

City of Alhambra
Community Development Department



*Gateway
to the
San Gabriel Valley*

*111
South First Street
Alhambra
California
91801*

October 5, 2021

State Department of Housing & Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

Re: City of Alhambra Draft 2021-2029 Housing Element

The City of Alhambra is pleased to submit the Draft 6th Cycle 2021-2029 Housing Element to the State of California Department of Housing and Community Development for review. A hard copy is also being sent by Federal Express and should arrive at your office by October 6, 2021.

If you have any questions regarding this draft, please do not contact me by email at vreynoso@cityofalhambra.org or by phone at (626) 570-5033.

Sincerely,

Vanessa Reynoso
Deputy Director of Community Development

Attachment:
City of Alhambra Draft 2021-2029 Housing Element

City of Alhambra

2021-2029 Housing Element

Initial HCD Review Draft

October 2021

Prepared for: City of Alhambra

Draft Report for Initial HCD Review

DRAFT



City of
Alhambra

City of Alhambra
111 South 1st Street
Alhambra, CA 91801
626-570-5007

ECONorthwest
ECONOMICS • FINANCE • PLANNING

706 South Hill Street
Suite 1100
Los Angeles, CA 90014
213-218-6740

This page intentionally blank

DRAFT

Table of Contents

CHAPTER 1: INTRODUCTION	4
COMMUNITY CONTEXT.....	4
ROLE OF THE HOUSING ELEMENT	4
SUMMARY OF STATE HOUSING LEGISLATION	4
RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS	5
PUBLIC PARTICIPATION.....	6
SUMMARY RECONCILIATION OF RHNA ALLOCATION AND CAPACITY.....	7
CHAPTER 2: HOUSING NEEDS ASSESSMENT	8
POPULATION CHARACTERISTICS.....	8
ECONOMIC CHARACTERISTICS	12
HOUSEHOLD CHARACTERISTICS	16
HOUSING PROBLEMS	21
SPECIAL HOUSING NEEDS.....	26
HOUSING STOCK CHARACTERISTICS.....	39
HOUSING COST AND AFFORDABILITY	45
CHAPTER 3: CONSTRAINTS ANALYSIS.....	50
NONGOVERNMENTAL CONSTRAINTS	50
GOVERNMENTAL CONSTRAINTS	58
CHAPTER 4: HOUSING RESOURCES	103
LAND AND MARKET SUPPORT.....	103
ADMINISTRATIVE RESOURCES	103
FINANCIAL RESOURCES AND INCENTIVES	104
AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS.....	110
CHAPTER 5: EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT.....	124
SUMMARY OF QUANTIFIED OBJECTIVES	135
CHAPTER 6: HOUSING PLAN	137
ALHAMBRA HOUSING GOALS AND POLICIES.....	137
IMPLEMENTATION PROGRAMS.....	142
SUMMARY OF QUANTIFIED OBJECTIVES	157
CHAPTER 7: SITES INVENTORY SUMMARY AND METHODS	158
SUMMARY OF ALHAMBRA’S REGIONAL HOUSING NEED	158
SITE INVENTORY ORGANIZATION	158
ASSUMPTIONS AND METHODOLOGY	159
EXISTING CAPACITY.....	167
POTENTIAL CANDIDATE CAPACITY.....	173
ADEQUACY OF SITE INVENTORY	181
APPENDIX A	182

List of Acronyms

HCD	California State Department of Housing and Community Development
HNA	Housing Needs Assessment
HUD	U.S. Department of Housing and Urban Development
RHNA	Regional Housing Needs Assessment
SCAG	Southern California Association of Governments
CHAS	Comprehensive Housing Affordability Strategy
ACS	American Community Survey
AMI	Area Median Income
LAHSA	Los Angeles Homeless Services Authority
LA CADA	Los Angeles Centers for Alcohol and Drug Abuse
CAPER	Consolidated Annual Progress Report
ADU	Accessory Dwelling Unit
JADU	Junior Accessory Dwelling Unit
FAR	Floor Area Ratio
AI	Analysis of Impediments
AFFH	Affirmatively Furthering Fair Housing
AAGR	Average Annual Growth Rate

Chapter 1: Introduction

Community Context

Alhambra remains a unique community with a small town feel in an urban setting. Often referred to as the “Gateway to the San Gabriel Valley,” it is situated on the western edge of the San Gabriel Valley. It shares a western boundary with Los Angeles and the northern terminus of the Long Beach Freeway (I-710). It is bordered by South Pasadena and San Marino to the north, San Gabriel to the east, and Monterey Park to the south. In the south, the San Bernardino freeway (I-10) traverses the city from east to west.

Housing in Alhambra originally consisted almost entirely of single-family homes. However, as the city grew, and vacant land became increasingly limited, higher-density housing was necessary to accommodate a growing population. During the 1960s, modern apartment buildings began to replace single-family residential structures, and now nearly half of the housing stock in the city consists of multi-family housing (44 percent). Today, Alhambra is a built-out community with very little vacant land. Residential land uses account for 52 percent of the city’s current land area.

Role of the Housing Element

The 2021 Housing Element is the guiding document for Alhambra’s housing policy direction. Grounded in the principals of the General Plan, The Housing Element ensures that the city establishes policies, procedures, and incentives in its land use planning and development activities that result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Alhambra. Consistent with the General Plan, this Housing Element focuses on strong and stable residential neighborhoods and the recycling of land to higher densities in areas designated for high-density residential. With this Housing Element, the city is amplifying its commitment to provide a range of housing types that are suitable for the needs of all of its residents and provide equitable access to the resources the community has to offer.

Summary of State Housing Legislation

Background

The Housing Element of the General Plan identifies and analyzes the city’s existing and projected housing needs and contains a detailed outline and plan of the city’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. The Housing Element is one of the seven mandatory General Plan elements. The Housing Element identifies ways in which housing needs of current and future residents can be met.

State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element of the General Plan. Specifically, Government Code Section

65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years.

The California Legislature has determined that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Section 65580 of the Government Code describes the goals 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 farmworkers, is a priority of the highest order.
- B. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- C. The 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; examine community goals set forth in the general plan; and to cooperate with other local governments and the State in addressing regional housing needs.
- F. Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals and the purposes of this article.

Relationship to Other General Plan Elements

The Alhambra General Plan was updated and adopted in 2019. It includes six chapters covering seven mandated elements. This Housing Element Update represents the eighth element of the Alhambra General Plan. The Housing Element is the primary blueprint for the city's housing policies, programs, and resources, but other elements of the General plan influence housing. For example, both the Land Use and Circulation Elements set policies that impact how and where housing can be met.

Table 1. General Plan Elements and Chapters

Mandated General Plan Element	Alhambra General Plan Chapter
Land Use	Land Use and Community Design Covers Land Use
Circulation	Mobility Covers Circulation
Open Space	Quality of Life Covers Open Space and Environmental Justice
Conservation	Resources Covers Conservation
Safety	Infrastructure and Services Covers Conservation
Noise	Health & Safety Covers Safety, Noise, and Environmental Justice

Environmental Justice	Addressed in Health and Safety Section
Housing	N/A

The programs and policies in the Housing Element are directly related to, and build upon, the General Plan. All elements of the General Plan must maintain internal consistency. In the adoption process, the city will identify policies in other General Plan elements that require amendment to maintain internal consistency. In the future, as other elements of the General Plan are updated and revised, the Housing Element will also be reviewed to ensure General Plan consistency is maintained.

Public Participation

Public engagement is a critical part of the City of Alhambra's 6th Cycle Housing Element Update. Under State law, local governments are directed to be diligent in soliciting input from as many segments of the community as possible. Beyond requirements, this step is essential in the information gathering process so that the city's programs and policies reflect the values of the community, within the context of city's planning targets.

Early on, community engagement focused on disseminating information about the project. This included advertising the project, discussing the schedule, discussing what the project entails, and a large educational component. As the Housing Element is regulated by the State, it was important to educate the public about the lay of the land, rules and regulations the city is bound to, and consequences of failing to secure a certified Housing Element on time. Given that housing development can be a contentious topic, public education about the RHNA (how it is calculated, and the options available to the city to accommodate it) are important.

The latter half of the Housing Element Update focused on soliciting information from the public to ensure that draft products met their needs, goals, and desires for housing in the community—within the bounds of the Housing Element regulations set forth by the State.

The following community engagement tools were used for both information dissemination and solicitation.

- A standalone project website was developed to post information about the project, updates, calendar dates, surveys, and previous presentation materials. Community members could sign up for the project distribution list and solicit comments to the project mailbox.
- Project fliers were created for printing and posting at community-based organizations and at City Hall to build exposure for community members with challenging internet access.
- Project information was distributed to curated lists of community organizations and existing media including:
 - The city's "Alhambra Announcements" Newsletter and the Alhambra Chamber of Commerce's "Around Alhambra" Newsletter.
 - Publication in the city Parks and Leisure Guide.
 - An email distribution list established for the city's parallel zoning code update.

- Over the course of the project the city's marketing team promoted over 100 mentions on the city's Social Media platforms.
- Two public study sessions in Fall 2020 with the City Council and Planning Commission.
- Two community workshops focusing on housing needs and suitability of housing policy alternatives.
- An interactive live survey and online survey posted to the project website, offered in Spanish, English, and Traditional Chinese.
- Five community town hall meetings in April 2021, one in each Council District and sponsored by the representative Councilor.
- Planning Commission and City Council study sessions in May 2021, August 2021 and September 2021, respectively.

Impact of COVID-19

While every effort was made to ensure that the Housing Element Update process was inclusive and open, COVID-19 and the prohibition of in-person gatherings nonetheless impacted public participation. Relying on a mostly digital method of public engagement required the following enhancements to traditional public participation:

- Expanded time between notice periods and meetings, as well as multiple notices.
- Clearly crafted instructions for accessing call-in and videoconferencing links.
- Call-in options for all videoconferences to assist residents without computer access.
- Allowing public comment through email or video conferencing chat functions.
- Recording and promptly posting meeting materials so they are available to the public

Summary Reconciliation of RHNA Allocation and Capacity

The table below summarizes Alhambra, RHNA allocation by income category and capacity identified by type. Alhambra's adequate sites inventory has capacity for 8,000 units, a 17% buffer over it's RHNA.

Table 2: Site Capacity by Source and Income Level. RHNA Surplus/Shortfall

Site/Capacity Type	Income Category				Total
	Ex./Very Low Income	Low Income	Moderate Income	Above Mod. Income	
Proposed Projects	94	55	99	907	1,155
Specific Plan	0	24	14	19	57
Vacant	0	0	0	59	59
Existing Sites ^A	52	156	111	239	558
ADUs	141	267	14	178	600
New Sites	1,543	831	954	2,243	5,571
Total Sites	1,830	1,333	1,192	3,645	8,000
2021-2029 RHNA	1,774	1,036	1,079	2,936	6,825
Surplus/Shortfall	56	297	113	709	1,175

^A Includes capacity from increases in allowed density on existing sites

Chapter 2: Housing Needs Assessment

This Housing Needs Assessment (HNA) is a required section of the Alhambra Updated Housing Element. This section of the Housing Element included data on the characteristics of the city's population, economy, households, housing challenges, special needs housing, and housing stock. Each of these components is presented in a regional context, and, where relevant, in the context of other adjacent communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for Alhambra to implement during the 2021-2029 Housing Element cycle.

Data in this analysis are derived from a variety of sources. Where appropriate, the HNA leverages the data package produced by SCAG and pre-certified by HCD. However, additional analysis was required to build a more complete picture of housing needs in Alhambra. Additional data sources are cited throughout the document and include data from the U.S. Census Bureau's American Community Survey (ACS), the U.S. Department of Housing and Urban Development (HUD), data from the City of Alhambra, and third-party data sources.

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.

Population Growth

According to the California Department of Finance, the population in Alhambra has steadily increased over time. In 2000, Alhambra had a population of 85,757. Unlike the SCAG region, the Great Recession had an impact on Alhambra's population, reducing its population to 83,089 in 2010, while population in the rest of the region grew. Since then population in Alhambra has steadily increased to 86,792 in 2020. Over the 2000 to 2020 period, Alhambra had an annual growth rate of 0.1%, a much lower rate compared to 0.7% for the region.

Figure 1. Population Growth, Alhambra and SAG Region, 2000-2020

Source: SCAG Analysis of California Department of Finance E-5 Population and Housing Units Estimates, Pre-certified Local Housing Data

Jurisdiction	2000	2010	2020	2000-2020 Change		Annual Growth Rate
				Number	Percent	
Alhambra	85,757	83,089	86,792	1,035	1.2%	0.1%
SCAG	16,516,703	18,051,534	19,021,787	2,505,084	15%	0.7%
Alhambra share of SCAG Region	0.52%	0.46%	0.46%			

Population Forecast

While population growth in Alhambra is expected to accelerate over the next 15 years, it is expected to remain well below the regional average. SCAG's regional forecast estimates that

Alhambra will add 5,400 residents over the next 15 years, an annual average increase of 0.4%. The SCAG region is expected to grow twice that rate, at 0.8%, between 2020 and 2035.

Regional growth forecasting is completed by SCAG for the purposes of Regional Transportation Planning (RTP). The Connect SoCal RTP forecast was adopted in September 2020. The population projection covers the period from 2016 to 2045. Over this period, the City of Alhambra is expected to add 4,600 new residents, growing at an average annual rate of 0.18 percent. This rate is far lower than the regional forecast rate of 0.62 percent in the SCAG region. Among other San Gabriel Valley cities, Alhambra is projected by SCAG to have the lowest average annual growth rate (AAGR) in the region, trailing Glendale (0.22%), Monterey Park (0.22%), Pasadena (0.33%), San Gabriel (0.41%), and El Monte (0.64%).

Figure 2. Population Forecast, City of Alhambra and SCAG Region, 2016-2045

Source: SCAG Connect SoCal RTP Growth Forecast (2020)

Jurisdiction	2016	2045	2016-2045 Change	
			Number	Percent
Alhambra	86,600	91,200	4,600	0.18%
SCAG	18,832,000	22,504,000	3,672,000	0.62%

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 household size/presence of children. Middle-aged adults may prefer larger homes in which to raise families, while seniors may prefer smaller units that have lower costs, less maintenance, and are more proximate to services.

Figure 3 and

Figure 4 show the age characteristics of Alhambra residents in 2018. Alhambra's median age is 41.8 in 2018. Compared to the SCAG region, Alhambra's residents tend to be older, with a larger population proportion being between the age of 20 to 64 years old. In 2018, Alhambra has a larger population proportion of younger residents (those age 19 years and under) than seniors (those 65 years and older). However, Alhambra's senior population (those 65 years and older) is larger than the SCAG region's share. This may translate into greater need for senior housing or multi-generational housing solutions like accessory dwelling units.

Figure 3. Age Distribution Totals, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Total	Alhambra		SCAG	
	Number	Percent	Number	Percent
Median Age	41.8	-	-	-
19 and Under	16,153	19%	4,903,838	26%
20 to 65	54,499	64%	11,457,825	61%
65 and Older	14,322	17%	2,447,598	13%

Figure 4. Age Distribution, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Age Group	Alhambra		SCAG	
	Number	Percent	Number	Percent
Under 5	4,306	5%	1,193,126	6%
5 to 9	3,804	4%	1,193,271	6%
10 to 14	4,019	5%	1,244,937	7%
15 to 19	4,024	5%	1,272,504	7%
20 to 24	5,806	7%	1,370,418	7%
25 to 29	7,423	9%	1,487,672	8%
30 to 34	6,461	8%	1,361,873	7%
35 to 39	5,863	7%	1,267,296	7%
40 to 44	5,748	7%	1,241,074	7%
45 to 49	5,883	7%	1,274,771	7%
50 to 54	6,295	7%	1,257,723	7%
55 to 59	6,230	7%	1,182,327	6%
60 to 64	4,790	6%	1,014,671	5%
65 and older	14,322	17%	2,447,598	13%

Race and Ethnic Composition

Cultural preferences and needs for housing vary by racial and ethnic type. Alhambra remains a minority majority community where over 90% of the population is non-white. Alhambra has strong Asian and Hispanic community composition. 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. Research has shown that some cultures (e.g. Hispanic and Asian) tend to maintain extended families within a single household.¹ This can lead to overcrowding or an increased demand for larger housing units.

Figure 5 shows that, according to the Census, more than half of Alhambra's population identified as non-Hispanic Asian in 2019. This is 3.5 times the Los Angeles County average. An additional 31% of the population identifies as Hispanic or Latino of any race. The foreign-born population fell slightly over the last five years from 42,310 residents in 2013, to 41,872 in 2018.

Figure 5. Population by Race and Ethnicity, City of Alhambra and SCAG Region, 2019

Source: American Community Survey 2019 1-year estimates

Race/ Ethnicity	Alhambra		SCAG	
	Number	Percent	Number	Percent
Hispanic/ Latino of any race	26,298	31%	8,905,824	47%
Non-Hispanic White	7,110	8%	5,681,360	30%
Non-Hispanic Black/African American	2,247	3%	1,168,071	6%
Non-Hispanic American Indian	383	0%	51,703	0%
Non-Hispanic Asian	45,165	54%	2,512,336	13%
Non-Hispanic Hawaiian/ Pacific islander	-	0%	47,749	0%
Non-Hispanic Other	959	1%	58,749	0%
Non-Hispanic Two or More Races	1,570	2%	466,859	2%
Total	83,732	100%	18,892,651	100%

Areas of Minority Concentration

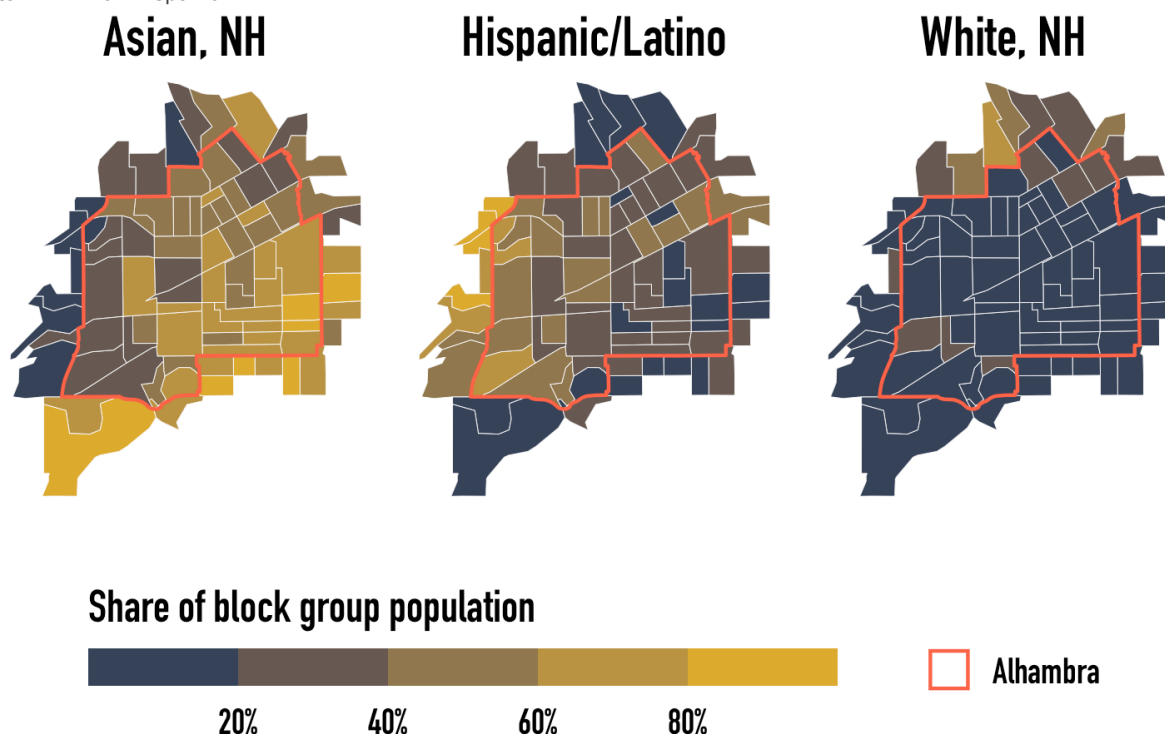
A minority concentration is defined as Census block group where the proportion of non-White residents is higher than the proportion of White residents. Non-White Asians, however, comprise the majority racial/ethnic group in Alhambra and are more distributed throughout the city compared to other racial/ethnic groups. Figure 6 shows that there are still some concentrations of Asian non-white residents, more specifically near the southeast corner of Alhambra. Concentrations of Hispanic/Latino residents can be found in the western portion of the city. No concentration of White or Black/African American residents exists in the city.

