such uses and approves permits accordingly. In order to better facilitate development of residential care facilities, rest homes, boarding houses, day care facilities, and mobile homes, the Zoning Ordinance will be amended to reflect the permitted and conditionally permitted uses described in Table 30 within two years of adoption of the Housing Element.

In addition, the California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units as an accessory agricultural use in agricultural zones, subject to the same permit process as the primary agricultural use. While the City does not have agriculturally designated lands, the City is required to treat housing for six or fewer employees as a regular residential use.

Lastly, pursuant to SB 2, transitional and supportive housing constitute a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Alhambra's Zoning Ordinance does not currently comply with this requirement.

Objective:

- Amend the Zoning Ordinance to accurately reflect the residential uses that are permitted and conditionally permitted in all zones.
- Amend the Zoning Ordinance to meet the provisions of the California Employee Housing Act.
- Amend the Zoning Ordinance to permit transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Timeframe: Within two years of adoption of the Housing Element
Responsible Agency: Development Services Department – Planning Division
Funding Sources: Departmental Budget

E. Promote Equal Housing Opportunity

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents. The City works with the Housing Rights Center to support fair housing services, including tenant/landlord mediation, information, investigation, counseling and referral services.

Goal 5.0 **Promote equal housing opportunity for all residents.**

Policy 5.1 Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing.

Policy 5.2 Provide fair housing services to Alhambra residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.3 Provide that displacement of low income households is avoided and, where necessary, is carried out in an equitable manner.

Policy 5.4 Encourage housing construction or alteration to meet the needs of residents with special needs such as the elderly and disabled, including persons with developmental disabilities.

Program 15: Fair Housing Program

The City contracts with the Housing Rights Center to provide fair housing services and landlord tenant counseling services to residents of Alhambra. A variety of issues are addressed, including evictions, security deposits, rent increases, repairs, and lease/contract issues. As needed, referrals to other agencies and/or appropriate pieces of literature are also distributed regarding fair housing information.

The Housing Rights Center staff is available for office visits on Fridays from 2:00 p.m. to 5:00 p.m. at the Alhambra Public Library. Consultation is available throughout the week at the office in Pasadena or in Los Angeles or by phone, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Objectives:

- Assist approximately 400 persons annually, for a total of 3,200 persons during the 2013-2021 Housing Element planning period.
- Continue to contract with the a qualified fair housing service provider to provide fair housing services and landlord tenant counseling services to residents, landlords, management companies, and others involved in the provision of housing and housing services.
- Implement actions identified in the 2013 Analysis of Impediments to Fair Housing Choice related to fair housing, including increasing education to residents and landlords regarding fair housing laws.

Timeframe:	Ongoing
Responsible Agency:	Development Services Department – Housing Division; Housing Rights Center
Funding Sources:	CDBG Funds

F. Housing Element Maintenance

Goal 6.0 **Ensure that City housing goals are met.**

Policy 6.1 Comply with State laws related to the update and monitoring of housing activities.

Program 16: Housing Element Maintenance

Staff will report to the City Council annually on the progress in implementing the Housing Element.

Objectives:

- Prepare an Annual Review Statement, per Section 65588 of the Government Code, to evaluate the progress made in implementing housing element policies and programs and in meeting the City's housing goals.
- Monitor progress of Community Development Block Grant (CDBG) and HOME funded projects through the Consolidated Annual Performance Evaluation Report (CAPER).

Timeframe: Annually
Responsible Agency: Development Services Department – Planning Division; City Manager's Office
Funding Sources: Departmental Budget

G. Summary of Quantified Objectives

Table 42 summarizes the City's quantified objectives for the 2013-2021 planning period by income group.

- Construction of 1,492 new housing units, representing the City's RHNA of 200 units for extremely low-income households, 180 unit for very low-income households, 224 units for low-income households, 246 units for moderate-income households and 642 units for above moderate-income households.
- Rehabilitation of 40 existing units.
- Assist eight households with homeownership.
- Conservation of 234 units at risk of converting to market rate.

Table 42: Summary of 2013-2021 Quantified Objectives

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objective (RHNA)		380	224	246	642	1,492
Housing Units to Be Rehabilitated	5	10	25	--	--	40
Homebuyer Assistance Objective	--	4	4	--	--	8
At-Risk Housing Units to Be Conserved	167	167	0	0	0	234

Appendix A: Sites Inventory

Table A-1: Proposed/Pending Residential Projects

Map ID	APN	Project	Type	VL/L	M	Market Rate	Total
1	5355022010	700 N Atlantic	Condo	0	0	9	9
2	5347022008	825 Sierra Vista	MF	0	0	4	4
3	5349012038	1134 Sierra Vista	SFR	0	0	1	1
4	5357002010	1416 9th	Second Unit	0	1	0	1
5	5350017003	1208 S Edith	Duplex	0	0	2	2
6	5254014049	2629 Orange Grove	SFR	0	0	1	1
7	5349009029	1140 S Chapel	SFR	0	0	1	1
8	5359004015	1512 S Chapel	SFR	0	0	1	1
9	5344009002 5344009003 5344009004 5344009005 5344009010 5344009011 5344009012 5344009018 5344009021 5344009024 5344009028 5344009029 5344009032 5344009034 5344008017	625 W Commonwealth	MF (Senior)	0	0	220	220
10	5353021004 5353021006 5353021009 5353021030 5353021031 5353021034 5353021035 5353023043 5353021036	2400 South Fremont Avenue Specific Plan	MF and SF	0	0	70	70
11	5345001020 5345001021 5345001024 5345001027 5345001028 5345001029 5345001032 5345001033 5345001035 5345001036	Alhambra Place	MF	0	0	260	260

Table A-1: Proposed/Pending Residential Projects

Map ID	APN	Project	Type	VL/L	M	Market Rate	Total
12	5338034014 5338034015 5338034016 5338034035 5338034036 5338034037 5338034900 5338034901	W. Main Street Site 4	MF	0	0	90	90
14	5432030003 5342030004 5342030009 5342030010 5342030011 5342031012 5342031013 5342031014 5342031015 5342031016 5342031017 5342031018 5342031019 5342031020 5342031021 5342031022 5342031023 5342031024 5342031025 5342031026 5342031027 5342031028 5342031029 5342031030 5342031031 5342031032 5342031033 5342031034 5342031035 5342031036 5342031037	Fremont Mixed Use	MU	0	0	527	527
Total Units				**0**	**0**	**1,187**	**1,187**

Table A-2: Vacant Residential Sites

Map ID	Zoning	APN	Existing Use	Acreage	Density	Lot Consolidation	Realistic Capacity	Infrastructure	On-Site Constraints
Moderate Income									
117	R-3	5345017015	Vacant	0.8699	18	No	12	Yes	None
		5345018901		1.0331	18		14		
				1.903			**26**		
118	R-3	5338003013	Vacant	0.1939	24	No	3	Yes	None
115	R-3	5352020006	Vacant	0.1351	24	No	2	Yes	None
116	R-3	5353009026	Vacant	0.0856	24	No	1	Yes	None
				0.4146			**6**		
Total				**2.3176**			**32**		

Table A-3: Underutilized Sites

Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
Moderate Income											
15	5356009004	HDR	R-3	SFR	0.3328	24	No	1	6	Yes	None
16	5357006023	HDR	R-3	SFR	0.2028	24	No	1	3	Yes	None
18	5357008011	HDR	R-3	SFR	0.2419	24	No	1	4	Yes	None
20	5350026011	HDR	R-3	SFR	0.1476	24	No	1	2	Yes	None
21	5350026005	HDR	R-3	SFR	0.1372	24	No	1	2	Yes	None
22	5350027002	HDR	R-3	SFR	0.1226	24	No	4	2	Yes	None
	5350027003			SFR	0.1195	24			2		
	5350027026			SFR	0.1199	24			2		
	5350027039			SFR	0.1245	24			2		
25	5347003002	HDR	R-3	SFR	0.1707	24	No	2	3	Yes	None
	5347003003			SFR	0.1707	24			3		
26	5347007012	HDR	R-3	SFR	0.1574	24	No	1	3	Yes	None
27	5347015002	HDR	R-3	SFR	0.1178	24	No	1	2	Yes	None
28	5347018002	HDR	R-3	SFR	0.1377	24	No	1	2	Yes	None
29	5347022002	HDR	R-3	SFR	0.1263	24	No	1	2	Yes	None
30	5347026023	HDR	R-3	SFR	0.1148	24	No	1	2	Yes	None
31	5347022006	HDR	R-3	SFR	0.1286	24	No	1	2	Yes	None
32	5347018020	HDR	R-3	SFR	0.1987	24	No	1	3	Yes	None
33	5347026009	HDR	R-3	SFR	0.1791	24	No	2	3	Yes	None
	5347026008			SFR	0.1653	24			3		
34	5347005007	HDR	R-3	SFR	0.1433	24	No	1	2	Yes	None
35	5347006011	HDR	R-3	SFR	0.1773	24	No	2	3	Yes	None
	5347006013			SFR	0.1607	24			3		
36	5347009006	HDR	R-3	SFR	0.1653	24	No	1	3	Yes	None
37	5347026004	HDR	R-3	SFR	0.1894	24	No	1	3	Yes	None
38	5347018012	HDR	R-3	SFR	0.2236	24	No	1	4	Yes	None
39	5347022013	HDR	R-3	SFR	0.2066	24	No	1	3	Yes	None
41	5347014001	HDR	R-3	Res (2 Units)	0.2208	24	No	3	4	Yes	None
	5347014002			SFR	0.2206	24			4		

Table A-3: Underutilized Sites

Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
42	5347004001	HDR	R-3	SFR	0.1379	24	No	1	2	Yes	None
43	5347008001	HDR	R-3	SFR	0.1411	24	No	1	2	Yes	None
44	5347017028	HDR	R-3	SFR	0.155	24	No	2	2	Yes	None
	5347017030			SFR	0.3608	24			6		
45	5347025050	HDR	R-3	SFR	0.1082	24	No	1	2	Yes	None
46	5347004017	HDR	R-3	SFR	0.1349	24	No	1	2	Yes	None
47	5347021003	HDR	R-3	Res (2 Units)	0.2247	24	No	2	4	Yes	None
49	5343024033	HDR	R-3	Parking Lot	0.0200	24	No		15	Yes	None
	5343024034				0.0200						
	5343024035				0.0200						
	5343024036				0.0200						
	5343024037				0.0200						
	5343024038				0.0200						
	5343024039				0.0200						
	5343024040				0.0200						
	5343024041				0.0200						
	5343024042				0.0200						
	5343024043				0.0200						
	5343024044				0.0200						
	5343024045				0.0200						
	5343024046				0.0200						
	5343024047				0.0200						
	5343024048				0.0200						
	5343024049				0.0200						
	5343024050				0.0200						
	5343024051				0.0200						
	5343024052				0.0200						
	5343024053				0.0200						
	5343024054				0.0200						
	5343024055				0.0200						
	5343024056				0.0200						