¹ Pew Research Center. *Second-Generation Americans: A Portrait of the Adult Children of Immigrants*, February 7, 2013, Appendix 8, <http://www.pewsocialtrends.org/2013/02/07/appendix-1-detailed-demographic-tables/>. National Association of Hispanic Real Estate Professionals. *2017 State of Hispanic Homeownership Report*, 2017.

Figure 6. Concentrations of Asian, Hispanic/ Latino, and White Population Groups, 2018

Source: American Community Survey 2014-2018 5-year estimates

Note: NH = Non-Hispanic



Economic Characteristics

Employment by Industry

Labor and employment characteristics have a direct impact upon current and future housing needs within Alhambra. Incomes associated with different jobs, as well as the number of workers in a household, determine the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

According to the Census, a total of 41,917 Alhambra residents were employed during the 2014-2018 period. As shown in Figure 7, most of Alhambra residents were employed in three industries: the Educational Services and Health Care and Social Assistance industry category; the Professional, Scientific, and Management, and Administrative, and Waste Management Services industry category; and the Arts, Entertainment, and Recreation, and Accommodation and Food Services industry category. Generally, managerial/professional positions earn higher incomes than other occupation categories. In 2018, the Information and Public Administration industries had the highest average wage of over \$60,000 annually.

Figure 7 uses a location quotient to quantify and compare concentrations of industries in a particular area and is useful to understanding an area's economic strengths and weaknesses. A location quotient typically compares an area's concentration to a larger region, in this case, to the SCAG region. A location quotient greater than 1.0 indicates an area has a higher concentration of a specialized industry. Alhambra has a location quotient exceeding 1.0 in four industries: Public

Administration, Educational Services and Health Care and Social Assistance; Finance, Insurance, Real Estate, and Rental and Leasing; and Other Services, Except Public Administration. These industries also offer some of the highest paying jobs within Alhambra.

Figure 7. Employment by Industry, City of Alhambra, 2018

Source: American Community Survey 2014-2018 5-year estimates

Note: Location quotient compares Alhambra's employment concentration relative to the SCAG region.

Industry	Number	Percent	Location Quotient	Average Wage
Agriculture, Forestry, Fishing and Hunting, and Mining	110	0%	0.28	\$22,500
Construction	1,768	4%	0.67	\$41,935
Manufacturing	3,521	8%	0.85	\$44,436
Wholesale Trade	1,395	3%	1.00	\$39,591
Retail Trade	3,892	9%	0.84	\$35,041
Transportation, Warehousing, and Utilities	2,364	6%	0.98	\$52,856
Information	1,207	3%	0.89	\$62,656
Finance and Insurance, and Real Estate, and Rental and Leasing	2,951	7%	1.11	\$50,488
Professional, Scientific, and Management, and Administrative, and Waste Management Services	5,123	12%	0.98	\$59,853
Educational Services and Health Care and Social Assistance	9,975	24%	1.16	\$51,048
Arts, Entertainment, and Recreation, and Accommodation and Food Services	5,110	12%	1.11	\$27,476
Other Services, Except Public Administration	2,582	6%	1.09	\$29,452
Public Administration	1,919	5%	1.26	\$61,975
Total Employment	41,917	100%	-	

Employment by Occupation

By understanding the industries in which the residents of Alhambra work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Alhambra is Management, in which 16,387 (39% of total) employees work. The second-most prevalent type of work is in Sales, which employs 10,815 (26% of total) in Alhambra.

Figure 8. Employment by Occupation, City of Alhambra, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

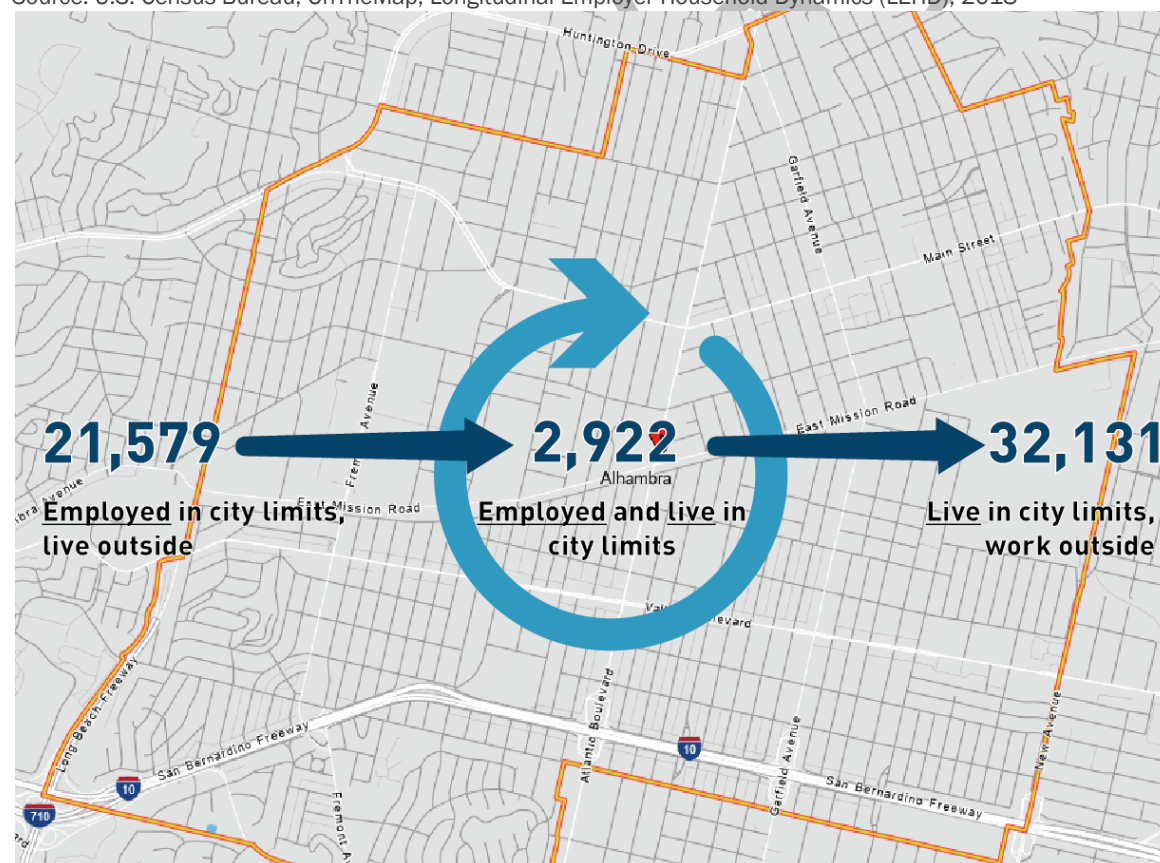
Occupation	Alhambra		
	Number	Percent	Location Quotient
Management, Business, Science, and Arts	16,387	39%	1.08
Service	7,862	19%	1.00
Sales and Office	10,815	26%	1.13
Natural Resources, Construction, and Maintenance	2,394	6%	0.69
Production, Transportation, and Material Moving	4,459	11%	0.77

Commute Patterns

Alhambra has a jobs-housing imbalance. Only about 12% of Alhambra residents (2,922) work and live in the city. This imbalance of jobs to housing impacts quality of life including how far Alhambra residents have to travel for work, increasing transportation costs, and reducing individual productivity. In general, a good balance of jobs to housing would occur where the jobs available in a community match the labor force skills, and where housing is available at prices, sizes, and locations suited to workers who wish to live in the area.

Figure 9. Job Inflow and Outflow, City of Alhambra, 2018

Source: U.S. Census Bureau, OnTheMap, Longitudinal Employer-Household Dynamics (LEHD), 2018



As of 2018, there were an estimated 24,501 full- or part-time jobs in Alhambra. Of these, the most common jobs were in the following industries: Health Care and Social Assistance (20%), Retail (19%), and Accommodations and Food Services (16%). As shown in Figure 9, the vast majority (88%) of jobs in Alhambra are filled by someone who lives outside of the city. Additionally, the majority of residents living in Alhambra work outside the city.

Figure 10 shows the concentration of employment in Alhambra. Jobs are concentrated in the industrial/manufacturing zone, central business district, and along major arterials like Valley Boulevard and Main Street.

Figure 10. Employment Density, City of Alhambra, 2018

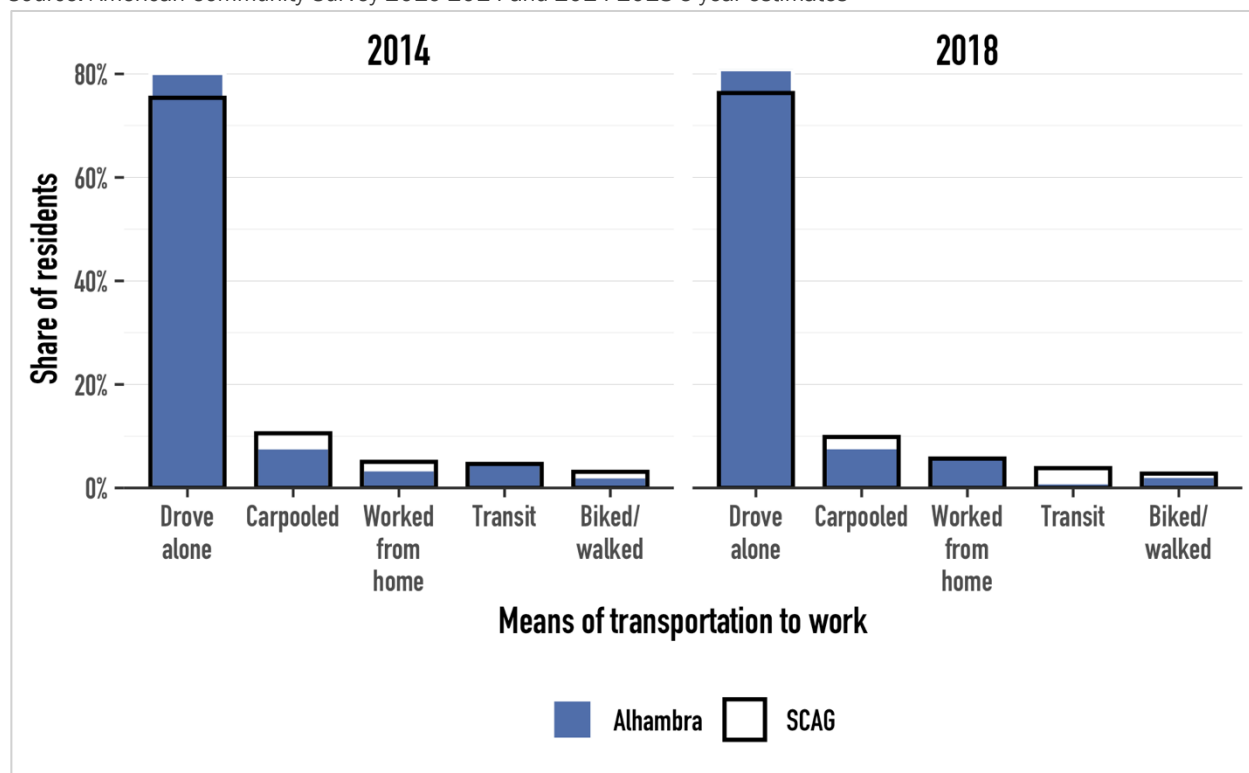
Source: U.S. Census Bureau, OnTheMap, Longitudinal Employer-Household Dynamics (LEHD), 2018



Means of Transportation to Work

The City of Alhambra has a high share of its population located in regionally-designated “High Quality Transit Areas.” Because this is one of the criteria for SCAG’s regional housing needs allocation (RHNA), it impacts Alhambra’s share of future housing needs in the region. Figure 11 shows that in 2018, about 81% of Alhambra’s residents drove alone to work, about five percent higher than the region-wide average. Approximately 8% of Alhambra residents carpooled, two percent biked or walked, and one percent used public transportation. Approximately 6% of Alhambra residents worked from home. Compared to the SCAG region, Alhambra residents use alternative modes of transportation such as carpool, transit, bike, and walking far less to get to work.

Figure 11. Means of Transportation to Work, City of Alhambra and SCAG Region, 2014 and 2018
Source: American Community Survey 2010-2014 and 2014-2018 5-year estimates



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.

Household Type and Size

A household is defined by the U.S. Census Bureau as all persons who occupy a housing unit, which may include families, single persons, and unrelated persons sharing a housing unit (such as roommates). 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 studios, one-bedroom units, or accessory dwelling units (ADUs). 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.

Figure 12 shows the type of households in Alhambra. In 2018, there were 29,427 households in Alhambra. Alhambra continues to be a stable, family-oriented community, with 69% of all households identifying themselves as families. Average household size has remained stable over time at 2.86 persons. Over the 2010 and 2018 period, the number of families has decreased slightly, while the number non-family households have increased. Non-family households are

generally characterized as single households or households with more than one person living together (often roommates) and unrelated to each other.

Figure 12. Household Type and Size, City of Alhambra, 2010 and 2018

Source: American Community Survey 2014-2018 5-year estimates, Decennial Census 2010

Household Types	2010		2018		Change (2010 to 2018)	
	Number	Percent	Number	Percent	Number	Percent
Families	20,774	72%	20,416	69%	-358	-2%
With Children	8,414	29%	7,429	25%	-985	-12%
With no Children	12,360	43%	12,987	44%	627	5%
Non-Families	8,030	28%	9,011	31%	981	12%
Singles	6,457	22%	6,912	23%	455	7%
Other	1,573	5%	2,099	7%	526	33%
Total Households	28,804	100%	29,427	100%	623	2%
Average Household Size	2.85	-	2.86	-	-	-

Multigenerational Households

Nationally, a growing family typology is the multigenerational household.² Estimates from the Pew Research Center suggest this market segment grew by 21.6 million households between 2000 and 2016.³ The same research found Asian and Hispanic/Latino households to be 35% to 45% more likely than average to be multigenerational. In Alhambra, the combined Asian and Hispanic/Latino share of the population is 25 percentage points higher than the SCAG average.

To approximate multigenerational households in Alhambra, we evaluated two metrics from the American Community Survey:

- The share of households with at least one grandparent and grandchild (5.2%).⁴
- The share of the population in households with non-spouse, non-child relatives (13.4%).⁵

The factors influencing growth in multigenerational households are social, cultural, economic, and demographic. The primary drivers include:

² Defined by the Pew Research Center as households that include at least two adult generations, or grandparents and grandchildren younger than 25.

³ Pew Research Center (2018). Multigenerational Household Analysis. Retrieved from: <https://www.pewresearch.org/fact-tank/2018/04/05/a-record-64-million-americans-live-in-multigenerational-households/>

⁴ Source: U.S. Census Bureau, 2015–2019 ACS 5-year estimate, Table S1002.

⁵ Source: U.S. Census Bureau, 2015–2019 ACS 5-year estimate, Table DP02.

- **Slower Household Formation:** Young people are delaying marriage and continuing to live with supportive parents well into their 20s. This is driven in part by preference but also out of economic necessity due to rising housing costs and/or underemployment.
- **Immigration:** As mentioned above, Asian and Hispanic/Latino households have a higher likelihood of living in multigenerational households. Some of this is cultural, but economic factors also contribute.
- **Ability of Kin to Support:** In many markets, the Baby Boomers are more financially stable than previous generations and have a greater ability to support aging parents in addition to their own children. Further, an increasing number of Americans suffer from chronic illness and/or disabilities and need caregiving—much of which is provided by family members.
- **Economic Conditions:** Housing costs are increasing at a rate well above incomes. Economically-challenged households, or those on fixed-incomes, are forming multi-generational households out of necessity.

Households by Tenure

Household tenure is an important component of housing needs, as it helps to determine whether future housing should be built as ownership units or rental units. In the 2012-2016 period, only about 40% of all households in the city owned their homes, while 60% were renters. This is far below the national average of roughly 63.7% homeownership in 2016, and also below Los Angeles County's homeownership rate of about 48.4% in 2016. In the U.S., homeownership remains one of the primary ways that households are able to build equity and generate wealth. However, for many households, the high costs of housing can be a barrier to becoming homeowners.

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 often face limited choices in the housing they can afford.

In 2018, the median household income in Alhambra was \$57,117, lower than the Los Angeles County median of \$64,251. Figure 13 shows that, overall, the income distribution in Alhambra closely mirrors that of Los Angeles County. Compared to the County, Alhambra has more households that make less than \$49,999 annually.

Figure 13. Household Income Distribution, City of Alhambra and Los Angeles County, 2018

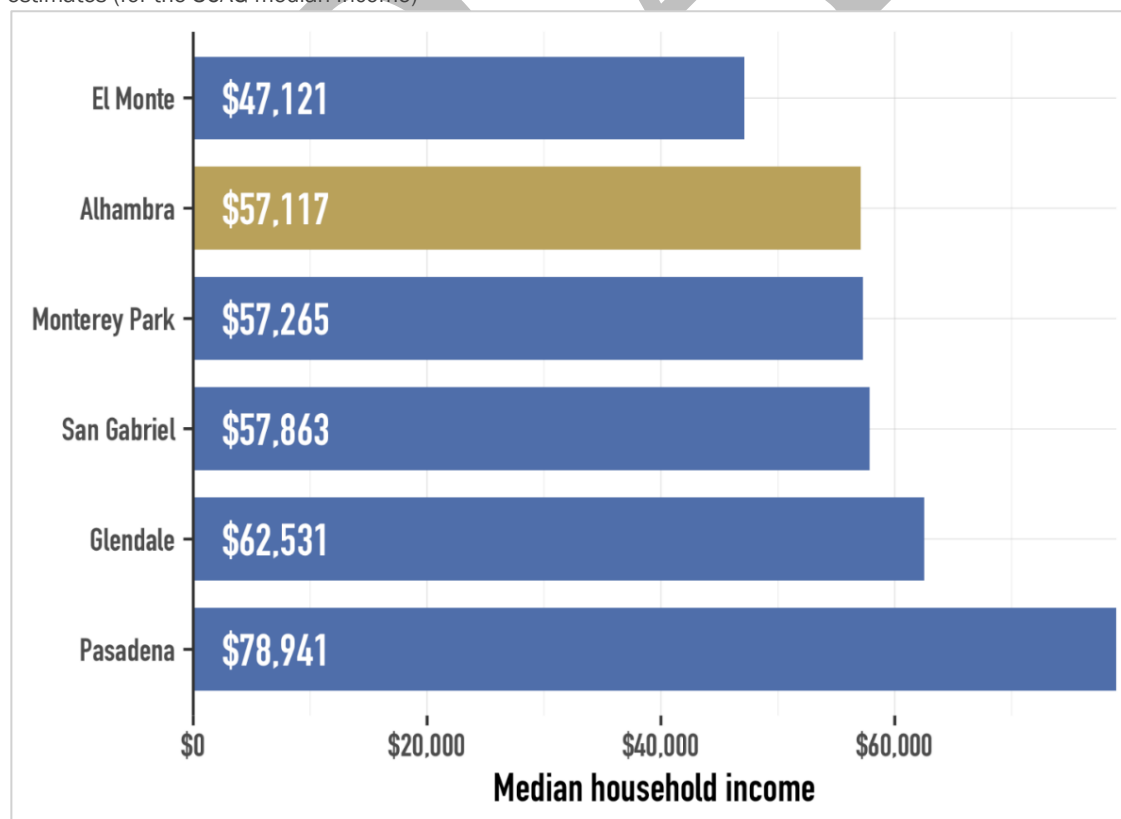
Source: American Community Survey 2014-2018 5-year estimates

Household Income	Income Distribution	
	Alhambra	Los Angeles County
Less than \$25,000	23%	20%
\$25,000 to \$49,999	21%	20%
\$50,000 to \$74,999	16%	16%
\$75,000 to \$99,999	11%	12%
\$100,000 to \$149,999	17%	15%
\$150,000 or more	12%	17%
Median	\$57,117	\$64,251

Figure 14 below shows the median household income of several nearby cities compared to Alhambra's median household income for 2018. The median household income in Alhambra is in-line with neighboring cities—slightly higher than El Monte, in-line with Monterey Park and San Gabriel, and lower than Glendale, Pasadena, and the SCAG region as a whole (\$67,329).