Table A-3: Underutilized Sites

Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
	5343024057				0.0200						
	5343024058				0.0200						
	5343024059				0.0200						
	5343024060				0.0200						
	5343024061				0.0200						
	5343024062				0.0200						
	5343024063				0.0200						
	5343024064				0.0200						
	5343024065				0.0200						
	5343024066				0.0200						
	5343024067				0.0200						
	5343024068				0.0200						
	5343024069				0.0200						
	5343024070				0.0200						
	5343024071				0.0200						
	5343024072				0.0200						
	5343024073				0.0200						
	5343024074				0.0200						
	5343024075				0.0200						
	5343024076				0.0200						
	5343024077				0.0200						
	5343024078				0.0200						
	5343024079				0.0200						
	5343024080				0.0200						
	5343024081				0.0200						
	5343024082				0.0200						
	5343024083				0.0200						
	5343024084				0.0200						
	5343024085				0.0200						
	5343024086				0.0200						
	5343024087				0.0200						

Table A-3: Underutilized Sites

Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
	5343024088				0.0200						
	5343024089				0.0200						
	5343024090				0.0200						
	5343024091				0.0200						
	5343024092				0.0200						
	5343024093				0.0200						
	5343024094				0.0200						
	5343024095				0.0200						
50	5347017008	HDR	R-3	Res (2 Units)	0.2111	24	No	3	4	Yes	None
	5347017020			SFR	0.2981	24			5		
51	5347014007	HDR	R-3	Res (2 Units)	0.2195	24	No	2	4	Yes	None
53	5347017010	HDR	R-3	SFR	0.1269	24	No	2	2	Yes	None
	5347017011			SFR	0.1269	24			2		
55	5347013011	HDR	R-3	SFR	0.1722	24	No	3	3	Yes	None
	5347013012			SFR	0.1722	24			3		
	5347013013			SFR	0.1722	24			3		
56	5344012030	HDR	R-3	SFR	0.1745	24	No	0	3	Yes	None
57	5347013015	HDR	R-3	SFR	0.155	24	No	2	2	Yes	None
	5347013016			SFR	0.1483	24			2		
58	5344012027	HDR	R-3	SFR	0.1745	24	No	1	3	Yes	None
59	5345010049	HDR	R-3	SFR	0.183	24	No	1	3	Yes	None
60	5347013017	HDR	R-3	SFR	0.129	24	No	3	2	Yes	None
	5347013018			SFR	0.1563	24			3		
	5347013019			SFR	0.1195	24			2		
61	5344012006	HDR	R-3	SFR	0.1717	24	No	1	3	Yes	None
63	5345011020	HDR	R-3	SFR	0.1757	24	No	1	3	Yes	None
64	5345010002	HDR	R-3	SFR	0.1148	24	No	2	2	Yes	None
	5345010033			SFR	0.1263	24			2		
65	5345011003	HDR	R-3	SFR	0.1148	24	No	1	2	Yes	None
66	5338004012	HDR	R-3	SFR	0.199	24	No	2	3	Yes	None
	5338004013			SFR	0.175	24			3		

Table A-3: Underutilized Sites

Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
67	5339021013	HDR	R-3	SFR	0.2341	24	No	1	4	Yes	None
69	5345007027	HDR	R-3	SFR	0.1619	24	No	1	3	Yes	None
70	5339022023	HDR	R-3	Res (2 Units)	0.234	24	No	2	4	Yes	None
73	5338034011	HDR	R-3	SFR	0.1799	24	No	1	3	Yes	None
74	5338034002	HDR	R-3	SFR	0.173	24	No	1	3	Yes	None
75	5345014902	HDR	R-3	Parking Lot	0.4788	24	No		9	Yes	None
76	5338031007	HDR	R-3	SFR	0.1757	24	No	1	3	Yes	None
77	5338023003	HDR	R-3	SFR	0.1837	24	No	1	3	Yes	None
78	5338035033	HDR	R-3	SFR	0.1747	24	No	1	3	Yes	None
79	5338030003	HDR	R-3	SFR	0.126	24	No	1	2	Yes	None
80	5338023013	HDR	R-3	SFR	0.18	24	No	1	3	Yes	None
81	5337015024	HDR	R-3	SFR	0.1781	24	No	1	3	Yes	None
82	5338030013	HDR	R-3	SFR	0.1214	24	No	1	2	Yes	None
84	5345015004	HDR	R-3	SFR	0.2828	24	No	1	5	Yes	None
85	5338015015	HDR	R-3	SFR	0.1793	24	No	2	3	Yes	None
	5338015048			SFR	0.1729	24			3		
86	5337015904	HDR	R-3	Parking Lot	0.1464	24	No	0	2	Yes	None
87	5338029008	HDR	R-3	SFR	0.1509	24	No	4	2	Yes	None
	5338029011			SFR	0.1702	24			3		
	5338029012			Res (2 Units)	0.2652	24			5		
89	5337014020	HDR	R-3	SFR	0.2238	24	No	1	4	Yes	None
91	5337020027	HDR	R-3	Parking Lot	0.3005	24	No	0	5	Yes	None
92	5337014017	HDR	R-3	SFR	0.2102	24	No	1	4	Yes	None
93	5337008039	HDR	R-3	Parking Lot	0.1782	24	No	0	3	Yes	None
94	5337021011	HDR	R-3	SFR	0.1755	24	No	1	3	Yes	None
95	5337013005	HDR	R-3	SFR	0.2021	24	No	1	3	Yes	None
	5337013017			Parking Lot	0.1972	24			3		
96	5337006022	HDR	R-3	SFR	0.1197	24	No	1	2	Yes	None
97	5337022061	HDR	R-3	Parking Lot	0.3719	24	No	0	7	Yes	None
99	5337013011	HDR	R-3	SFR	0.1929	24	No	1	3	Yes	None
100	5337011003	HDR	R-3	SFR	0.182	24	No	2	3	Yes	None

Table A-3: Underutilized Sites

Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
	5337011004			SFR	0.1648	24			3		
101	5321025008	HDR	R-3	SFR	0.1789	24	No	3	3	Yes	None
	5321025009			SFR	0.1812	24			3		
	5321025010			SFR	0.1763	24			3		
103	5337004014	HDR	R-3	SFR	0.1139	24	No	2	2	Yes	None
	5337004015			SFR	0.1278	24			2		
104	5337003022	HDR	R-3	SFR	0.1167	24	No	3	2	Yes	None
	5337003023			SFR	0.1154	24			2		
	5337003024			SFR	0.137	24			2		
106	5337003008	HDR	R-3	SFR	0.1748	24	No	1	3	Yes	None
107	5337003001	HDR	R-3	SFR	0.1709	24	No	1	3	Yes	None
108	5321023001	HDR	R-3	Res (2 Units)	0.231	24	No	2	4	Yes	None
110	5322012009	HDR	R-3	SFR	0.166	24	No	2	3	Yes	None
	5322012040			SFR	0.1705	24			3		
111	5322012006	HDR	R-3	SFR	0.1688	24	No	1	3	Yes	None
112	5322012003	HDR	R-3	SFR	0.1738	24	No	2	3	Yes	None
	5322012004			SFR	0.1726	24			3		
113	5322015065	HDR	R-3	SFR	0.1768	24	No	1	3	Yes	None
Subtotal					**20.026**			**108**	**339**		
Lower Income											
13	5322031005	HDR	R-3	Former proposed senior living project	0.5000	30	Yes	0	92	Yes	None
	5322031022				0.5500						
	5322031024				2.5400						
	5322015009				0.1000						
	5322015016				0.1800						
16	5357006003	HDR	R-3	SFR	0.2000	30	Yes	8	28	Yes	None
	5357006004			Res (2 Units)	0.2000						
	5357006005			SFR	0.2000						
	5357006006			Res (2 Units)	0.2000						
	5357006007			SFR	0.2200						
	5357006008			SFR	0.1800						

Table A-3: Underutilized Sites

Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
19	5350022027	HDR	R-3	Res (2 Units)	0.1500	30	Yes	7	16	Yes	None
	5350022028			SFR	0.1600						
	5350022034			Res (2 Units)	0.1600						
	5350022035			Res (2 Units)	0.1500						
23	5350027013	HDR	R-3	SFR	0.1100	30	Yes	6	13	Yes	None
	5350027014			SFR	0.1100						
	5350027015			SFR	0.1100						
	5350027016			Res (2 Units)	0.1200						
	5350027017			SFR	0.1200						
40	5343005001	HDR	R-3	Res (2 Units)	0.1500	30	Yes	5	14	Yes	None
	5343005002			Commercial	0.1500						
	5343005003			Res (2 Units)	0.1500						
	5343005004			SFR	0.1500						
48	5342027033	HDR	R-3	SFR	0.1700	30	Yes	10	22	Yes	None
	5342027034			Res (2 Units)	0.2300						
	5342027035			Res (3 Units)	0.1700						
	5342027036			Res (3 Units)	0.1400						
	5342027037			SFR	0.0800						
	5342027038			Res (2 Units)	0.1300						
54	5342026024	HDR	R-3	Res (2 Units)	0.2300	30	Yes	3	11	Yes	None
	5342026025			SFR	0.2300						
62	5342025022	HDR	R-3	SFR	0.2300	30	Yes	5	17	Yes	None
	5342025023			Res (2 Units)	0.2300						
	5342025024			Res (2 Units)	0.2800						
68	5345007020	HDR	R-3	SFR	0.1800	30	Yes	5	13	Yes	None
	5345007021			Res (2 Units)	0.1800						
	5345007022			Res (2 Units)	0.1800						
71	5339010021	HDR	R-3	SFR	0.1600	30	Yes	4	14	Yes	None
	5339010023			Res (2 Units)	0.2200						
	5339010036			SFR	0.2300						
72	5339019002	HDR	R-3	SFR	0.0900	30	Yes	6	14	Yes	None