Figure 14. Median Household Incomes in Peer Cities, 2014-2018.

Source: American Community Survey 2014-2018 5-year estimates, American Community Survey PUMS 2014-2018 5-year estimates (for the SCAG median income)



Area Median Income

To facilitate the analysis of income distribution among communities, each year the U.S. Department of Housing and Urban Development (HUD) calculates affordability and income limits for metro areas and counties across the country, based on Census data. These data are calculated as a percentage of the Area Median Income (AMI) and then adjusted for household size. California HCD further groups these households into the categories shown in Figure 15 below.

The AMI shown here comes directly from HCD and HUD and differs from the median household incomes discussed in Figure 13 and Figure 14. The differences include the year analyzed, the geography analyzed, and the household type analyzed.

- Median household income (in Figure 13 and Figure 14) is calculated using Census data, the most recent of which is 2018. It is calculated for each city specifically, and is calculated as the median of all households (of all types and sizes).
- Area median income (in Figure 15) is calculated by HUD each year; the most recent data comes from 2020. It is calculated for Los Angeles County as one geography, and is calculated for family households (where all household members are related). The standard 100% AMI for LA County is based on a family of four. HUD and HCD calculate percentages of this median, and also make adjustments based on different family sizes (not shown).

Figure 15. HCD Income Category, Description, and Limit, 2020

Source: California Department of Housing and Community Development (HCD)

AMI Income Category	Description	Income Limit (2020)
Los Angeles County—100% Area Median Income (AMI)		\$77,300
Extremely Low-Income	Gross family income equal to 30% or less of AMI	Less than \$23,190
Very Low-Income	Gross family income between 30 and 50% of AMI	\$23,190 to \$38,650
Low-Income	Gross family income between 50 and 80% of AMI	\$38,650 to \$61,840
Moderate-Income	Gross family income between 80 and 120% of AMI	\$61,840 to \$92,760
Above Moderate-Income	Gross family income over 120% of AMI	Greater than \$92,760

Combined, the extremely low, very low, and low-income groups are referred to as “lower income.”

The Census ACS does not collect information on the number of households belonging to each of the income categories described above. However, the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is developed by the U.S. Census Bureau for HUD, does provide this information. This dataset provides detailed information on housing needs by income level for different types of households in Alhambra, as well as information relating to common problems relating to the condition of the housing stock (detailed in the next section).

Figure 16 shows the distribution of Alhambra households by AMI in 2016. In 2016, the majority of Alhambra households earned low-incomes, while 45% of Alhambra households earned moderate or above-moderate incomes. Like most communities across the country, renter

households in Alhambra have lower incomes than do homeowners. This is caused by a number of factors, largely relating to the ability to save up for a down-payment and get approved for a mortgage—two prerequisites for homeownership. But the high costs of housing (both rental housing and homeownership housing) in Southern California are also a big factor in renters' inability to make the switch.

Figure 16. Income Distribution by Tenure, 2012-2016

Source: CHAS based on 2013-2017 American Community Survey 5-year estimates

Note: This figure uses the same underlying data categories as in Figure 15, but the years analyzed differ.

AMI Income Category	Total Households		Owner Households		Renter Households	
	Number	Distribution	Number	Distribution	Number	Distribution
Extremely Low-Income (30% or less)	6,135	21%	1,590	14%	4,545	26%
Very Low-Income (31% to 50%)	4,540	16%	1,200	10%	3,340	19%
Low-Income (51% to 80%)	5,430	19%	1,900	16%	3,530	20%
Moderate and Above Moderate (over 80%)	13,070	45%	7,080	60%	5,990	35%
Total	29,175	100%	11,770	100%	17,405	100%

Housing Problems

The CHAS dataset, developed by the Census for HUD, provides detailed information on housing needs by income level for different types of households in Alhambra, as well as information relating to common problems relating to the condition of a city's housing stock. 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% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income.

The latest CHAS data are based on 2013-2017 ACS data, as shown in

Figure 17. The types of problems vary according to household income, type, and tenure. Some key findings include:

- Renter households experience a higher rate of housing problems, 60% compared to 37% of owner households that experienced housing problems.
- Of all households who earned less than 80% of AMI, renters are more likely to experience at least one housing problem (53%) as compared to owner households (24%).
- Overall, 51% of all households in Alhambra reported at least one housing problem.

Figure 17. Renter Households with Housing Problems, City of Alhambra

Source: CHAS based on 2013-2017 American Community Survey 5-year estimates

AMI Income Category	Renter Households with No Housing Problems		Renter Households with At Least One Housing Problem		Renter Total
	Number	Percent	Number	Percent	
Extremely Low-Income (30% or less)	415	2%	3,675	21%	4,545*
Very Low-Income (31% to 50%)	130	1%	3,210	18%	3,340
Low-Income (51% to 80%)	1,195	7%	2,335	13%	3,530
Moderate and Above Moderate (over 80%)	4,680	27%	1,305	7%	5,985
Renter Totals	6,420	37%	10,530	60%	17,405*

Notes: * Total includes 455 households where cost burden data is unavailable, and the household has no other housing problems. HUD programs are available only to households with incomes at or below 80% AMI. Therefore, the CHAS data groups all households above that income threshold (both moderate and above moderate income) into one income group.

Figure 18. Owner Households with Housing Problems, City of Alhambra

Source: CHAS based on 2013-2017 American Community Survey 5-year estimates

AMI Income Category	Owner Households with No Housing Problems		Owner Households with at Least One Housing Problem		Total
	Number	Percent	Number	Percent	
Extremely Low-Income (30% or less)	215	2%	1,225	11%	1,590*
Very Low-Income (31% to 50%)	495	4%	700	6%	1,195
Low-Income (51% to 80%)	980	8%	920	8%	1,900
Moderate and Above Moderate (over 80%)	5,640	48%	1,440	12%	7,080
Owner Totals	7,335	62%	4,285	37%	11,770*

Notes: * Total includes 150 households where cost burden data is unavailable, and the household has no other housing problems. HUD programs are available only to households with incomes at or below 80% AMI. Therefore, the CHAS data groups all households above that income threshold (both moderate and above moderate income) into one income group.

Overcrowding

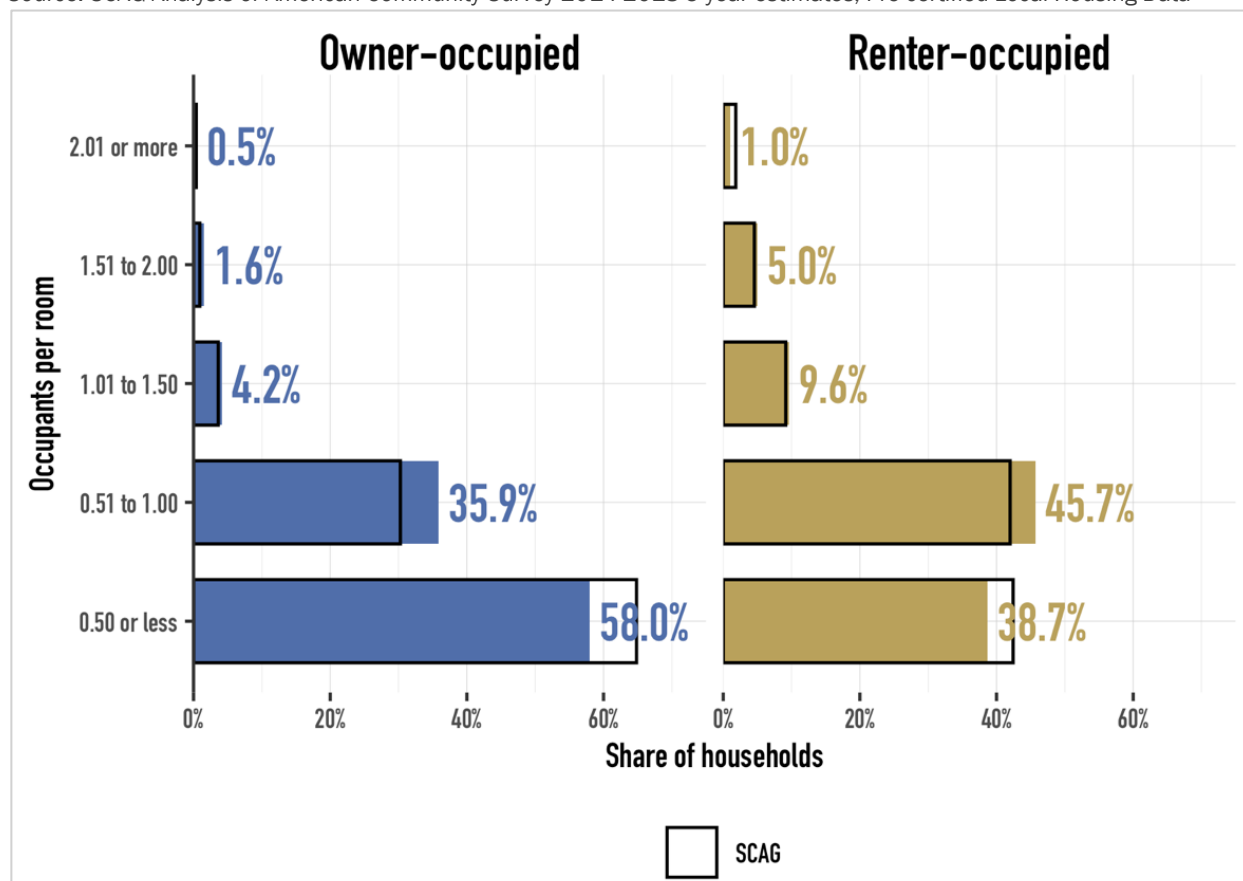
Overcrowding occurs when the relatively high cost of housing either forces a household to double-up with another household or live in a smaller housing unit in order to be able to afford food and other basic needs. An overcrowded household is defined by the Census as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for larger families.

Figure 19 shows the prevalence of overcrowding in Alhambra by tenure. According to the Census, approximately 12% of all households in Alhambra were overcrowded (3,505 households). The

incidence of overcrowding was slightly higher in Alhambra than in the SCAG region (10%). Additionally, the incidence of overcrowding is higher for renter households (16%) than owner households (6%) in Alhambra.

Figure 19. Overcrowding by Tenure, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data



Cost Burden

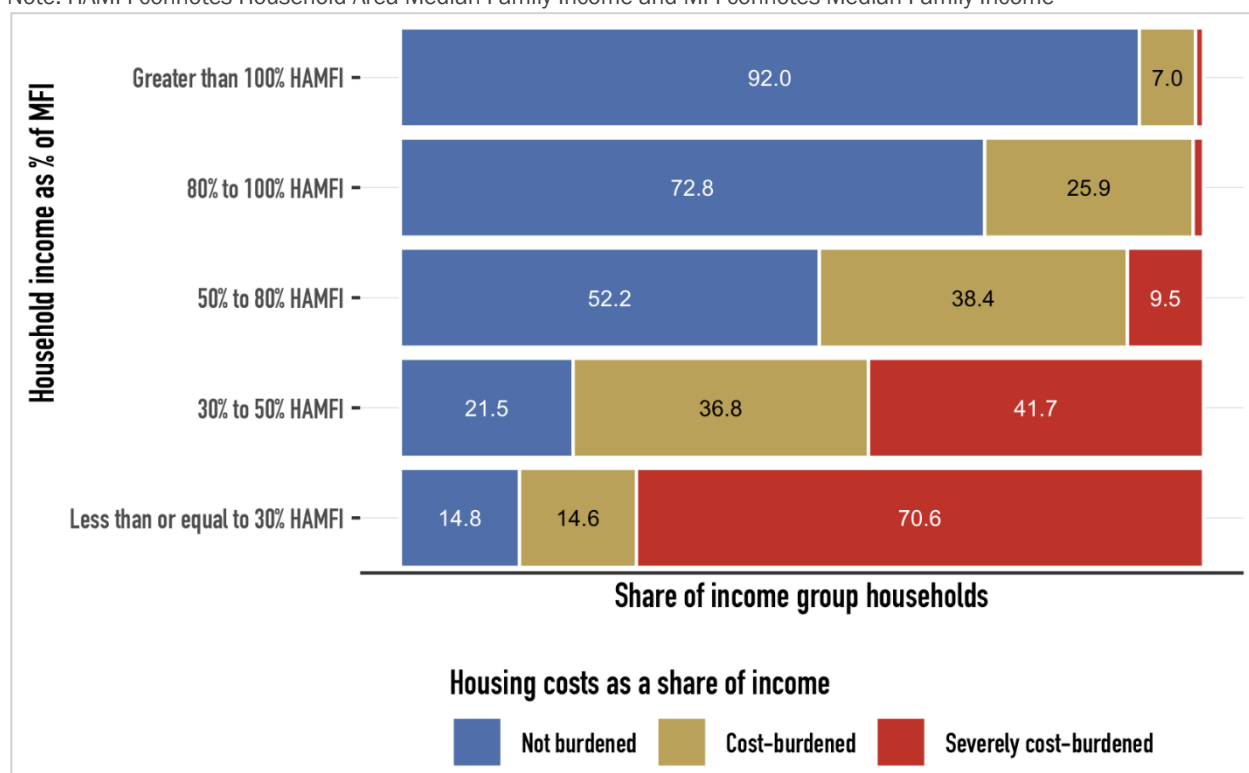
State and federal standards specify that households spending more than 30% of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30% of its income on housing costs, it 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 becoming 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 extremely low-income households (85%), while very low-income households also experienced a high rate of cost burden (79%).

Figure 20. Cost Burden by Income, City of Alhambra

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Note: HAMFI connotes Household Area Median Family Income and MFI connotes Median Family Income



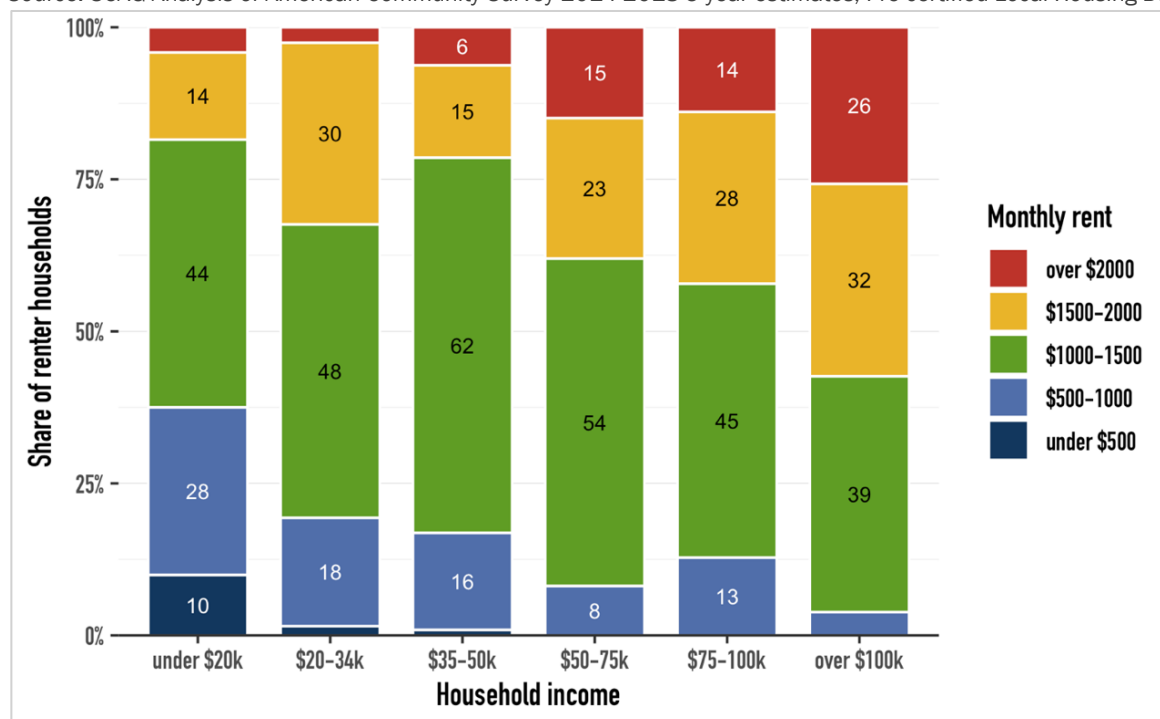
While the previous figure breaks down cost burden by area-relative income, the 2018 American Community Survey also allows for the analysis of Alhambra's 17,921 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts).⁶ As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 30% of income on housing.

Cost burdening is a measure of housing instability and vulnerability to displacement. Policymakers typically focus on renters when assessing cost burdening. It can signal a lack of affordable housing in a region. It is less of a focus for homeowners, because a lender will assess a buyer's ability to pay for a mortgage before the household can buy a home, and because mortgage payments are typically fixed and do not fluctuate with the larger economy or housing market. While a homeowner's property taxes can go up with rising home values, they are typically a small share of overall housing costs. For these reasons, homeowners are not as vulnerable to price changes in the housing market as are renters.

⁶ This estimate of renter households differs from those shown in prior figures as it comes from 2018 American Community Survey data rather than the 2013-2017 CHAS dataset.

Figure 21. Spending on Rent by Income, City of Alhambra, 2018

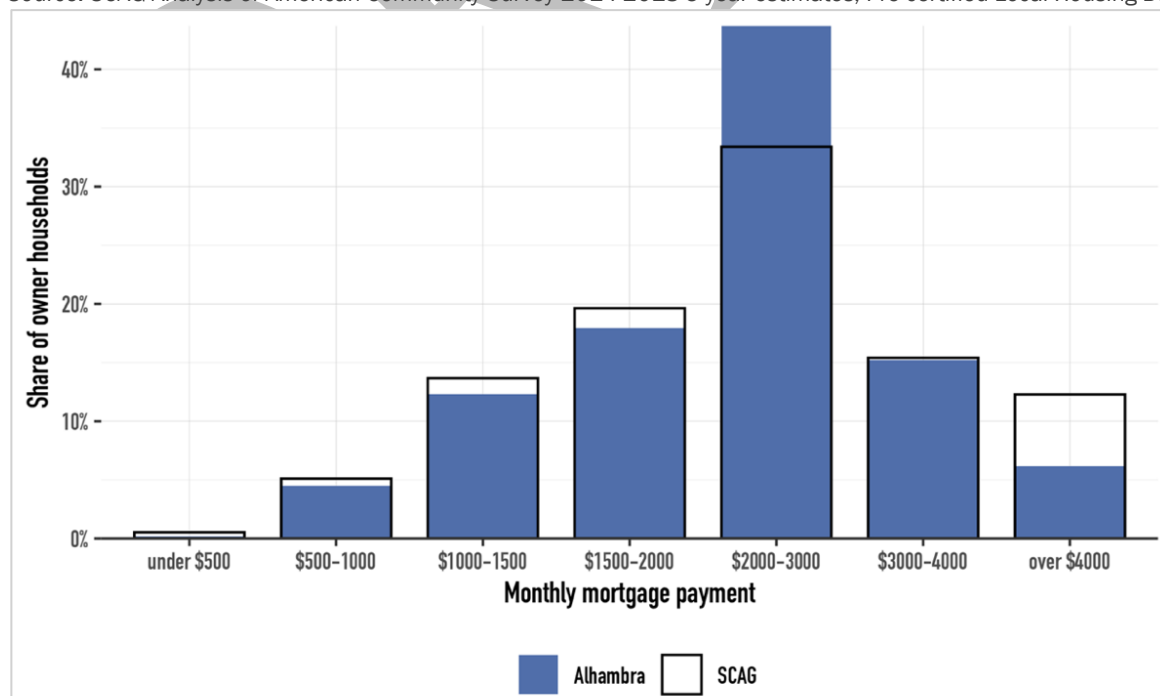
Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data



In Alhambra, homeowner households make up 40% of Alhambra's total households and 52% of the SCAG region. In both Alhambra and the SCAG region, the most commonly occurring mortgage payment in Alhambra is \$2,000-\$3,000/month (Figure 22). However, the SCAG region as a whole has a very high share of homeowners paying over \$4,000 per month on their mortgage payment. It is important to keep in mind that the mortgage payment is one part of total homeownership costs; other costs include taxes, insurance, and maintenance.