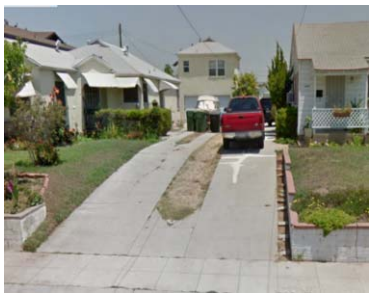
Table A-3: Underutilized Sites

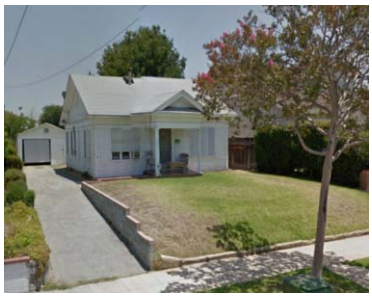
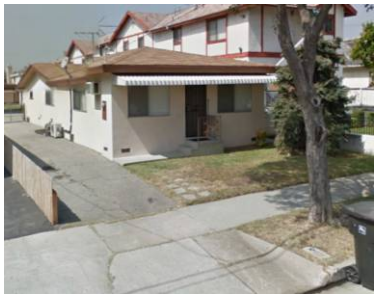
Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
	5339019003			SFR	0.0900						
	5339019004			Res (2 Units)	0.0900						
	5339019020			SFR	0.1600						
	5339019021			SFR	0.1400						
75	5345014016	HDR	R-3	Commercial	2.3140	30	No	0	55	Yes	None
88	5337018010	HDR	R-3	Res (2 Units)	0.1700	30	Yes	6	22	Yes	None
	5337018011			Parking Lot	0.1400						
	5337018041			Parking Lot	0.1500						
	5337018042			Parking Lot	0.1600						
	5337018044			Res (4 Units)	0.1600						
	5337018045			Parking Lot	0.1700						
102	5337009011	HDR	R-3	Res (3 Units)	0.1400	30	Yes	7	21	Yes	None
	5337009012			SFR	0.1700						
	5337009013			SFR	0.1700						
	5337009014			SFR	0.1700						
	5337009026			SFR	0.2400						
105	5321025001	HDR	R-3	SFR	0.1400	30	Yes	6	20	Yes	None
	5321025002			SFR	0.1300						
	5321025003			SFR	0.1700						
	5321025004			Res (2 Units)	0.1700						
	5321025015			SFR	0.2400						
109	5322013008	HDR	R-3	SFR	0.1700	30	Yes	9	24	Yes	None
	5322013009			Res (3 Units)	0.1700						
	5322013010			Res (2 Units)	0.1700						
	5322013018			SFR	0.1900						
	5322013019			Res (2 Units)	0.1400						
	5322013020			Parking Lot	0.1700						
114	5322010021	HDR	R-3	SFR	0.2900	30	Yes	3	16	Yes	None
	5322010022			SFR	0.2200						
	5322010023			SFR	0.1800						
					17.4242			**90**	**412**		

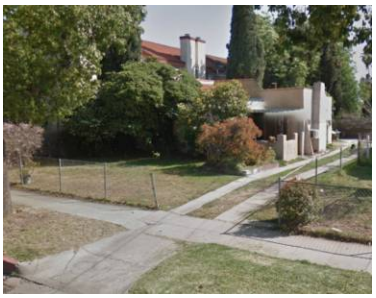
Table A-3: Underutilized Sites

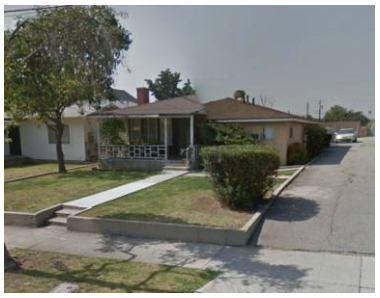
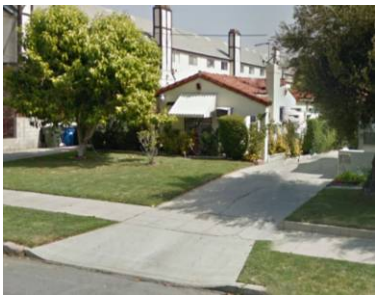
Map ID	APN	GP	Zoning	Existing Use	Acreage	Density	Lot Consolidation	Existing Units	Realistic Capacity	Infrastructure	On-Site Constraints
83	5345004006	CBD	CBD	Commercial	0.2000	43	Yes	8	63	Yes	None
	5345004007			Commercial/parking	0.2600						
	5345004009			Commercial	0.2300						
	5345004033			Commercial	0.9300						
	5345004911			Res (8 Units)	0.2300						
					1.8500			**8**	**63**		
17	5356007003	VSP	VSP	Commercial	0.2200	43	Yes	0	57	Yes	None
	5356007004			Open Space	0.1700						
	5356007016			Parking Lot	11.1800						
					1.6806			**0**	**57**		
24	5342001006	UR	UR	Parking Lot	0.2300	75	Yes	0	627	Yes	None
	5342001007				0.2300						
	5342001008				0.4600						
	5342001022				2.7400						
	5342001023				1.5500						
	5342001026				2.7800						
	5342001027				2.6400						
					10.4600			**0**	**627**		
Subtotal					**31.4222**			**98**	**1,159**		
Total Underutilized					**51.4522**			**206**	**1,498**		

Sample Underutilized Moderate Income R-3 Sites

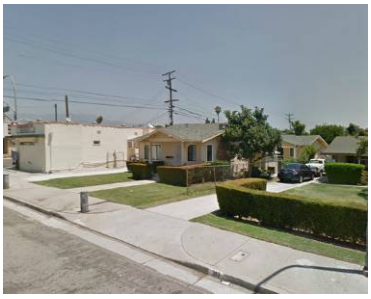
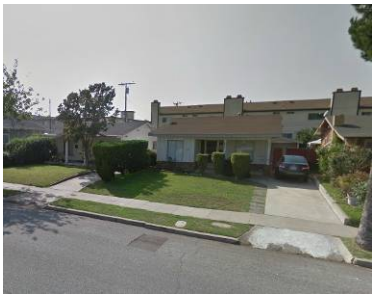







Underutilized Lower Income R-3 Sites

16	19	23
		
40	**48**	**54**
		
62	**68**	**71**
		
72	**75**	**88**
		
102	**105**	**109**

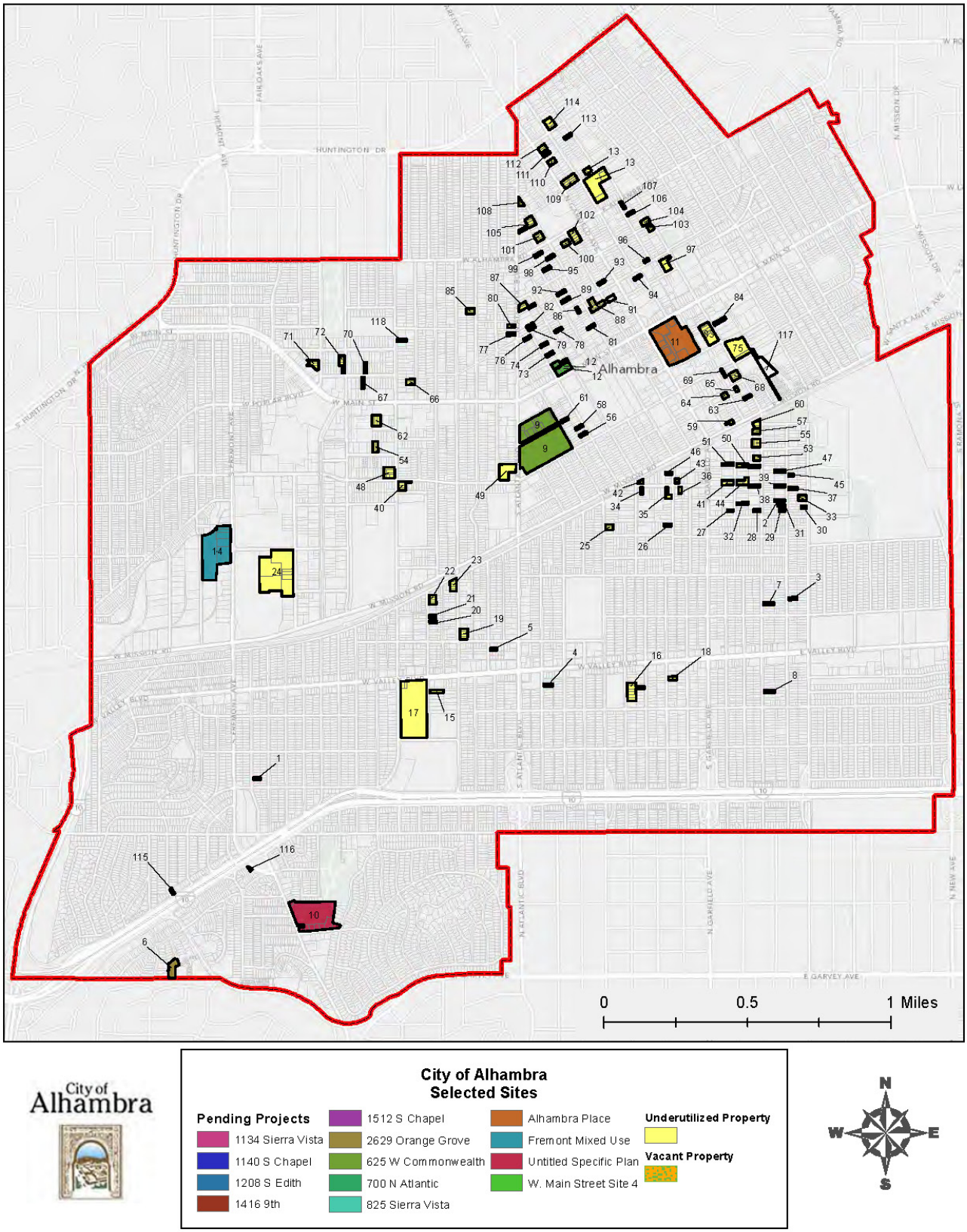




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Figure A-1: Site Locations



City of Alhambra

City of Alhambra Selected Sites

Pending Projects

- 1134 Sierra Vista
- 1140 S Chapel
- 1208 S Edith
- 1416 9th
- 1512 S Chapel
- 2629 Orange Grove
- 625 W Commonwealth
- 700 N Atlantic
- 825 Sierra Vista
- Alhambra Place
- Fremont Mixed Use
- Untitled Specific Plan
- W. Main Street Site 4