Figure 22. Monthly Owner Costs for Mortgage Holders, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data



Housing the extremely low-income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Alhambra. Figure 23 provides a breakdown of extremely low-income households by race and ethnicity. Non-Hispanic Asian households⁷ account for the highest share of all extremely low-income households in Alhambra—61% of total—but they only account for 52% of all households in the city. This means they account for a disproportionately large share of households with extremely low incomes.

Figure 23. Extremely Low-Income Housing Needs, City of Alhambra, 2016

Source: SCAG Analysis of HUD CHAS, 2012-2016, Pre-Certified Local Housing Data

Demographic Indicator	Total Households		Households with Income 30% or Less	
	Number	Share	Number	Share
Non-Hispanic White	3,694	13%	714	11%
Non-Hispanic Black	594	2%	75	1%
All other Non-Hispanic races	15,248	52%	3,945	61%
Hispanic	9,620	33%	1,725	27%
Total	29,156	-	6,459	-
Renter Households	17,365	60%	4,865	75%
Owner Households	11,770	40%	1,595	25%
Total	29,135	-	6,460	-

Special Housing Needs

Often some segments of the population have more difficulty finding decent, affordable housing due to differing needs for housing and specific circumstances. Special circumstances may be related to employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, certain residents in Alhambra may experience higher incidences of housing cost burden, overcrowding, or other housing problems. The special needs groups analyzed include:

- Elderly households
- People with disabilities
- People experiencing homelessness
- Single parents
- Large households
- People living in poverty

⁷ In Figure 23, this group is shown as "all other Non-Hispanic races," but as shown in Figure 5 on page 7, the vast majority of households in this race and ethnic group identify as Asian.

- Farm workers

Many of these groups overlap; for example, single parents may have large households, and many elderly people have a disability of some type. The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Figure 24. Special Needs Groups (2014-2018)

Source: American Community Survey 2014-2018 5-year estimates

Special Needs Groups	Number of People or Households	Percent of Total Households or Population
Households with Seniors (includes at least one-person age 65 or over)	9,502	32%
Senior Headed Households	6,995	24%
Seniors Living Alone	2,602	9%
Persons with Disabilities	15,892	19%
Large Households	2,936	10%
Single-Parent Household	2,001	7%
Female-Headed Households with Children	1,373	5%
Persons living in Poverty	2,305	8%
Farmworkers	93	0%
People Experiencing Homelessness	68	0%

The city's 2020-2024 Consolidated Plan states that Alhambra has "extensive needs for supportive services, including housing, senior services, youth and childcare services, recreational activities, immigrant support services, health/medical care, counseling, employment, case management, transportation, and coordination and information/referral."

Elderly

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- **Housing:** Many seniors live alone and may have difficulty maintaining their homes.
- **Income:** People aged 65 and over are usually retired and living on a limited income.
- **Healthcare:** Seniors are more likely to have high healthcare costs.
- **Transportation:** Many of the elderly—especially those with disabilities—rely on public transportation.

Figure 25 shows that an estimated 14,322 persons were age 65 and older in Alhambra in 2018. This accounted for about 17% of the city's total residents, higher than the percentage share in the SCAG region as a whole. Comparing Alhambra to nearby peer cities, Figure 25 shows that Monterey Park has the highest share of its population that are 65 years and older. Alhambra is

second to Monterey Park in terms of having the highest share of elderly population amongst the peer cities.

Figure 25. Persons Age 65 Years and Older, City of Alhambra, Peer Cities, and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Jurisdiction	Population that is Age 65 Years and Older	Percent of Population Age 65 Years and Older
Alhambra	14,322	17%
El Monte	14,511	13%
Glendale	34,318	17%
Monterey Park	12,892	21%
Pasadena	22,047	16%
San Gabriel	6,498	16%
SCAG	2,447,598	13%

While many in this cohort have the financial resources they need, many do not. Many elderly persons have limited incomes, such as small pensions, social security income benefits, or a few assets. This can make it difficult to find secure, stable, affordable housing in high cost areas. Figure 26 shows that of Alhambra's 6,995 elderly households, 40% earn less than 30% of the area median income, (compared to only 24% of elderly households in the SCAG region), and 57% earn less than 50% of the area median income (compared to 31% in the SCAG region).

Figure 26. Elderly Households by Income and Tenure, City of Alhambra

Source: HUD CHAS, 2012-2016

AMI Income Category	Owner Household	Renter Household	Total	Percent of Total Elderly Households
Extremely Low-Income (30% or less)	1,060	1,705	2,765	40%
Very Low-Income (31% to 50%)	605	585	1,190	17%
Low-Income (51% to 80%)	595	525	1,120	16%
Moderate and Above Moderate (over 80%)	1,400	520	1,920	27%
Total	3,660	3,335	6,995	100%

Note: HUD programs are available only to households with incomes at or below 80% AMI. Therefore, the CHAS data groups all households above that income threshold (both moderate and above moderate income) into one income group. HAMFI refers to HUD Area Median Family Income

Resources

The City of Alhambra's Parks and Recreation Department offers a Community Services Senior Division that provides services, recreation, and programs for the city's senior population (age 60+). The Joslyn Adult Recreation Center located in Alhambra is a designated Focal Point by the Los Angeles County Area Agency on Aging for the Southwest San Gabriel Valley Community Services Area. This recreational facility provides a centralized access point for people to find information and services, for themselves or their family members.

Importantly, this center also offers case management services focused on allowing Alhambra's senior population to live independently and safely for as long as possible. The center also offers food and nutrition programs including: group grocery runs, meal delivery programs, and a senior weekday lunch program. Referral services include the following:

- Referrals for medical, counseling, and mental health services;
- Referrals for free legal consultations related to estate planning, trusts, and wills;
- Referrals for in-home services, transportation, and nutrition; and
- Referrals for caregiver resources.

The 2020 Analysis of Impediments to Fair Housing report also highlights a free curb-to-curb transportation service available to Alhambra's seniors, the Senior Ride Program. Transportation is available for any service within Alhambra city limits and for medical appointments up to two miles outside of the city. The city has a fleet of vehicles, expanded in 2018, for this program. Rides can be scheduled in advance, scheduled on repeat, and are available (but not guaranteed) in emergency situations. This program is available to non-senior disabled participants as well.

The 2020 Analysis of Impediments to Fair Housing report also lists several age-restricted housing developments in Alhambra that serve seniors. These include Burke Manor, the Plaza on Main, TELACU Las Palmas Manor, 15 N. Valencia, and Wysong Plaza. In addition, the city has 12 residential care facilities that provide housing and services for adults and the elderly (5 for elderly specifically) with capacity for up to 274 individuals (described in the resources part of the next section, on page 32).

The 2020-2024 Consolidated Plan lists elderly households as a high priority population for conserving and improving existing affordable housing options, a high priority population for supporting affordable housing opportunities, and a high priority population for providing community and supportive services.

Persons with Disabilities

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

The American Community Survey identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability, and independent living disability. The US Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disability types within the population. The ACS defines a disability as a person reporting one of the six disabilities identified by the following questions:

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

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

According to the 2018 American Community Survey, an estimated 19% of Alhambra's residents had a disability (Figure 27). The majority of persons with at least one disability were aged 65 years or older (67%); disabilities are less prevalent in persons under the age of 18 (3%). Among the different types of disabilities, ambulatory difficulties were the most prevalent, about 25% of all reported disabilities, followed by independent living difficulties (23%), and then cognitive difficulties (16%).

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. Ambulatory difficulties and independent living difficulties were most prevalent amongst residents 65 years and older.

Figure 27. Disabilities Tallied by Age and Type, City of Alhambra, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Disability Type	Age 5 to 17	Age 18 to 64	Age 65+	Total	Share of total
Hearing Difficulty	47	484	1,565	2,096	13%
Vision Difficulty	78	608	687	1,373	9%
Cognitive Difficulty	168	959	1,379	2,506	16%
Ambulatory Difficulty	53	1,136	2,859	4,048	25%
Self-Care Difficulty	71	605	1,459	2,135	13%
Independent Living Difficulty	NA	1,095	2,639	3,734	23%
Total	417	4,887	10,588	15,892	100%

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.

- Most single-family homes 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.
- Incorporating "barrier-free design" in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

- 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. “Barrier-free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group.
- Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income, are often perceived to be a greater financial risk than persons without disabilities with identical income amounts.

The Housing Element must also discuss housing needs for people with developmental disabilities, which are federally defined to mean a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18 (Note: State of California has a manifestation age of 18 years of age; Federal is 22 years);
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and that
- Reflects the individual’s need for a combination of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The California Department of Developmental Services provides data on developmental disabilities by age and type of residence. This data is collected at the ZIP-code level and joined to the jurisdiction level by SCAG. Figure 28 shows that in Alhambra, an estimated 663 residents had a developmental disability in 2019. Approximately 51% of individuals with a developmental disability were 17 years or younger, and 49% were 18 years and older. The majority of individuals with a developmental disability resided with a parent or guardian.

Figure 28. Developmental Disabilities by Residence and Age, City of Alhambra, 2019

Source: CA DDS Consumer Count by CA ZIP, Age Group and Residence Type, June 2019

Developmental Disabilities	Number of Individuals
Total	663
By Residence	
Home of Parent or Family Guardian	591
Independent Supported Living	27
Community Care Facility	25
Intermediate Care Facility	0
Foster Family Home	10
Other	10
By Age	
0 to 17 Years	341
18 Years and Older	321

Notes:

1. Data available in 161/197 SCAG jurisdictions.
2. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code, necessitating approximation.

Resources

The City of Alhambra has several resources available to people with disabilities. According to the 2020-2024 Consolidated Plan and the 2020 Analysis of Impediments to Fair Housing report, the city has three types of residential care facilities that provide supportive services, as shown in Figure 29 below.

Figure 29. State Licensed Community Care Facilities, City of Alhambra, 2019

Source: 2020 Draft Analysis of Impediments to Fair Housing

Facility Type	Number of Facilities	Capacity
Adult Day Care	4	210
Adult Residential Facilities	7	30
Residential Care Facilities for the Elderly	5	244
Total	16	484

In addition to the supportive housing available through these 16 community care facilities, the City of Alhambra refers individuals with intellectual and developmental disabilities to an organization in Monterey Park called Mentally and Educationally Retarded Citizens, Inc. (MERCIC), which can house and provide programming for up to 50 people.

In addition to these community care facilities currently available, the Consolidated plan suggests that the city will explore the use of Community Development Block Grant (CDBG) funding to

provide additional case management services, while also relying on existing partnerships with community-based providers.

While the Adult Residential Facilities and the Residential Care Facilities for the Elderly provide housing, these housing units are not “permanent supportive housing” and do not offer wrap-around services intended to stabilize individuals coming out of homelessness, or exiting institutions such as jails or mental health facilities. The city’s 2020-2024 Consolidated Plan shows that there are no permanent supportive housing units in the city.

Federal Law requires the City of Alhambra to provide “reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities.” The city has procedures in place to process reasonable accommodations when requested. These procedures allow for flexibility (or waivers) in relation to land use, zoning, or building code regulations to ensure equal housing opportunities.

People Experiencing Homelessness

State law (Section 65583(a)(7)) mandates that Housing Elements address the special needs of homeless persons. “Homelessness” as defined by 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, people living temporarily with family or friends, youth recently released from foster care settings, parolees recently released from jails or prison, or households who are extremely low income and severely cost burdened).

HUD mandates that jurisdictions conduct a point-in-time (PIT) count on a single night in January each year to estimate the size of their population experiencing homelessness. In even-numbered years (e.g., 2018, 2020), the PIT only captures people experiencing sheltered homelessness, whereas unsheltered counts are done in odd-numbered years. The unsheltered counts are difficult and costly to do, often involving trained volunteers. Industry experts and homeless service providers often state that official PIT counts underestimate the true number of people experiencing homelessness in a given year. In Los Angeles County, the Los Angeles Homeless Services Agency (LAHSA) conducts the point-in-time counts.

The LAHSA point-in-time count conducted in 2019 shows that approximately 68 people experienced homelessness in Alhambra. Of these people experiencing homelessness, 53 (78%) were in unsheltered conditions. This is more than twice the number of people experiencing

homelessness estimated during previous Housing Element Update (30 persons). When extrapolated to the full year, it was estimated that 85 people experienced homelessness in calendar year 2019. California is known to have a chronic issue with unsheltered homelessness, in large part due to its mild weather and high costs of housing.

Figure 30. Count of People Experiencing Homelessness, City of Alhambra, 2019

Source: SCAG Analysis of City and County Homelessness Point-in-Time Counts, Pre-certified Local Housing Data

Jurisdiction	Sheltered	Unsheltered	Total
Alhambra	15	53	68
El Monte	25	434	459
Glendale	96	147	243
Monterey Park	17	82	99
Pasadena	221	321	542
San Gabriel	0	28	28

Note: 2019 City and County homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

Resources

The city's 2020-2024 Consolidated Plan lists zero permanent supportive housing units in Alhambra for people experiencing homelessness or exiting institutions (such as hospitals, jails, or mental health facilities). Permanent supportive housing units are low-barrier housing options for individuals and families with histories of chronic, long-term homelessness who need very low (or no cost) rents and wrap-around supportive services to remain stably housed (such as mental health services, addiction treatment services, employment support services, or others). In addition, the city has no transitional housing units which are intended to provide low-barrier housing and supportive services as individuals and families come off the streets or out of institutions and prepare to enter longer term housing. According to the 2020-2024 Consolidated Plan, Alhambra residents have access to 48 year-round emergency shelter beds for households with adults and children, 533 year-round beds for adult-only households, and 30 year-round beds for unaccompanied homeless youth.

Figure 31 lists the homeless services facilities and providers available to residents of Alhambra who are experiencing homelessness. While most homeless service facilities are located in Los Angeles and other parts of the metro area, the City of Alhambra has cooperative relationships with non-profit organizations to provide information, services, and assistance for people experiencing homelessness.

Figure 31. Homeless Facilities and Service Providers Available to Alhambra Residents, 2020

Source: 2020-2024 City of Alhambra Consolidated Plan, City of Alhambra Staff

Facility Name	Location	Services Provided
New Image Project Fresh Start	Los Angeles	Shelter facility for clients with mental health issues; target population is single women or women with children
Midnight Mission	Los Angeles	Shelter facility for up to 500 men per night
Covenant House	Los Angeles	30 bed shelter facility for homeless youth
Emmanuel Baptist Rescue Mission	Los Angeles	Shelter facility for up to 33 men per night
Salvation Army Safe Harbor	Los Angeles	Drug and alcohol rehabilitation services
Higher Goals	Los Angeles	Drug and alcohol rehabilitation services
Union Station Homeless Services	Pasadena	Homelessness outreach and rapid re-housing
Housing Rights Center	Los Angeles	Housing information and counseling such as civil rights, fair housing issues, evictions
Allen House	Santa Fe Springs	Adult residential treatment shelter through LA CADA
Alice's House	Whittier	Residential treatment center through LA CADA
Casa De Corazon	East Los Angeles	Transitional housing through CHIRP Los Angeles
Meredith's House	Pasadena	Two shelter beds

In addition, the city has funded a Homeless Outreach Services program since 2017 that provides people experiencing homelessness with information and referrals to service agencies. The outreach program is administered by the Union Station Homeless Services center in Pasadena. The Union Station Homeless Services center also facilitates an emergency hotel and motel voucher program on behalf of the City of Alhambra. The city has also contracted with the Los Angeles Centers for Alcohol and Drug Abuse (LA CADA), which is a certified substance abuse and behavioral treatment provider offering critical services across the continuum of care (outpatient, intensive outpatient, and inpatient residential programs). LA CADA also contracts with other service providers and shelters in the region, opening up a larger network of resources.

Alhambra's Homeless and Mental Evaluation Team (HOME Team) partners with LA CADA to conduct homelessness outreach, provide housing, assist in rapid-rehousing programming, and provide case management services. Alhambra also uses grant funding from Los Angeles County Measure H and from the San Gabriel Valley Council of Governments to provide emergency shelter services when LA CADA facilities are unavailable or do not meet an individual's needs.

Lastly, Los Angeles County Departments provide additional services for people experiencing homelessness in the City of Alhambra. The Department of Health Services provides a range of physical and mental healthcare services and the County Regional Occupational Program offers services such as job training and career counseling. Low income Alhambra residents are also able to receive work readiness and skills training from the federal Workforce Investment Act (WIA) program administered through the County.

Single-Parent Households

Single parents with dependent children represent another important group with special housing needs. Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for daycare and related facilities. Figure 32 shows that in 2018, Alhambra had 2,001 single-parent households. Of these, the majority (69%) were female-headed households.

Figure 32. Single-Parent Households, City of Alhambra, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Jurisdiction	Single Parent Household		Female-headed Household with Children	
	Number	Percent of total Households	Number	Percent of total Households
Alhambra	2,001	7%	1,373	5%

Resources

Affordable housing options (such as regulated affordable housing units or rent assistance programs) and affordable childcare options are recognized as needed resources for the City of Alhambra's population of single-parent households. The 2020 Analysis of Impediments to Fair Housing report, the 2020-2024 Consolidated Plan, and the 2020 CAPER all did not list resources available in the city that are specific to this population.

Large Households

Large households are defined as households with five or more members. Large households are identified as a group with special needs because of the limited availability of adequately sized, affordable housing units. Large households often have lower incomes and frequently live in overcrowded smaller dwelling units, which can result in accelerated unit deterioration. Figure 33 compares the number of large households in Alhambra to that in the SCAG region. In 2018, 10% of households in Alhambra consisted of five or more persons, compared to 15% in the SCAG region.

Figure 33. Large Households, City of Alhambra, SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Number of Persons in Household	Alhambra		SCAG Region	
	Number	Percent	Number	Percent
5 Persons	1,917	7%	510,037	8%
6 Persons	651	2%	232,374	4%
7 Persons or More	368	1%	185,003	3%
Total	2,936	10%	927,414	15%

Figure 34 shows that in Alhambra in the 2012-2016 time period, large renter households were more likely to have lower incomes than large owner households. However, a greater share of large owner households experienced cost burdening compared to renter households. One potential explanation for this could be that large owner households have more children present, whereas large renter households could have more adults present to assist in paying for housing costs and reducing the rate of cost burdening. More analysis is needed to uncover these trends.

Figure 34. Large Households by Tenure and Income Level

Source: HUD CHAS, 2012-2016. HAMFI refers to HUD Area Median Family Income

Household by Income	Owner Households		Renter Households		Total Households
	Large Related (5 or More Persons)	Total Owners	Large Related (5 or More Persons)	Total Renters	
Household Income <= 30% AMI	30 (1.8%)	1,590	185 (4.0%)	4,545	6,135
Household Income >30% to <=50%	50 (4.1%)	1,200	295 (8.8%)	3,340	4,540
Households by Cost Burdening					
% Cost Burdened >30%	165 (9.5%)	1,740	315 (8.0%)	3,940	5,680
% Cost Burdened >50%	125 (6.2%)	2,014	220 (4.5%)	4,840	6,854

Resources

Affordable housing options (such as regulated affordable housing units or rent assistance programs) are recognized as needed resources for the City of Alhambra's population of larger households. The 2020 Analysis of Impediments to Fair Housing report, the 2020-2024 Consolidated Plan, and the 2020 CAPER all did not list resources available in the city that are specific to this population, but these documents listed housing and community service resources that can benefit this population, in addition to others (like the city's Housing Rehabilitation Program).

The 2020-2024 Consolidated Plan lists large family households as a high priority population for conserving and improving existing affordable housing options, and a high priority population for supporting affordable housing opportunities.

People Living in Poverty

In 2018, 2,305 households (8% of the city's total households) were estimated to be living in poverty, defined as having an income under the Federal Poverty Line. Female-headed households with children are disproportionately affected by poverty. While female-headed households make up 27% of those in poverty, female-headed households with children make up the majority of female-headed households in poverty (about 55%). In 2018, there were an estimated 348 female-headed households with children living in poverty.

Figure 35. Households Living in Poverty, City of Alhambra, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Household Type	Number of Households	Share of Total Households
Total households below poverty level	2,305	8%
Female-headed households with children below poverty level	348	1%

Resources

Affordable housing options (such as regulated affordable housing units or rent assistance programs) are recognized as needed resources for the City of Alhambra's population living in poverty. Neither the 2020 Analysis of Impediments to Fair Housing report nor the 2020 CAPER

listed resources available in the city that are specific to this population, but these documents listed housing and community service resources that can benefit this population, in addition to others (like the Housing Choice Voucher Program).

The 2020-2024 Consolidated Plan lists extremely low-income⁸ households as a high priority population for the following housing and service needs:

- Conserving and improving existing affordable housing options,
- Supporting affordable housing opportunities,
- Supporting code enforcement services,
- Promoting equal housing opportunities,
- Providing community and supportive services,
- Providing for planning and administration activities, and
- Providing community facilities and infrastructure.

In addition, the 2020-2024 Consolidated Plan's Strategic Plan includes an Anti-Poverty Strategy that focuses on encouraging business growth and development to create employment opportunities. Tenets of this strategy include:

- Assistance in locating and siting potential business tenants;
- Streamlining procedures for opening new businesses;
- Modest business and utility user fees;
- Marketing programs to attract and retain businesses, residents, and customers; and
- Low-cost public transit within the city.

The 2020 CAPER stated that in FY 2019-2020, no CDBG funds were expended on economic development activities, but that this strategic plan was still in place.

Farmworkers

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply. Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, in 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.

Given the small number of persons employed in agriculture-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 agriculture jobs are most likely employed at plant nurseries and similar enterprises and

⁸ While households living in poverty have different income thresholds than households with extremely low incomes, the resources available would be similar.

thus are not anticipated to have the seasonal housing needs associated with crop-related farm worker jobs.

Figure 36. Farmworkers by Occupation, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Occupation	Alhambra	Share of Total Alhambra Workers	SCAG
Total Jobs: Farming, Fishing, and Forestry Occupation	93	0.22%	57,741
Full-time, Year-Round, Jobs: Farming, Fishing, and Forestry Occupation	23	0.05%	31,521

Figure 37. Employment in the Agricultural Industry, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Occupation	Alhambra	Share of Total Alhambra Workers	SCAG
Total in Farming, Agriculture, Forestry, Fishing, and Hunting	98	0.23%	73,778
Full-time, Year-Round in Agriculture, Forestry, Fishing, and Hunting	46	0.11%	44,979

Resources

Affordable housing options (such as regulated affordable housing units or rent assistance programs) are recognized as needed resources for the City of Alhambra's population of farmworkers. The 2020 Analysis of Impediments to Fair Housing report, the 2020-2024 Consolidated Plan, and the 2020 CAPER all did not list resources available in the city that are specific to the farmworker population, but these documents listed housing and community service resources that can benefit this population.

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, type, 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.

Housing Unit Growth

Alhambra is a built-out city that has experienced only minimal growth in its housing stock over the past 20 years. According to the California Department of Finance, there are 31,915 housing units in Alhambra as of 2020. This represents a 6% growth in housing units since 2000 (Figure 38). The city's growth rate is comparable to that of El Monte, Monterey Park, and San Gabriel, while residential development was greater in Pasadena and Glendale.

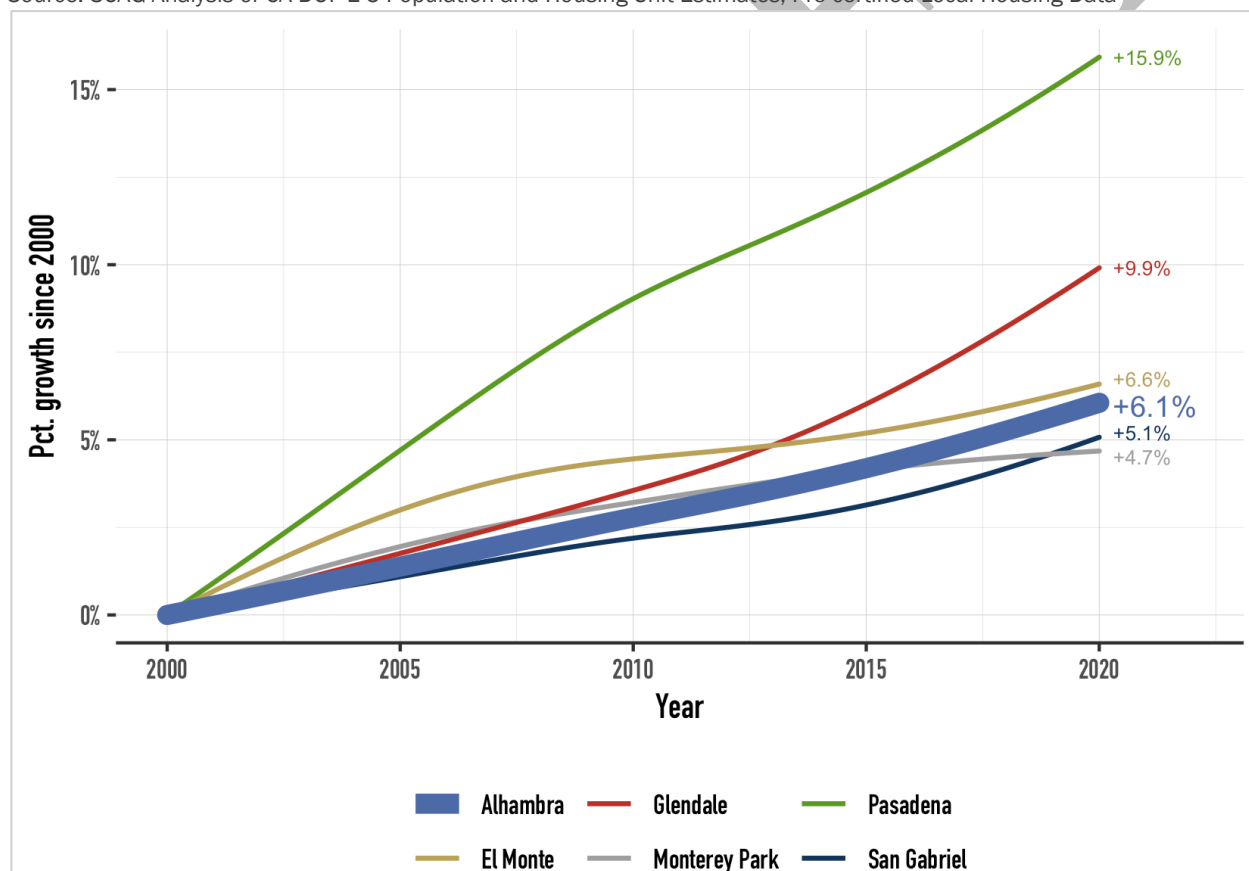
Figure 38. Housing Unit Growth, City of Alhambra and Peer Cities, 2020

Source: SCAG Analysis of CA DOF E-5 Population and Housing Unit Estimates, Pre-certified Local Housing Data

Jurisdiction	2000	2020	Change 2000-2020	
	Number	Number	Number	Percent
Alhambra	30,045	31,865	1,820	6%
El Monte	27,758	29,588	1,830	7%
Glendale	73,713	81,019	7,306	10%
Monterey Park	20,209	21,155	946	5%
Pasadena	54,132	62,753	8,621	16%
San Gabriel	12,909	13,564	655	5%

Figure 39. Housing Unit Growth, City of Alhambra and Peer Cities, 2020

Source: SCAG Analysis of CA DOF E-5 Population and Housing Unit Estimates, Pre-certified Local Housing Data



Housing by Type and Tenure

Figure 40 shows that in 2020, the largest percentage of housing units in Alhambra was single-family detached (43%). Approximately 12% were single-family attached units, 12% were

multifamily housing with two to four units, 33% were large multifamily housing with five or more units, and 0.1% were mobile home/manufactured housing.

Figure 40. Housing Type, City of Alhambra and SCAG Region, 2020

Source: SCAG Analysis of CA DOF E-5 Population and Housing Unit Estimates, Pre-certified Local Housing Data

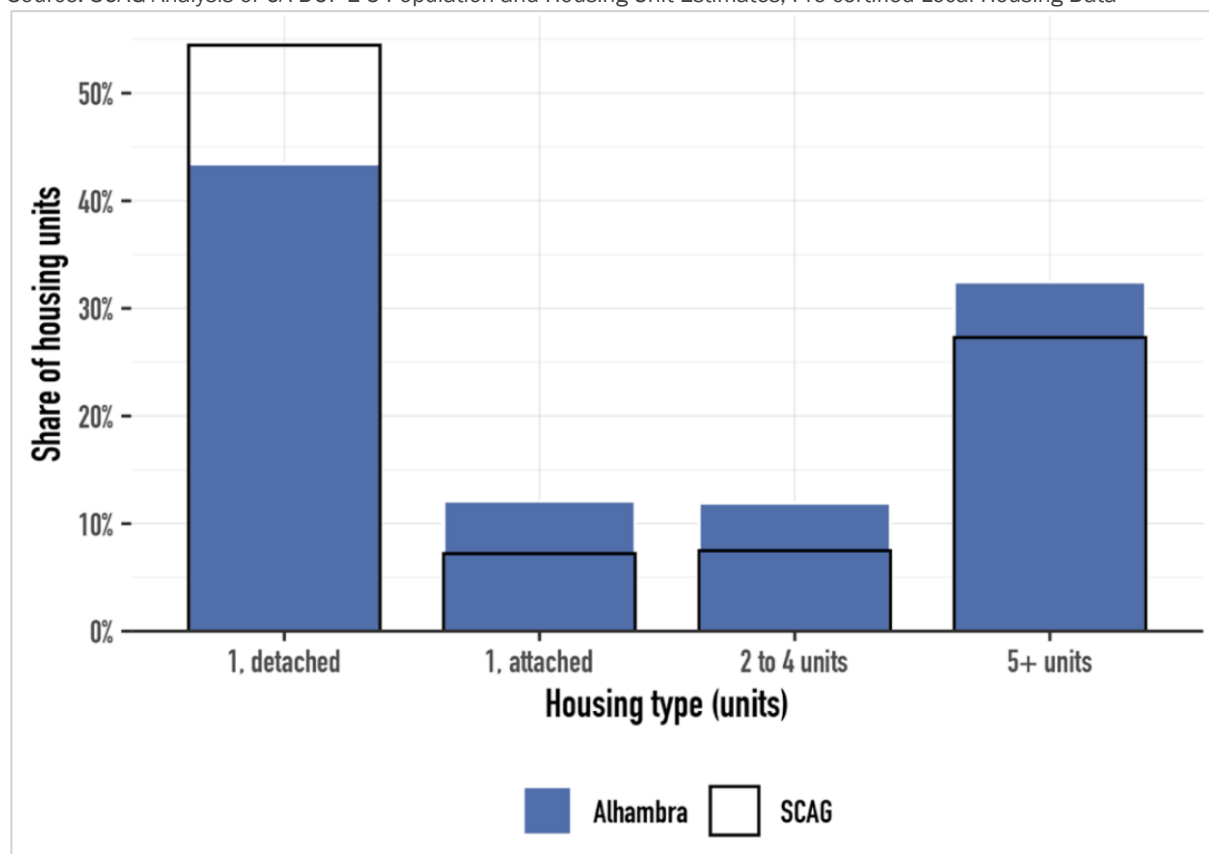


Figure 41 shows who lives in these different types of housing units in Alhambra. In 2020, the majority of renter households in Alhambra lived in large multifamily housing with five or more units (46%) and smaller multifamily with two to four units. In comparison, owner households in Alhambra live in single-family detached housing (73%), followed by single-family attached (12%), and large multifamily with 5 or more units (12%).

Figure 41. Housing Type by Tenure, City of Alhambra, 2020

Source: SCAG Analysis of CA DOF E-5 Population and Housing Unit Estimates, Pre-certified Local Housing Data

Housing Type	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
	Number	Percent	Number	Percent
Single-Family Detached	8,412	73%	4,487	25%
Single-Family Attached	1,340	12%	1,902	11%
Multifamily (2-4 units)	389	3%	3,223	18%
Multifamily (5+ units)	1,323	12%	8,262	46%
Total	11,464	100%	17,874	100%

Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability, and residential mobility among others.

In most communities, tenure distribution generally correlates with household income, composition, and age of the householder: older households, higher-income households, and larger households tend to own their homes at greater rates than do younger households, lower-income households, or smaller households.

In 2018, the majority of Alhambra households were renters (61%), while 39% of households owned their homes. In contrast, the majority of households in the SCAG region own their homes (52%), while 48% rent.

Figure 42. Housing Tenure, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Tenure Type	Alhambra		SCAG	
	Number	Percent	Number	Percent
Owner-Occupied	11,506	39%	3,150,310	52%
Renter-Occupied	17,921	61%	2,852,437	48%

Figure 43 shows tenure by household size in Alhambra. In 2018, owner-occupied units had a slightly higher average household size compared to renter-occupied units. Approximately 56% rental units were occupied by one- and two-person households compared to 51% of owner households. The average person per household in Alhambra was 2.86 in 2018, according to the Census.

Figure 43. Tenure by Household Size, City of Alhambra, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data

Size	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
	Number	Percent	Number	Percent
1-Person	2,267	20%	4,645	26%
2-Person	3,539	31%	5,364	30%
3-Person	2,574	22%	3,696	21%
4+ Person	2,987	26%	3,987	22%
Total	11,506	100%	17,921	100%

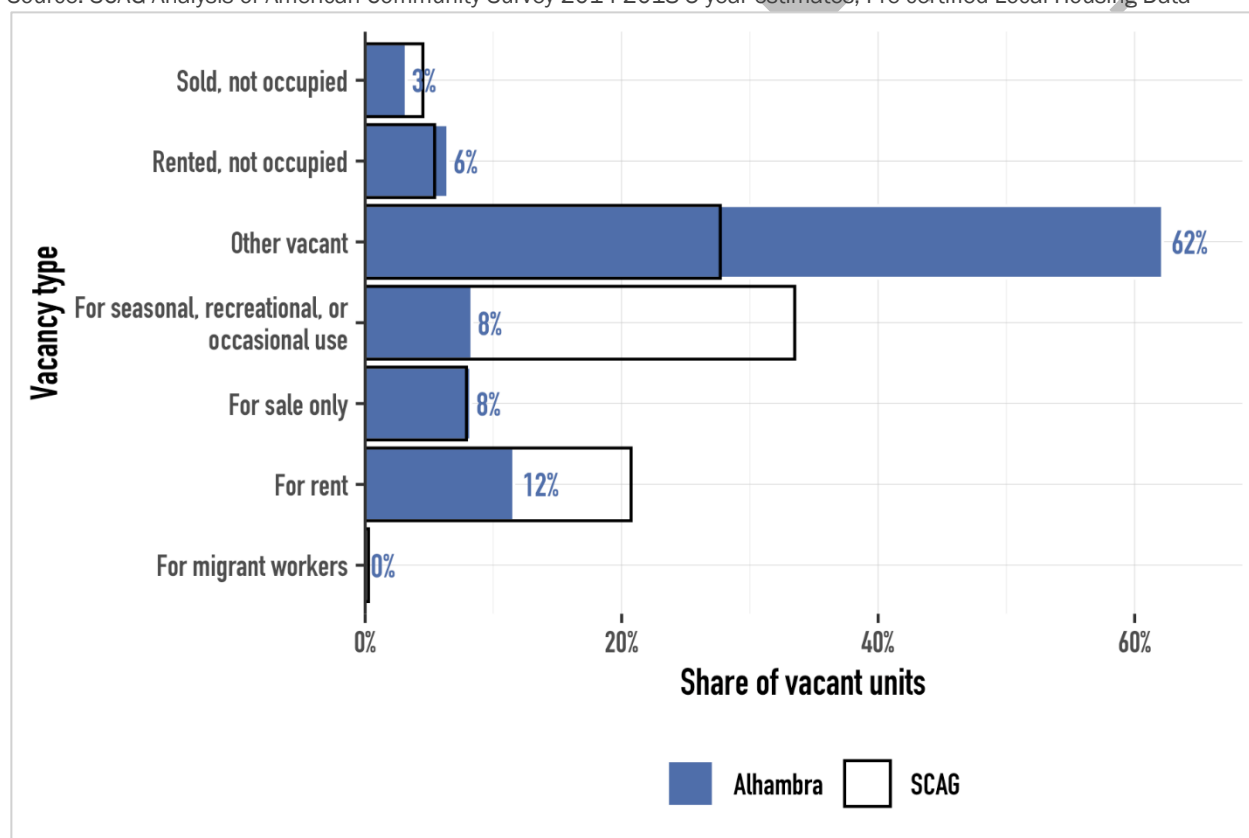
Housing Vacancy

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent but may also indicate the presence of a substantial second home market. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up, making it more difficult for low- and moderate-income households to find housing. Vacancy rates between 2% and 3% are usually considered healthy for single-family housing, and 5% to 6% for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2014-2018 American Community Survey, the overall vacancy rate in Alhambra was 6.0% (Figure 44). However, about 62% of vacant units (almost 1,240 units) were vacant for an “other reason.” Seasonally-occupied vacation homes represent about 8% of all housing units in the city, compared to about 35% in the SCAG region. Vacant rental units represent 12% of all housing units in the city. Overall the vacancy rates reflected a relatively healthy housing market.

Figure 44. Vacancy Rates by Vacancy Type, City of Alhambra, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data



Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a

neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs.

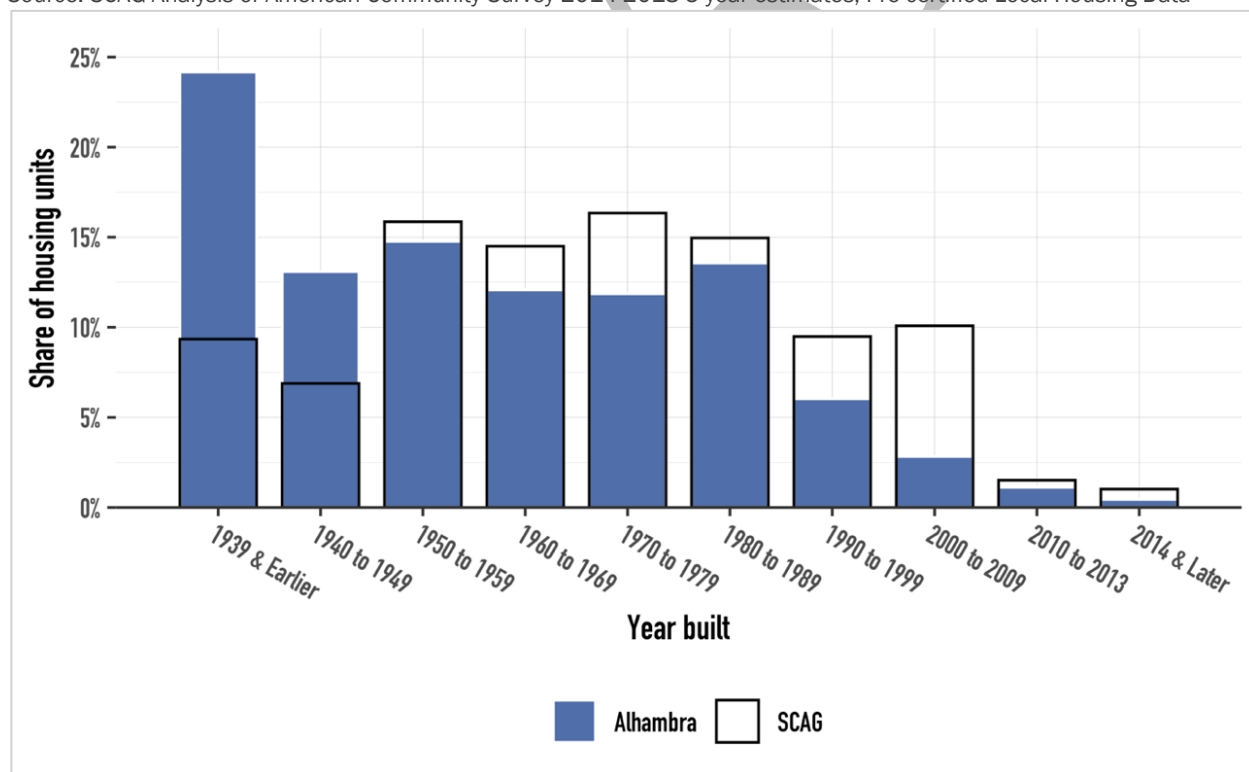
In Alhambra, approximately 76% of the housing stock may potentially require some improvements based on the age of the structure as shown in Figure 45. Approximately 52% of the housing stock in Alhambra is approaching 50 years of age or older, and is more likely to require major rehabilitation. The age of the city's housing stock indicates a potential need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. Due to the fact that the majority of households in Alhambra earn low incomes, deferred maintenance could become an increasing issue.