Underutilized Property

Vacant Property

N W E S

Appendix B: Agencies Invited

Table B-1: Mailing List

Organization	Contact	Address	City	State	Zip
A Community Of Friends	Dora Leong Gallo, Chief Executive Officer	3701 Wilshire Boulevard, Suite 700	Los Angeles	CA	90010
AbilityFirst - East Los Angeles Center	Monica Alcantar	154 N. Gage Ave.	Los Angeles	CA	90063
Abode Communities	Robin Hughes, President & Ceo	701 East 3rd Street, Suite 400	Los Angeles	CA	90013
Alhambra Chamber Of Commerce	Owen Guenthard, Executive Director	104 South First Street	Alhambra	CA	91801
Arthritis Club Of San Gabriel Valley		P.O. Box 1175	Temple City	CA	91780
Asian American Christian Counseling	June Sano, Clinical Director	Administrative Office 2550 W. Main Street, Ste 202	Alhambra	CA	91801
Asian Pacific Family Center (Apfc)	Terry Gock, Divisional Director	Administrative Office 800 S. Santa Anita Ave	Arcadia	CA	91006
Bienvenidos	Ritchie L. Geisel, President And Ceo	316 West 2nd Street, Suite 800	Los Angeles	CA	90012
Boys & Girls Club Of West San Gabriel Valley	Jackie Lilavois, Interim Cpo	328 S Ramona Ave	Monterey Park	CA	91754
Cancer Support Community Pasadena	Beverly J. Rouse, Executive Director	200 East Del Mar Blvd., Suite 118	Pasadena	CA	91105
Catholic Big Brothers Big Sisters	Kenneth Martinet, President/Ceo	363 East Villa Street, 2nd Floor	Pasadena	CA	91104
Catholic Charities-San Gabriel Valley Region	Mary Romero, Regional Director	1307 Warren St.	Los Angeles	CA	90033
Center For Aging Resources Heritage Clinic-Pasadena	Vatche Kelartinian, Ceo	447 N. El Molino	Pasadena	CA	91101
Center For Community & Family Services		2650 E Foothill Blvd	Pasadena	CA	91107
Century 21 - Earnest Realty	Erny Henry	233 S. Fremont Ave.	Alhambra	CA	91801
Chap	Margaret B. Martinez, Ceo	1855 N. Fair Oaks Ave.	Pasadena	CA	91103
Chinatrust Bank (U.S.A.)	Tim Wang	2956 Huntington Drive	San Marino	CA	91108
Citizens Business Bank	Anna Aivazian	980 Huntington Drive	San Marino	CA	91108
City Of Alhambra - Joslyn Center	Cynthia Jarvis , Director Of Community Services	Alhambra City Hall 111 South First Street	Alhambra	CA	91801
Coldwell Banker George Realty	John Lodge, Aia	1611 S. Garfield Ave.	Alhambra	CA	91801
Dilbeck Real Estate	West Deyoung, Manager	1499 Huntington Drive	South Pasadena	CA	91030
Dolan & Knight Property Management		180 S Lake Ave	Pasadena	CA	91101
D'veal Family Youth Service	John Mccall, Ceo	1845 North Fair Oaks Ave. Suite 2600	Pasadena	CA	91103
East West Bank		1881 West Main Street,	Alhambra	CA	91801
Eastern Los Angeles Regional Center	Frances Jacobs, Manager Of Community Services	P.O. Box 7916	Alhambra	CA	91802
Esperanza Charities, Inc.	Beatriz Serrano, Program Facilitator	2510 W. Main St	Alhambra	CA	91801
Family Resource Library And Assistive Technology Center Family Resource Center	Yvette Baptiste, Executive Director	1000 S. Fremont Ave., Suite 6050, Unit 35	Alhambra	CA	91803
First Capital Mortgage Corporation	Steve Kenilvort	2065 Huntington Drive	San Marino	CA	91108
Foothill Family Service		118 S. Oak Knoll Ave.	Pasadena	CA	91101

Table B-1: Mailing List

Organization	Contact	Address	City	State	Zip
Foothill Family Service	Helen Morran-Wolf, Ceo	2500 E. Foothill Blvd., #300	Pasadena	CA	91107
Great American Realty Services	George R. Chovan	19 S. Garfield Ave., Ste E	Alhambra	CA	91801
Greater Los Angeles Agency On Deafness, Inc.	Dr. Patricia Hughes, Ceo	2222 Laverna Avenue	Los Angeles	CA	90041
H.M.E. Realtors	Ross J. Maza	248 E. Main St., Suite #100	Alhambra	CA	91801
Hathaway-Sycamores	Williem P. Martone, President/Ceo	210 S. Delacey Ave., Suite 110	Pasadena	CA	91105
Haven House	Paul S. Castro, Chief Executive Director	P.O. Box 50007	Pasadena	CA	91115
Homes For Life Foundation		9839 S. Sepulveda Blvd., Suite 460	Los Angeles	CA	90045
Hope Through Housing Foundation	George Searcy, Executive Director	9421 Haven Avenue	Rancho Cucamonga	CA	91730
Housing Authority Of The County Of Los Angeles		700 W. Main Street	Alhambra	CA	91801
Housing Rights Center	Chancela Al-Mansour, Executive Director	3255 Wilshire Blvd., Suite 150	Los Angeles	CA	90010
IDEPSCA	Rebeca Ronquillo, Interim President	1565 W. 14th Street	Los Angeles	CA	90015
Journey House	Fred Wong, President	1232 N Los Robles Ave	Pasadena	CA	91104
K & L Properties	Andrew J. Chan	1117 Westminster Ave.	Alhambra	CA	91803
Landz Real Estate	Lee Lieberg And Ziad Abughazaleh	401 N. Garfield Ave., Suite #2	Alhambra	CA	91801
Las Casas Realty, Inc.	David De Anda	5713 York Blvd.	Los Angeles	CA	90042
Los Angeles County Department Of Health Services - Substance Abuse Prevention And Control	John Viernes, Jr., Executive Director	1000 S. Fremont Ave., Building A-9 East, 3rd Floor	Alhambra	CA	91803
Los Angeles County Public Social Services San Gabriel Valley District	Olga Miranda, District Director	3352 Aerojet Ave.	El Monte	CA	91731
Los Angeles Homeless Services Authority	Michael Arnold, Executive Director	811 Wilshire Blvd., 6th Floor	Los Angeles	CA	90017
Lutheran Social Services Of Southern California - Avanti	Martin A. Gordon, Director	60 North Daisy Ave.	Pasadena	CA	91107
Merci: Mentally & Educationally Retarded Citizens Incorporated	Marta Escañuelas, Executive Director	525 N. Chandler Ave.	Monterey Park	CA	91754
Mothers' Club Family Learning Center	Hector Lafarga, Jr., Executive Director	980 North Fair Oaks Avenue	Pasadena	CA	91103
Oba, Inc.	Gabrielle Wood, Development Manager	P.O. Box 202	Pasadena	CA	91102
One West Bank	Arlene Romero	900 E. Huntington Drive	San Marino	CA	91108
Pacific Clinics	Susan Mandel, President & Ceo	800 South Santa Anita Avenue	Arcadia	CA	91006
Partnership In Early Intervention Family Resource Center	Yvette Baptiste, Executive Director	1000 S. Fremont Ave., Suite 6050	Alhambra	CA	91803
Pasadena Mental Health Center	Eden Garcia-Balis, Executive Director	1495 N. Lake Ave.	Pasadena	CA	91104
Peace Over Violence	Patricia Giggans, Executive Director	1015 Wilshire Boulevard, Suite 200	Los Angeles	CA	90017
People For People	Holly Knapp, Director	860 E. Mission Drive	San Gabriel	CA	91776
Pnc Mortgage		301 N. Lake Ave., Suite 110	Pasadena	CA	91101
Rate One Financial, Inc.		150 E. Colorado Blvd #215	Pasadena	CA	91105
Rosemary Children's Services	Greg Wessels, Ceo	36 S. Kinneloa Ave., Suite 200	Pasadena	CA	91107
Rotary Club Of Alhambra	Denis Kerechuk, President	Po Box 142	Alhambra	CA	91802
Salvation Army	Christopher J. Doyle, Executive Director	P.O. Box 93002	Long Beach	CA	93002

Table B-1: Mailing List

Organization	Contact	Address	City	State	Zip
	Of Development				
San Gabriel Valley Habitat For Humanity	Dr. Sonja Yates, Executive Director	400 S. Irwindale Ave	Azusa	CA	91702
Santa Anita Family Service	Dr. Jennifer Foote, Clinical Directo	206 E. Las Tunas, #12	San Gabriel	CA	91776
Shelter Partnership, Inc.	Ruth Schwartz, Executive Director	523 W. 6th Street, Suite 616	Los Angeles	CA	90014
Silverado Senior Living	Vita Gwinn	1118 N. Stoneman Avenue	Alhambra	CA	91024
Step By Step		2611 Woodlyn Road,	Pasadena	CA	91107
Stepping Stones To Learning	Anna & George Hasbun	2233 Huntington Drive, Suite #1	San Marino	CA	91108
Team Nuvision/REMAX Elite	Rudy Lira Kusuma	1024 E. Valley Blvd.	Alhambra	CA	91801
The Center For Aging Resources	Vatche Kelartinian, Ceo	447 N. El Molino Ave.	Pasadena	CA	91101
Tri Omega Realty	Carl Feldstein	955 S. Meridian Ave.	Alhambra	CA	91801
Union Station Homeless Services	Rabbi Marvin Gross, Ceo	825 E. Orange Grove Boulevard	Pasadena	CA	91104
Venti, Anthony Realtors, Inc.	Anthony Venti, Jr.	1129 E. Main Street	Alhambra	CA	91801
Violence Intervention Program	Zachery Scott, Director Of Development	1721 Griffith Ave.	Los Angeles	CA	90031
Wells Fargo Home Mortgage		748 E Valley Blvd 1st Floor	Alhambra	CA	91801
West San Gabriel Valley Association Of Realtors	Albert Tran, Executive Director	1039 East Valley Blvd. #205b	San Gabriel	CA	91776
West San Gabriel Valley YMCA		401 E. Corto Street	Alhambra	CA	91801
Western Justice Center	Judge Judith C. Chirlin, Executive Director	55 South Grand Ave.	Pasadena	CA	91105
Wings: YWCA Of San Gabriel Valley		943 N. Grand Ave.	Covina	CA	91724