The city allocates CDBG funds to the Code Enforcement program annually. During the 2019-2020 fiscal year, 913 code violations were investigated, of which 492 violations (53 percent) were in low- and moderate-income areas. Code enforcement staff made 506 referrals to the Housing Rehabilitation Program; all were for properties in low- and moderate-income areas.

Given the age of Alhambra's housing stock, and that maintenance can be economically and physically difficult for some homeowners, the city offers an array of rehabilitation loans for low-income households to maintain their homes. To reach a broad range of participants in the program, flyers are distributed in three languages. City staff have emerging concerns about substandard housing among rental properties which are expected to be addressed in the 2021-2029 Housing Element.

Figure 45. Year Housing Built, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data



Pre-1940 Housing

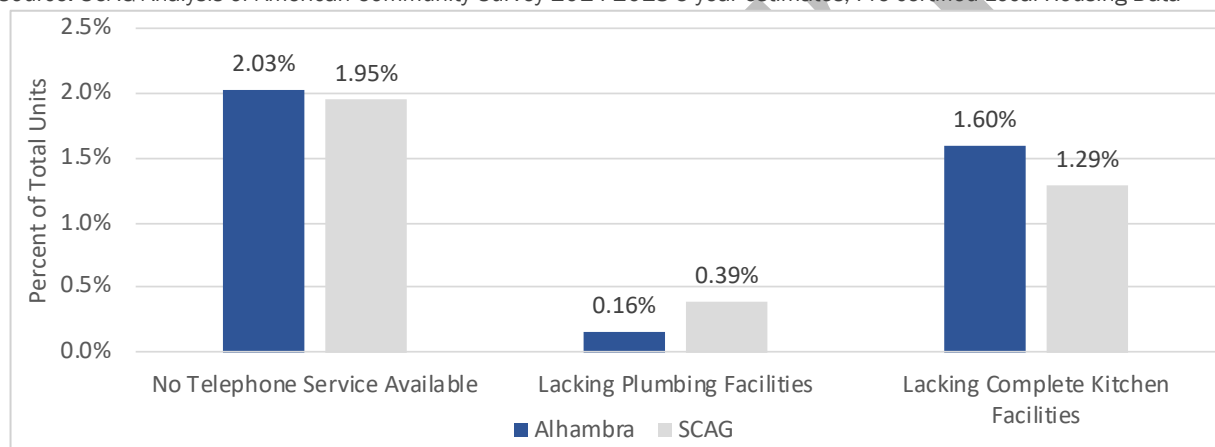
HUD may consider units substandard if they were built before 1940. Figure 45 shows that 7,589 housing units were built before 1940, approximately 24 percent of the total housing in Alhambra. Region wide, about nine percent of units were built before 1940 (Figure 45).

Lacking Telephone Service, Plumbing, and Kitchen Facilities

A city can estimate the number of substandard housing units within its jurisdiction using a number of sources of information, such as the Census. The 2014-2018 American Community Survey reports that 597 housing units had no telephone service available, 47 housing units were lacking complete plumbing facilities, and 470 housing units were lacking complete kitchens.

Figure 46. Substandard Housing Conditions, City of Alhambra and SCAG Region, 2018

Source: SCAG Analysis of American Community Survey 2014-2018 5-year estimates, Pre-certified Local Housing Data



Housing Cost and Affordability

Housing costs directly impact housing accessibility for all economic segments of the community. In general, if housing supply exceeds housing demand, housing costs will decrease. If housing demand exceeds housing supply, housing costs typically increase. In Alhambra, housing costs tend to be higher than in the SCAG region as a whole. The high cost can be attributed to a low supply of homes for sale and a high demand for housing. This section summarizes the cost and affordability of the housing stock to Alhambra residents.

Homeownership Market

According to a 2020 California Association of Realtors (CAR) report, the average home on the market in November 2020 in Los Angeles County had a median price of \$664,160, which was a 12% increase from November 2019. Based on a CAR First Time Buyer Housing Affordability Index, in the third quarter of 2020, the median value of a home in the Los Angeles Metropolitan Area was \$518,500 with monthly payments (including taxes and insurance) of \$2,560. This would require a qualifying income of at least \$76,800 annually.

In comparison, these costs are much higher in Alhambra than in the Los Angeles Metropolitan Area. According to November 2020 data from Zillow, the median cost of a single-family home in Alhambra was \$771,423, up 9% from \$710,556 in 2018.

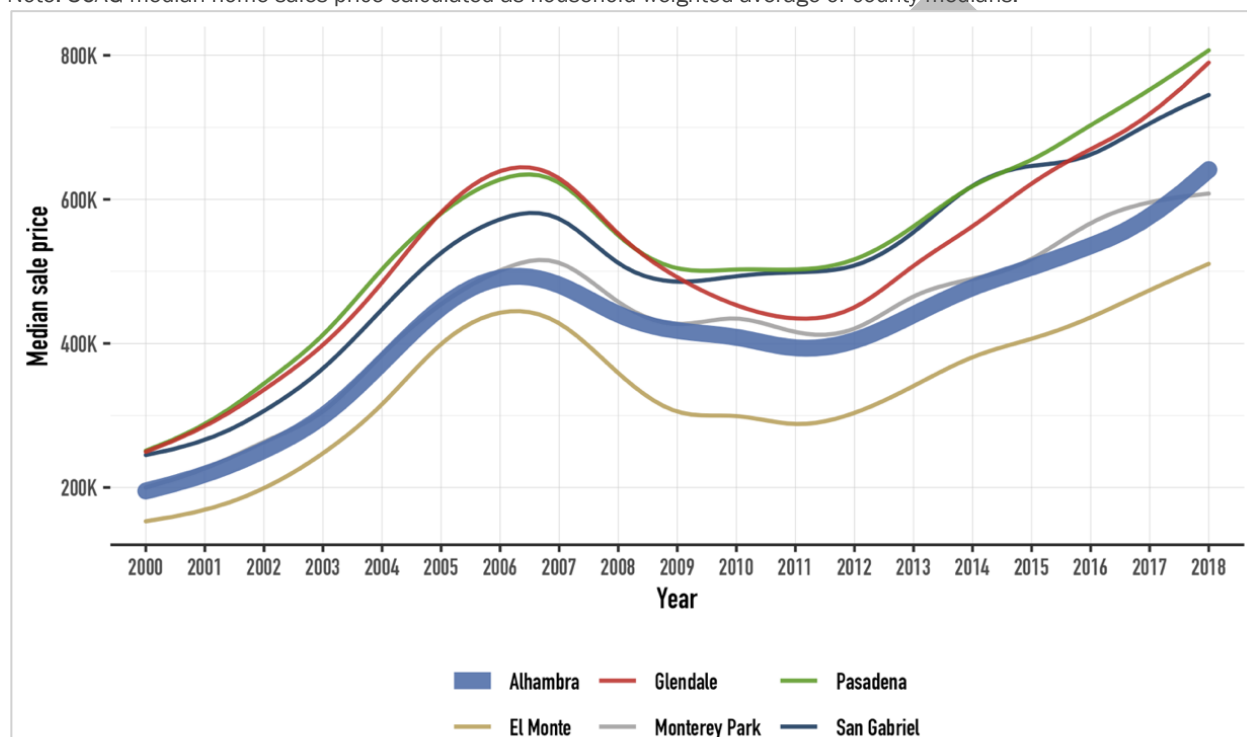
According to data provided by SCAG, between 2000 and 2018, median home sales prices in Alhambra increased 229% while prices in the SCAG region increased 151%. Prices in Alhambra

have fluctuated across the regional average: they were only 86.1% of the SCAG region median in 2003 and but reached a high of 137% of the SCAG median in 2009. Despite these dramatic price increases, median home sales prices in Alhambra have consistently remained lower than some peer cities, such as Pasadena, Glendale, and San Gabriel.

Figure 47. Median Home Sales Price, City of Alhambra and SCAG Region, 2000-2018

Source: SCAG Local Profiles, Core Logic/Data Quick, Pre-certified Local Housing Data

Note: SCAG median home sales price calculated as household-weighted average of county medians.



Rental Market

CoStar⁹ is one of many source providers of commercial real estate data and analytics for multifamily, retail, office, industrial, hospitality, and other real estate classes across the Country. CoStar provides insightful building-level information such as rent, vacancies, and other important information used for local market analyses. Figure 48 shows that in January 2021, the average monthly rents in Alhambra ranged from \$1,335 for a studio apartment to \$2,019 for a 3-bedroom apartment.

Figure 48. Multifamily Average Monthly Rent, City of Alhambra, 2021

Source: CoStar, January 2021.

Unit Type	Average Monthly Rent (January 2021)
Studio	\$1,335
1-bedroom	\$1,438
2-bedroom	\$1,737
3-bedroom	\$2,019

⁹ CoStar is a private, third-party, proprietary data provider commonly used in the real estate industry. Of its residential data, CoStar focuses on multifamily properties with four or more units. While CoStar is one of the best sources for multifamily data, it has gaps and limitations. Newer buildings and those that are professionally managed are more likely to have reliable information, while smaller, older buildings may have incomplete or missing data.

Housing Production

Figure 49 shows the number of housing permits issued per every 1,000 residents in Alhambra. Between 2000 to 2018, the number of housing permits Alhambra issued increased; the majority of these were for multifamily units (see Figure 50). Permits per 1,000 Alhambra residents have been more stable in the 2000-2018 timeframe than in other neighboring cities. However, the permitting process for one large property can skew these data.

Figure 49. Housing Units Permitted Per 1,000 Residents, City of Alhambra and SCAG Region, 2000 to 2018

Source: SCAG Analysis of Core Logic/Data Quick, Pre-certified Local Housing Data
Note: Additional detail available in SCAG 2019 Local Profiles.

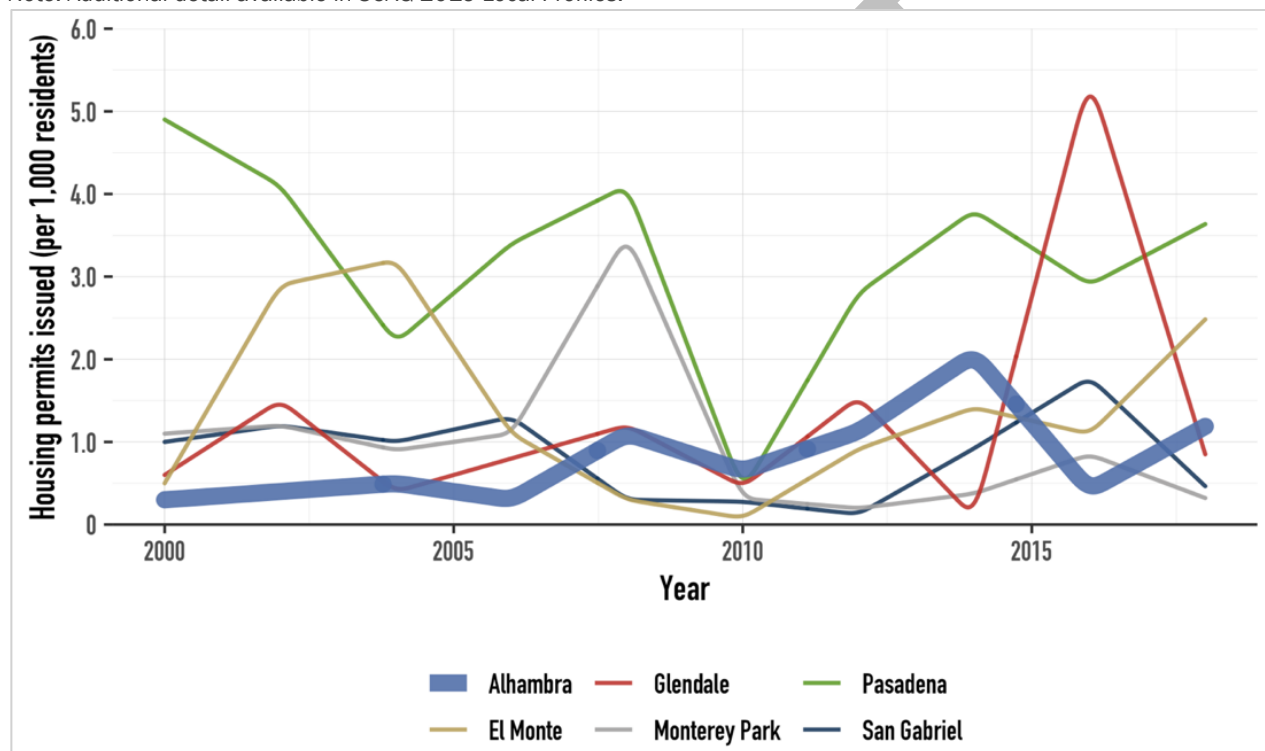
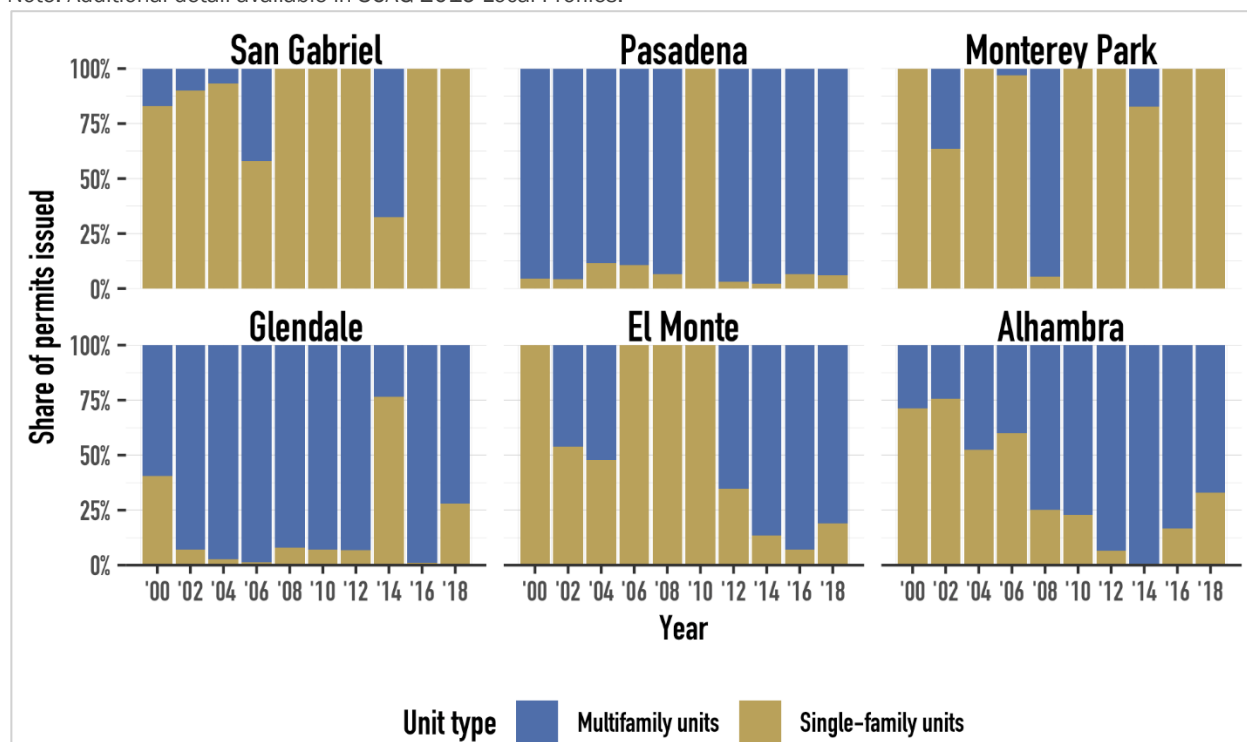


Figure 50 below shows the share of housing permits issued in Alhambra and peer cities using data provided by SCAG. Beginning at the Great Recession and the years after, the majority of housing permits have been issued for multifamily units. Similarly, Pasadena, Glendale, and El Monte have also issued the majority of their housing permits for multifamily units.

Figure 50. Share of Housing Permits Issued, City of Alhambra and Peer Cities, 2000 to 2018

Source: SCAG Analysis of Core Logic/Data Quick, Pre-certified Local Housing Data

Note: Additional detail available in SCAG 2019 Local Profiles.



Affordable Rental Housing Stock

An important component of any community's housing inventory is the stock of housing that is affordable to households earning lower incomes. This housing can be regulated or unregulated, and is most often rental housing.

Unregulated affordable housing is affordable to lower-income households by virtue of its location, age, condition, or amenities. Typically, unregulated affordable housing units are older, smaller, and/or lower-quality, with fewer amenities, older appliances, or older appearances. Often, these properties have some deferred maintenance or capital needs. Because there is not enough regulated affordable housing across the country, unregulated affordable housing is an important part of the housing stock in a community. But because it is unregulated, the rents charged at the properties can change suddenly and can be influenced by the larger real estate market. In addition, these properties can sometimes have habitability issues (see a discussion of common housing problems on page 21) if they are not well maintained by the landlord.

Regulated affordable housing often has public funding that restricts the maximum incomes of the tenants, or restricts the rents that can be charged to ensure that the housing is serving low-income households. This housing is sometimes referred to as government-assisted housing, referencing the public funds at the property. These restrictions vary by the type of funding and the affordability level at the property, and typically have a limited duration—the property is affordable for a specified period of time.

This section outlines the stock of regulated affordable housing in Alhambra and those units that are at risk of losing their restrictions and "converting" to market rate. This is an important issue for cities and local governments to monitor, as units that convert to market rate can include big rent increases for tenants—putting them at risk of housing instability, homelessness, or

displacement—and can cause a permanent loss to the community’s inventory of regulated affordable housing.

Assisted Housing at Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve existing multifamily rental units that are restricted to low-income households 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:

1. An estimate of the number of units at risk of conversion within ten years of the Housing Element deadline,
2. An analysis of the costs of preserving and/or replacing the units at risk and a comparison of these costs,
3. An analysis of the organizational and financial resources available for preserving and/or replacing the units “at risk,” and
4. 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 the 2021-2029 planning period. Program 3 in the Housing Action Plan describes a program for preserving these at-risk units.

According to data provided by the California Housing Partnership, SCAG (using the HCD preapproved data), and the City of Alhambra, there were six properties in Alhambra in 2020 providing 366 affordable housing units. Over the next eight years (2021-2029), three properties that provide 215 affordable units have expiring affordability restrictions: 11 units at 17. S. Olive Ave., 110 units at Plaza on Main, and 94 units at Wysong Plaza. city staff report that there are other affordable ownership units in the community built in the last 20 years with unknown covenant expirations that could be at risk over the planning period. An example of this is the Alhambra Regency project at 500 West Main Street, which has 16 owner-occupied affordable units. No additional covenants are expected to expire within the next ten years.

Figure 51. Assisted Rental Housing in Alhambra

Source: 2013-2021 Alhambra Housing Element; 2021 Information from City of Alhambra

Project Name		Tenant Type	Low Income Units	Funding Source	Affordability End Date
Wysong Village Apartments 111 N Chapel Ave		Elderly	94	HUD 202 Section 8	2029
Telacu Las Palmas 89 S Chapel Ave		Elderly	67	HUD 202 Section 8	2049 2021
Burke Manor 15 N 3rd St.		Elderly	74	HUD 202 Section 8	2034 2025
Plaza on Main	17 S. Olive Ave.	Low Income	11	HOME and Set-Aside	2027
	15 N. Valencia St.	Elderly	11	HOME and Set-Aside	2063
	333 W Main	Elderly	110	HOME and Set-Aside	2027
Total			366		
At Risk of Conversion			215		

Chapter 3: Constraints Analysis

This section outlines the Opportunities and Constraints Analysis, which is a required component of the housing element update. HCD requires the following:

"The housing element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities. The analysis should identify the specific standards and processes of these constraints and evaluate their impact on the supply and affordability of housing. The analysis should determine whether local, regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs."

This section builds on the Opportunities and Constraints Analysis in the 2013-2021 Housing Element, as well as prior work conducted by the City of Alhambra. Importantly, it provides an update to address progress to leverage opportunities and remove constraints over the prior planning cycle.

Nongovernmental Constraints

Housing development relies on inputs set by numerous interrelated markets and players, from the cost and availability of land to the cost of labor and materials to the price of rents. Each input to development is its own market with supply and demand factors constantly in flux. These nongovernmental factors impact housing market dynamics in Alhambra and the region and may pose barriers to housing production and affordability. To a large degree, the city has limited-to-no control over these constraints. However, through its housing programs, the city can take steps to mitigate the effects of these constraints.

Land Availability

Natural limits on land—like slopes, wetlands or floodplains, or forested areas—constrain the areas that are available for housing development. Artificial limits on land—like zoning, protected areas, and public policies—are subject to governmental input and oversight and are discussed in the subsection on Governmental Constraints beginning on page 58.

On a given parcel of land, landowners and property developers evaluate a site for the economically highest and best use allowed, be that office, residential, commercial, or vacant land, depending on the parcel's unique characteristics.

The City of Alhambra is a built-out, landlocked community. The City of Alhambra currently has less than 5.5 acres of vacant land zoned for residential uses in the community. This will limit the city's ability to accommodate future housing need for redevelopment and reuse. This condition is not uncommon, with many communities in the San Gabriel Valley experiencing a similar situation. Land scarcity is a direct cause of high land costs and contributes to lack of housing production.

Constraints Summary:

Alhambra is a built-out community with only five acres vacant residentially-zoned land in the city. Nearly all of residential development in the future will have to come through infill, redevelopment, and residential recycle.

What can the City of Alhambra do?

There are only a few tools that the city can use to increase the amount of land available for development, and these types of changes may come at the expense of other public goals (such as economic development, open space, or fiscal benefits) or invite public pushback:

- Change the zoning on non-residential parcels that are ripe for development or redevelopment.
- Sell or donate publicly-owned buildable land for development.
- Convert open space to residential uses. These conversions should be limited only to open space areas suited for development that are not planned for park, conservation, or recreational uses.

Among these options, changes to non-residential zoning is the most likely path to increasing Alhambra's residential land supply.

Relevant Housing Action Plan Programs: Program 8, Program 15, Program 16, Program 19, Program 20, Program 21, Program 22.

Market Feasibility

When land is available for development, the type of development that is ultimately built is dependent on zoning and regulations (discussed in the Governmental Constraints on Development section) and the feasibility/profitability from different development options.

Market feasibility is a robust process that assesses the demand for development—comparing the expected revenues against the investment costs for the desired and allowed types of development. Each development project has the potential to generate revenue from rents, leases, sales, parking, retail, and numerous other end uses. However, development projects are also costly and risky to build—most often requiring debt or equity (with return on investment requirements), raw materials, labor, fees and taxes, and other costs.

Development feasibility is assessed during a project's due diligence process, where the developer compares sources of capital (and their required returns) against the uses of capital (development costs) and the developer's own required return threshold for taking on the risk. If a development project is not feasible, it will not be built. A number of factors influence development feasibility, including (but not limited to):

- Development costs (land, labor, raw materials);
- Government costs (including taxes, permits, fees, and the time it takes to process);
- Interest rates (including return thresholds);
- Zoning and regulations governing what is allowed to be built; and

- Local market rents or sales prices, as well as prices of retail or commercial spaces, parking spaces, storage spaces, etc. that are influenced by the demand in an area.

Development will only happen when a developer anticipates meeting or exceeding their costs. Just like capital, development is mobile and not compulsory; developers can look to other locations, other segments of the market, or other financial opportunities for investment.

Development risk is important because it can affect the type of development that gets built, the design and look of the project, and the developers' willingness to pursue. Changes to any of the largest factors influencing development—market rents, sales prices, interest rates, zoning, taxes, fees, and overall demand for the development project—are all beyond the developer's control but can quickly make a project infeasible or unprofitable.

Development Costs

Development costs are a function of demand. The demand for parking is one of the most notable factors of development costs because parking spaces take up a significant portion of the parcel. Stacking parking stalls in private or shared garage structures would save space on the parcel for other uses, but it costs much more than parking directly on land. Demand for additional amenities, common spaces (e.g., lobbies, private parks), and aesthetic features of a property also add to the total costs.

Development costs are also a function of government policy, such as building codes, requirements for construction material, design standards (e.g., setbacks, maximum lot coverage, minimum lot size, maximum residential density), and affordable housing requirements adopted by communities. These are discussed in the section on Governmental Constraints beginning on page 58.

Real estate feasibility is a complex function that reconciles achievable pricing or income from a finished product, rates of return necessary to attract capital investments, and the costs of development. Governments have little-to-no control over most factors that influence market feasibility. This section summarizes market factors that influence housing feasibility and production.

Land Costs

The price of land is typically among the largest components of housing development costs. Costs are determined by both demand for space and the supply of developable land, which is influenced by topography, environmental issues (floodplains, seismic hazards, etc.), zoning, existing developments, and the presence of infrastructure, among other factors. A parcel of vacant land can be less costly than a parcel with an existing use, since the existing may have intrinsic value, and will need to be demolished and assessed for hazardous materials, among other steps.

Different uses of land—building office, industrial, retail/commercial, or residential—are able to pay different amounts for land, so competition for land is influenced by the demand for all of these different uses. What ultimately gets built is dependent on zoning and regulations (discussed in the Governmental Constraints on Development section), and the feasibility/profitability from different development potentials (discussed above).

Many cities in Southern California suffer from the dual forces of high land demand and limited land supply, a recipe for high prices. According to data from CoStar¹⁰, in the first quarter of 2021 when this draft was written, Alhambra did not have a single active listing for any vacant residentially zoned parcel or a nonvacant residentially zoned parcel marketed as a redevelopment site. Over the last five years, CoStar reported 12 properties sold for land. Most of these properties were redevelopment sites. Most of these sites were between 0.25 and 0.75 acres in size. The average sale price was \$3.8 million per acre. Example recent sales in Alhambra include the Midwick Collection site (8.8 acres; \$3.1 million per acre), 1428 S Marengo Avenue (8.0 acres; \$4.06 million per acre), 747 Stoneman Avenue (0.44 acres; \$5.89 million per acre), and 107 S Chapel (0.23 acres, \$2.78 million per acre).

The added costs of redevelopment are particularly burdensome for affordable housing development, which cannot achieve market rents necessary to offset increased development costs. The land costs remain the same whether the housing is rent-restricted to be more affordable for low- to moderate-income households or whether the housing is market-rate.

Cost of Labor and Materials

Labor costs are another large factor in determining the overall cost of development and are set by the supply of workers and the demand for labor. Examples of labor costs include the wages of construction workers, architects, engineers, designers, developers, financiers, and investors.

Materials costs for housing development include the price of raw materials (like wood, concrete, steel, etc.) as well as lease rates of construction equipment (cranes, cement mixers, hauling). These factors influence the overall cost of development and thus the price or rents that need to be charged. Fluctuations in material costs can add cost and uncertainty to development projects.

According to Engineering News Record's Construction Cost Index, overall construction costs in the Los Angeles area increased 20% from November 2010 to November 2020. This index includes both a labor component (200 hours of common labor) and a materials component (25 cwt of fabricated standard structural steel).¹¹

While construction costs for material and labor are large portion of development costs, these input costs are often determined at a regional level. We do not find any evidence of these inputs being higher in Alhambra compared to other cities in the region.

Labor Cost Impacts of Subsidized Housing

When more than \$1,000 of public funds are included in a project, California law requires prevailing wages to be paid.¹² If federal funds are included in a project, Davis-Bacon wage requirements may apply. The development of regulated affordable housing is an interesting example where public funds are used to advance public goals, but one policy goal—paying prevailing wages—has the potential effect of limiting the output of the other policy goal—affordable housing—since development costs are increased from higher wages, and fewer housing units can be built with the same total amount of funding. In effect, a portion of the public subsidy goes toward

¹⁰ CoStar is a private, third-party, proprietary real estate data provider, commonly used for market analysis in the real estate industry. Of its residential data, CoStar focuses on multifamily properties with four or more units, and industry trends. While CoStar is one of the best available sources of multifamily rent and vacancy data overall, the data has gaps and limitations that make it less reliable in areas with few existing buildings. Newer buildings and those that are professionally managed are more likely to have reliable rent and vacancy information, while smaller, older buildings may have incomplete data or be missing from the system entirely.

¹¹ <https://www.enr.com/economics>

¹² https://www.dir.ca.gov/OPRL/FAQ_PrevailingWage.html#q15

subsidizing prevailing wages. Prevailing wage policies have their own trade-offs and benefits, but the economics are clear that they can place an additional cost burden on affordable housing development.

Other Costs

In addition to land, labor, and material costs, the costs of development include the time and moneys required to interact with the government (taxes and permitting processes and fees). These are discussed in the Governmental Constraints on Development section.

Constraints Summary:

Marginally higher costs require marginally higher prices for housing to remain feasible. Where income growth does not keep pace with price increases, communities are increasingly cost burdened. High land costs are clearly impacting the cost of housing in Alhambra. The lack of vacant land also means that development in Alhambra is increasingly redevelopment, which is inherently more costly. While construction and land costs are high in Alhambra, there is nothing to indicate that local costs are disconnected from regional trends.

What can the City of Alhambra do?

Communities on the urban periphery have the ability to add land through annexation when land supply becomes a constraint. Alhambra is surrounded by built-out urban communities and does not have this option. Alhambra has the ability to influence the cost function in a number of ways. It can purchase land and sell or lease it at a discount price, donate publicly-owned land, reduce parking requirements, streamline processes, or adjust its fee structure to offset overall costs. It can also take measures to influence the income function by allowing more housing to be built on a given site (height and density bonus). While these actions are clearly “governmental” factors, they represent actions that offset nongovernmental factors the city has limited control over.

Relevant Housing Action Plan Programs: Program 10, Program 12, Program 13, Program 14, Program 17, Program 23, Program 24, Program 25.

Availability of Financing

The availability of financing for housing is influenced by greater economic forces, like interest rates, credit markets, and other macroeconomic effects that are dictated by national policies and federal programs.

New Housing Development

The vast majority of new housing development is financed through borrowed money. This capital is necessary to pay for the costs of development and the lenders’ expected return on investment influences development feasibility, including defining the type of property that is built, the needed revenues (which affects the rents or prices that need to be charged), and the design and amenities that are offered. When real estate development cannot meet the return requirements, return-seeking capital will flow to other sectors such as stocks and bonds.

The availability of financing for new housing development is largely dependent on macroeconomic factors like interest rates and the availability of credit (how easy it is to get a loan). Better profitability or investment return opportunities in other types of development (such as office, commercial, industrial) can also influence the availability of financing for new housing development.

Homeownership

The majority of homeowners also borrow funds to purchase or renovate a home via a mortgage. Low interest rates on mortgages increase the amount that a potential buyer can borrow. When low interest rates and strong demand for buying a new home are met with a low supply of homes, for-sale prices will rise.

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.

Figure 52. Home Purchase and Improvement Loan Applications in Alhambra in 2017.

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Conventional Purchase	565	82.1%	4.8%	13.1%
Government-Backed Purchase	28	75.0%	7.1%	17.9%
Refinance	1,084	67.3%	14.0%	18.6%
Home Improvement	151	67.5%	19.9%	12.6%
TOTAL	1,828	72.0%	11.5%	16.4%

Source: ECONorthwest analysis of Home Mortgage Disclosure Act Data, 2017

Notes: Percent approved includes loans originated, loans purchased by the institution, and loans approved but not accepted by the applicant. Percent other includes loans withdrawn or closed for incompleteness.

In 2017, a total of 1,828 applicants sought a home loan, either conventional or government-backed, to purchase homes, refinance, or do home improvements in Alhambra. The majority (59%) of all loan applications were for refinancing existing mortgages while about a third were for new purchases (either conventional or government-backed) and about 8% were for home improvement loans. Would-be buyers in Alhambra have high loan approval rates, with 82% of the conventional purchase applications and 75% of government-backed applications approved.

The data in Figure 52 suggest that loan denial rates in Alhambra are low and in line with typical benchmarks. This would indicate that home loans are accessible to local residents and should not be considered a constraint to access housing.

Loans for refinancing and home improvements have lower approval ratings, at roughly two-thirds of loans approved. Comprehensive data is not available on the reason for denials, but factors could include insufficient income or lack of home equity. These rates also remain in line with regional averages and should not be considered a constraint.

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 would also owe the home lender an additional amount.

High rates of foreclosures can have an adverse impact on housing markets because they have a depressing effect on home values. According to RealtyTrac, the regional foreclosure rate in Los Angeles County was 0.01 percent in 2020. In the City of Alhambra only one out of every 15,479 homes are in foreclosure.

Constraints Summary:

Rates of financing approvals in Alhambra are in line with typical benchmarks across all loan types. Rapid price escalation over the last 10 years has driven foreclosure rates to historic lows, having no impact on the local housing market. The availability of financing and functionality of financial markets are not a constraint of housing.

What can the City of Alhambra do?

While local governments like Alhambra have little control over the financing industry or macroeconomic forces that affect the availability of credit, they can institute local programs and policies to help reduce the cost of developing or purchasing a home. Typically, these types of financing benefits are offered to achieve some public goal, like increasing the homeownership rate (particularly for low-income homebuyers) or by developing regulated affordable housing. Examples include:

- Programs offering loans with generous or flexible terms can help to reduce the borrowing costs associated with buying or developing a home. These include: below-market interest rates, deferred interest payments, soft loans (for developments, loan payments and/or interest payments are cash-flow dependent), or government-insured loans (which transfer the borrowing risk from the bank to the government, in the event of non-payment), among others.
- Grants, or funds that are not expected to be repaid. These programs include down payment assistance for homeowners or grants to finance a development project the government wants to see built.
- Purchasing foreclosed or auctioned properties to sell at below-market rates.

Relevant Housing Action Plan Programs: Program 1, Program 11, Program 28.

Community Influence on New Housing Development

It is common for community members to want to influence the types, sizes, and quantities of new housing development in their neighborhoods. This often occurs through public comment and testimony at public government meetings, but can also materialize in other ways. Numerous regulations and processes that govern and oversee new development are designed with public goals in mind, such as ensuring life and safety standards, ensuring environmental sustainability, or improving walkways or rights-of-way. However, these processes can be weaponized against new development, creating opportunities for community members to object to most new development.

Economically speaking, homeowners who have seen equity grow with their home values have a financial motive to prevent any new development from occurring that might reduce their home values.¹³ However, many homeowners have wide-ranging perspectives on what might actually influence their home values. In addition, financial motives are not the only factor that influences

¹³ Paavo Monkkonen & Michael Manville (2019): Opposition to development or opposition to developers? Experimental evidence on attitudes toward new housing, Journal of Urban Affairs, DOI: 10.1080/07352166.2019.1623684

community opposition to new housing development; a few examples of the wide array of concerns about development include the following:

- Concerns about market-rate development's effects on **housing affordability** may lead to opposition of new market-rate housing development, or to new office development.
- Concerns about the built form's effects on **the environment**—such as traffic, air quality, open spaces, sunlight permeability, noise, etc.—may lead to opposition of all types of development.
- Concerns about development form (size, density, height, etc.) and its effects **on quality of life** (congestion, sunlight permeability, noise, population density) may lead to opposition of higher density development in favor of single-family homes.

Constraints Summary:

Some segments of the community are active opponents to development. Common concerns include traffic congestion, overcrowded schools, and strain on utility and emergency service infrastructure. In recent years, the public is increasingly concerned with ensuring that development is affordable to Alhambra residents. In Alhambra, all new residential construction except for single-family construction on an R-1 zoned lot must be approved by the Planning Commission. This serves as an extra delay for even small development projects that meet all codes and standards. Combined, these factors have resulted in a greater number of hearings, longer approval timelines for residential approvals, and added costs, resulting in a likely constraint on housing production.

What can the City of Alhambra do?

The best approach to mitigate community opposition to housing production is through outreach efforts. The city should consider new programs that educate the public on the tradeoffs of production and affordability, provide information on state law impacting housing approvals, and build community support for housing development at all income levels in the City.

Moreover, California State law promotes a variety of permitting/environmental review streamlining measures to help accelerate affordable housing development. AB1485 (2019) clarifies and expands SB 35 (adopted in 2017) by requiring local jurisdictions to approve more housing projects (up to 120% AMI) through a ministerial approval process within certain timeframes, and removed the Conditional Use Authorization requirement (or similar discretionary entitlements) which are granted by local Planning Commissions. Essentially this updated law builds on existing environmental streamlining laws by reducing barriers for developing low- to moderate-income housing.

The role of the Planning Commission in approving nearly all residential development in the city is addressed in more detail in the section below on Governmental Constraints. However, this approval structure gives an abnormal and out-measured influence of community opposition over housing production. The city should reconsider the type and scale of developments that are subject to Planning Commission approval.

Relevant Housing Action Plan Programs: Program 18, Program 25, Program 26.

Governmental Constraints

This section describes the constraints on housing development that come from the government, with a particular focus on the City of Alhambra. Numerous other governmental influences on development come from state and federal policies, but the City of Alhambra can do little to affect these policies or how they impact development. Where local programs or policies can influence the effects imposed by state or federal policies, they are listed.

At the same time that the Housing Element is being updated, a parallel effort is underway to update the city's Comprehensive Zoning Code, which will be one tool to help to implement the Land Use decisions suggested in the Housing Element. The zoning code update began with an initial zoning code audit which identified inconsistencies, complexities, and overall aspects of the zoning code that could act as a constraint on development. These findings were summarized in the *Code Analysis Memo* (2020) by Miller Planning Associates. Where relevant, these findings help inform the constraints analysis of the Housing Element with respect to land use controls and development standards. Key findings of the City's zoning code audit include:

- General complexity in the code that could be simplified
- Unclear presentation of allowed uses, definitions, and rules of measurement
- Insufficient form and design-related standards
- Potentially onerous parking requirements that may limit development to maximum densities
- An outdated approach to land use regulation
- Overreliance on discretionary review
- Unclear and inconsistent review and approval procedures

Land Use Controls

Land use controls dictate what can be built and where, as well as other considerations like allowed use, height, density, open space, and design, among others. This section lists four categories of land use control plans: the city's General Plan Land Use Element, Specific Plans in effect in the city, overlay districts, and the city's general development standards. These plans have direct impacts on the availability and affordability of housing in the city.

General Plan Land Use Element

The City of Alhambra's General Plan (including the Land Use Element) was updated in August 2019. Recalibrating the plan periodically helps ensure that it continues to be comprehensive, internally consistent, and takes a long-term perspective. The Alhambra General Plan is referred to as Vision 2040—A Community Mosaic, and this vision articulates Alhambra's values and priorities, resources, and future needs of residents. A range of policies and implementation actions outline how to achieve this vision. The vision focuses on promoting stable residential neighborhoods; improved commercial corridors including a mixture of retail, office, entertainment, and lodging meeting the needs of residents while also attracting visitors; industrial and commercial districts meeting local demand, creating good jobs, and taking advantage of the close proximity to downtown Los Angeles; and the establishment of a beautiful community with enhanced streetscapes, parks, and gateways. This plan provides guidance on how to direct local development and accommodate housing growth and provides a "constitution" for local land use decisions to address community issues and support the city's vision.

The Land Use and Community Design Chapter encompasses the Land Use Element and includes eight goals and an overall purpose to manage the use of land to enable growth and re/development to occur in an orderly fashion, sensitive to opportunities, and adhering to constraints imposed by the city's infrastructure and environmental and social resources. The General Plan's Land Use section discusses the preservation of residential neighborhoods, while emphasizing mixed-use and commercial opportunities along commercial corridors and nodes. This chapter supports efforts to enhance the community identity and appearance and retain traditional character in the downtown area.

The city's zoning regulations offer more detail on how to carry out the General Plan policies by providing direction on the types of land uses allowed in different zones across the city, as well as detail regarding development density, scale, and form. Two-thirds of the acreage in Alhambra is designed for residential uses of varying densities (Low Density Residential or R-1, Medium Density Residential or R-2, and High Density Residential or R-3 Zones), but among these zones, the largest amount of land is dedicated to the R-1 zone and the least amount is designated as the R-2 zone. Although Alhambra is the second-largest city in terms of land in the San Gabriel Valley, the area is largely already built out. Overall, the southern part of the city consists of lower-intensity development with low- to medium-density residential uses. The northern part has more high-density residential uses, especially in the areas nearby commercial uses.

Key development opportunities identified in the General Plan are summarized below.

- Adoption of design guidelines for the preservation of historic neighborhoods/districts.
- A vision for a mixed-use entertainment district on the eastern end of Valley Boulevard. The Valley Boulevard corridor has the potential to support activity nodes where economic or social resources/activities will be concentrated for the benefit of the community.
- A transition of the Garfield Corridor into a medical office corridor with high-quality job opportunities for the community. The Garfield Corridor currently has a mix of older multifamily housing and newer office developments. The new vision could phase out the older stock of multifamily residential units in this area of the city.
- The Industrial Corridor, located in the western part of the city, has a large concentration of industrial and commercial uses. The General Plan envisions media and high-tech industries moving into the area. The plan encourages regional commercial development along Fremont Avenue and more mixed-use developments in this section of the city.

Alhambra's land uses with allowed residential use are summarized in Figure 53 below.

Figure 53. Description of the City of Alhambra Residential Land Use Designations and their Associated Development Standards and Allowed Uses

Source: Alhambra General Plan, 2019

Land Use Designation	Zone	Allowed Uses	Maximum Height Allowed
Low-Density Residential	R-1	Single-family housing units (1-5 units per acre)	2 stories, 25 feet; 15 feet for accessory structures
Medium-Density Residential	R-2	Single-family detached units, duplexes, triplexes, and fourplexes (6-12 units per acre)	2 stories, 25 feet; 15 feet for accessory structures
High-Density Residential	R-3	Multifamily housing types, including garden style units and town houses (13-24 units per acre); densities up to 30 units per acre are allowed on larger sites; densities up to 43 units an acre allowed on large sites in the Central Business District.	3 stories, 35 feet; 15 feet for accessory structures.
General Commercial	CPD	Mostly commercial and office uses allowed or conditionally allowed. Conditional: Residential uses, when proposed in conjunction with commercial uses.	5 stories, 55 feet; 3 stories, 40 feet if adjacent to a residential zone or use.
Central Business District	CBD	All commercial uses except for fortunetelling businesses, computer game and internet access centers, and office uses on the first floor of buildings with frontage on Main Street; higher residential density on larger lots. This area provides a multi-purpose residential and commercial district that meets the service needs of surrounding neighborhoods.	5 stories
Office Professional	PO	Professional, financial, administrative, medical, and general business office use; urban residential (15-75 units per acre) with minimum lot size	5 stories, 55 feet; 3 stories, 40 feet if adjacent to a residential zone or use

Maximum densities permitted in the high-density R-3 zone vary according to location or parcel size. For example, property with frontage only on Curtis or Electric Lanes have a maximum of 12 units per acre, while properties larger than 20,000 square feet can be developed at up to 30 units per acre. Maximum density is extended to 43 units per acre on sites greater than 20,000 square feet that are located in the Central Business District.¹⁴

¹⁴ Defined as the area bounded by Atlantic Boulevard, Commonwealth Avenue, Chapel Avenue, and Woodward Avenue.

Residential uses (multi- and single-family) are also conditionally permitted in the Commercial Planned Development (CPD) and Central Business District (CBD) zones. 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 multifamily developments.

The Community Identity and Urban Fabric section of the plan describes the Residential Neighborhoods and the importance of retaining the unique housing architecture in Alhambra, a town referred to as the “City of Homes” with a rich array of historical development reflective of different time periods. For example, early 1900s development included Craftsman, Foursquare, Mediterranean, Spanish Colonial Revival, and Victorian architectural styles, while 1920-30s development sprinkled throughout Alhambra consisted mostly of Craftsman, Tudor Revival, and Spanish Colonial Revival architectural styles.

Figure 54. Map of General Plan Land Uses in Alhambra

Source: Alhambra General Plan

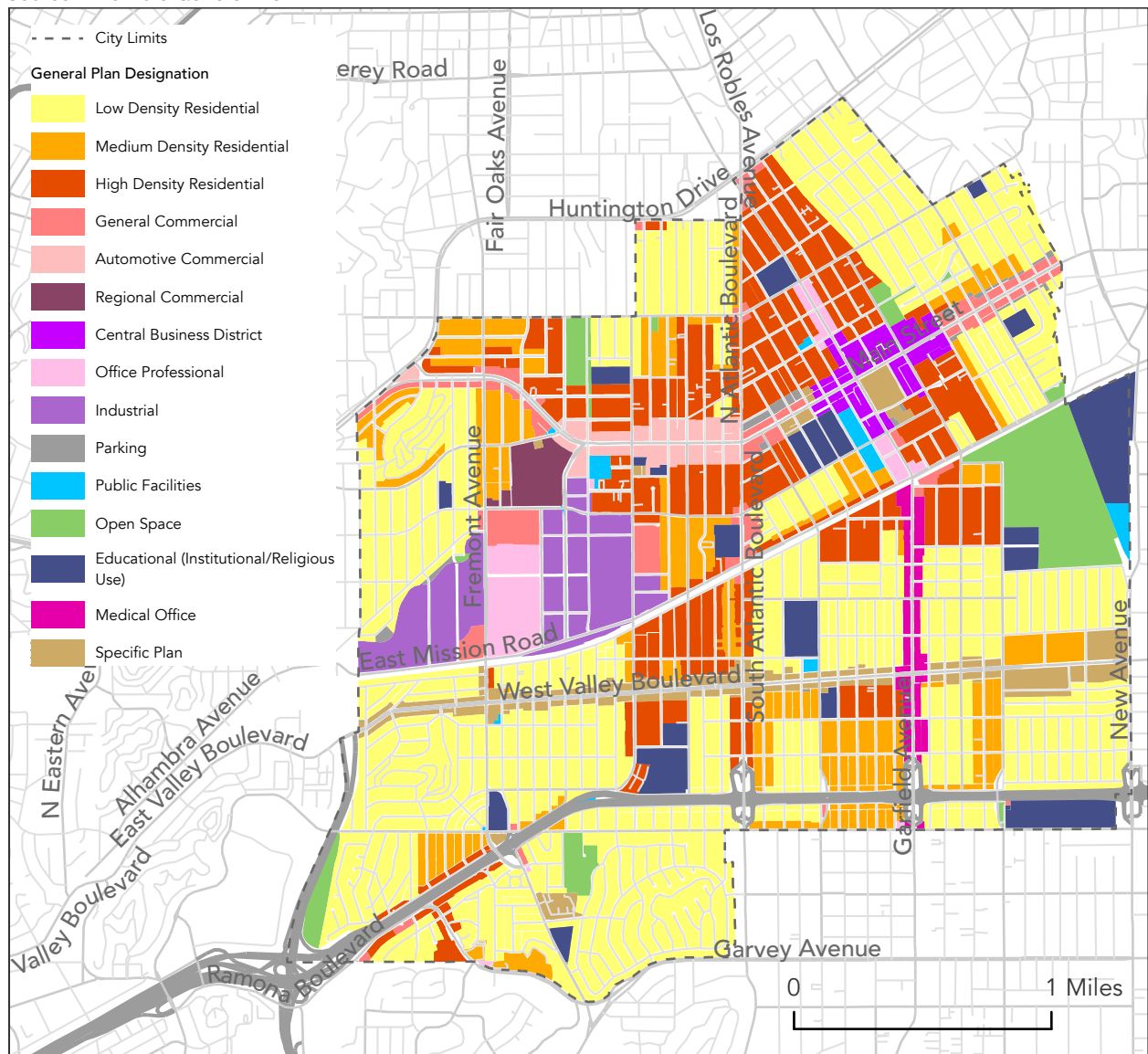
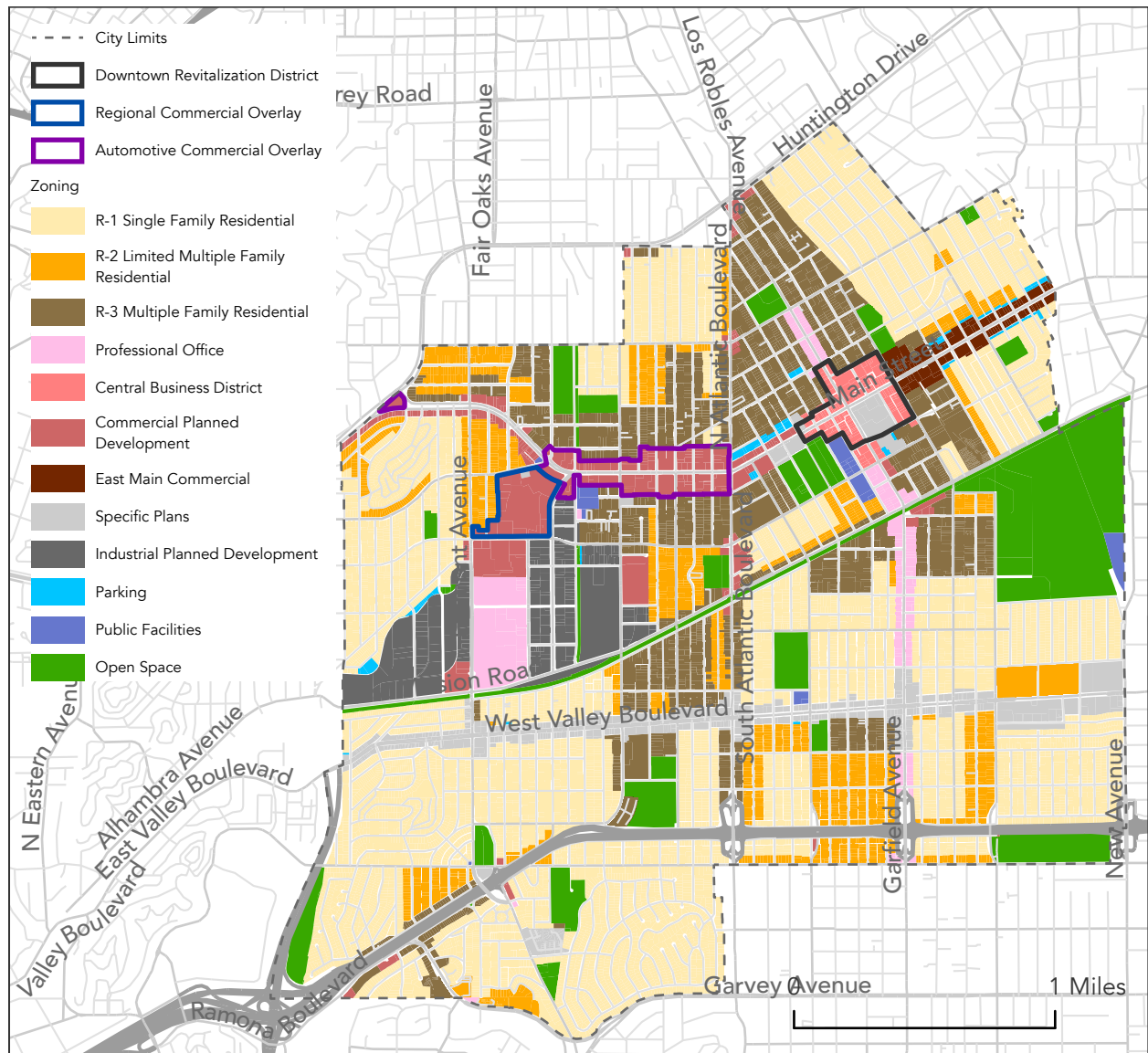


Figure 55. Map of Alhambra Zoning, Overlay Districts, and Specific Plans
Source: Alhambra General Plan



New guidelines for siting lower income RHNA require that sites have an allowable density of at least 30 units per acre and be between .5 and 10 acres in size. This is because affordable housing typically requires higher densities and larger sites to be financially viable. Based on the city's zoning ordinance, only sites within the R-3, CPD, CBD, and RSP¹⁵ that are greater than 0.5 acre¹⁶ and not within 50 feet of a lower density zone can accommodate this type of density. Under existing zoning, all parcels not meeting these criteria would not be considered suitable to accommodate lower-income housing need without significant parcel aggregation.

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. Specific Plans are a land use planning tool that set

¹⁵ In the Valley Boulevard Specific Plan.

¹⁶ Minimum lot size for residential uses in RSP is 40,000 square feet

planning policies for a specific area within a community. It creates a nexus of place-specific policies to the General Plan. The City of Alhambra has adopted 10 Specific Plans dating back to 1990.

Alhambra's Specific Plans as described in the General Plan include (in alphabetical order):

2300 Poplar Specific Plan (SP-5) was approved in 2011. SP-5 allows a 0.66-acre, vacant site to be transformed into a commercial, mixed-use development consisting of 104,000 square feet of self-storage and 4,300 square feet of leasable commercial space. The self-storage component consists of interior-accessible, climate-controlled self-storage units. In addition, when constructed the complex will contain open and covered parking spaces on the ground floor of the building.

2400 Fremont (SP-9) (Midwick Collection) was approved in 2015. It allows a project of up to 70 residential units, including 28 town homes and 37 new, single-family homes. It retains five existing homes that have been rehabilitated.

2500 West Hellman Avenue (SP-7) was approved in 2012, covering approximately 1.25 acres of land. It transformed three older, functionally obsolete retail/commercial structures and a former gasoline service station site into a 135,000 square-foot self-storage development with a customer leasing-office and an option to provide an on-site residence for the management.

Acacia and Marengo (SP-8) was approved in 2012. It transformed an underutilized site into a planned residential community with 18 attached, three-story town homes.

Alhambra 5th and Main Specific Plan (SP-3) (Main Street Collection) was adopted in 2006. SP-3 transformed the site from an institutional use (previously the Alhambra Public Library) into a planned, mixed-use development with 86 for-sale condominium units, 8,200 square feet of leasable commercial/office space, and a parking garage.

Alhambra Gateway Walk (SP-10) was approved in 2003. It transformed 2.69 acres of blighted, vacant land into a planned residential community with 129 high-end condominiums.

Alhambra Pacific Plaza (SP-6) was approved in 2011. This project replaced an existing low-density, full-service grocery store located at 300 West Main Street, between 3rd and 4th streets. It revitalized the property with a higher-density development that includes 120 condominium units with ground floor retail/grocery and restaurant uses.

Alhambra Place (SP-2) was originally approved in 2006 and amended in 2014. It covers the 11-acre block located at the juncture of Garfield Avenue and Main Street. SP-2 consists of a planned, mixed-use development with 260 luxury apartments and 140,000 square feet of commercial, restaurant, and retail space. It also has a parking structure with subterranean and ground-level parking for visitors and upper-level, secured parking for residents.

Casita de Zen (SP-4) was approved in 2010. It transformed this area along the north side of Main Street into a planned mixed-use development with 94 for-sale condominium units and 5,000 square feet of leasable commercial space. The complex also contains at-grade and subterranean parking.

Downtown Specific Plan Overlay was adopted in 2005, pursuant to the West Main Street Corridor Master Plan. This plan is aimed at providing a pedestrian-friendly downtown that offers residents dining, shopping, entertainment, employment, and other amenities within short walking distance. The West Main Street Corridor Master Plan identified for principal opportunity sites. As of 2020 three of these sites have been fully redeveloped.

Valley Boulevard Corridor Specific Plan (SP-1) was adopted in 1990. The Valley Boulevard corridor consists of 130 acres along 3.1 miles of Valley Boulevard. SP-1 was designed to guide reuse and new development along the corridor, and provides guidelines to ease traffic congestion, enhance the corridor's physical appearance, and ensure that new development is sensitive to adjacent land use.

Figure 56. Map of Alhambra Specific Plans

Source: Alhambra General Plan



The two large-scale plan areas with remaining residential capacity are the Valley Boulevard Corridor Specific Plan and sites within the Downtown Specific Plan Overlay.

Housing capacity within Specific Plan areas are considered opportunities to meet the city's RHNA allocation. Most of Alhambra's Specific Plans are for site or project-specific areas that have already been developed. Specific Plans appear to have been an effective tool in facilitating development. Capacity remains in the Valley Boulevard Specific Plan and the Downtown Specific Plan Overlay will have the greatest impact on the Housing Element. The Specific Plans can also help guide redevelopment of existing areas, and redevelopment, done in a way to minimize or mitigate

displacement, can offer opportunities for providing more residential housing needed by the community. However, the VBSP was adopted in 1990, and many of the standards in the plan are antiquated. Large site requirements and height limits may be preclusive to development. Moreover, among the 130 acres in the VBSP, only 12.5 acres have an RSP designation that allows for housing.

Overlay Districts

The current zoning code has three overlay districts: The Downtown Revitalization Overlay District, the Automobile Commercial Overlay District, and the Regional Commercial Overlay District. Mixed-use developments, including housing, are conditionally permitted consistent with R3 in the Downtown Revitalization Overlay District and the Automobile Commercial Overlay District areas, so these overlays are not prohibitive to housing development. However, the Regional Commercial Overlay District—which is comprised mostly of the Costco and Target Sites—has a minimum size requirement of five acres which would be prohibitive to most housing development. This condition could potentially prohibit infill development on the site. However, this property is a productive commercial use with surface parking consistent with standard parking ratios for similar development. Land within the Regional Commercial Overlay should not be considered a market-supported candidate for redevelopment over the planning period.

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).

In addition to the Valley Boulevard Specific Plan, residential uses are allowed and encouraged to locate in the R-1, R-2, and R-3 Zones, and are allowed conditionally in the CBD, CPD, and to a lesser extent the PO¹⁷ Zones.

¹⁷ Residential development in the PO zone requires a 30-acre minimum lot size.

Figure 57. Development Standards in Residential Zones

Source: Alhambra, California Code of Ordinances, last updated in 12-9-19

R-1 Zone	
Maximum density	1-5 units per acre
Maximum building height	2 stories, 25 feet; 15 feet for accessory structures
Maximum floor area ratio	0.35 - Lot area less than 10,000 square feet 0.325 - Lot area between 10,000 and 19,999 square feet 0.30 - Lot area 20,000 square feet and over
Minimum front yard	25 feet for structures up to 20 feet in height. If street has right-of-way of less than 60 feet, 55 feet from centerline of street for structure up to 20 feet in height. For structures over 20 feet in height, an additional 5 feet of front yard or a 40° angle from the front property line, whichever is greater, shall be provided for that portion of the structure above 20 feet.
Minimum rear yard	Main Buildings: 20% of lot depth, up to 15 feet Accessory Structures: 3 feet
Minimum side yard	Main Buildings: 5 feet for each interior side yard, increased by 1 foot for each story or partial story above the first floor 10 feet for street side of a corner lot, or 40 feet from centerline of street where lot sides upon street having a right-of-way of less than 60 feet For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear Accessory Structures: 3 feet, except that for a corner lot, the street side setback shall be 10 feet For a reversed corner lot, the street side setback shall be at least the required front yard setback for the key lot A garage with the automobile entrance facing a street shall be set back 20 feet from the street side property line, or 50 feet from the centerline of the street if it has right-of-way of less than 60 feet
Maximum lot coverage	50% if all buildings on the property are one story, 40% if any buildings or portion thereof contain more than one story; accessory buildings may not occupy more than 40% of the required rear yard area
Minimum dwelling unit size	Efficiency unit: 400 square feet One-bedroom unit: 500 square feet Two-bedroom unit: 800 square feet Three-bedroom unit: 1,100 square feet More than three bedrooms: 1,100 square feet plus 150 square feet for each additional bedroom over three
Minimum habitable space for each dwelling occupant	150 square feet
Minimum distance between buildings	6 feet

R-2 Zone	
Maximum density	6-12 units per acre
Maximum building height	2 stories, 25 feet; 15 feet for accessory structures
Maximum floor area ratio	0.35
Minimum front yard	Average of the front setbacks of the two adjacent properties, with a minimum of 20 feet. Minimum of 50 feet from centerline of street if street has right-of-way less than 60 feet.
Minimum rear yard	Main buildings: 10 feet Accessory structures: 3 feet
Minimum side yard	Main Building: 5 feet for each interior side yard, increased by 1 foot for each story or partial story above the first floor 10 feet for street side of a corner lot, or 40 feet from centerline of street where lot sides upon street having a right-of-way of less than 60 feet For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear Accessory Structures: 3 feet, except that for a corner lot, the street side setback shall be 10 feet For a reversed corner lot, the street side setback shall be at least the required front yard setback for the key lot A garage with the automobile entrance facing a street shall be set back 20 feet from the street side property line, or 50 feet from the centerline of the street if it has right-of-way of less than 60 feet
Maximum lot coverage	45%; accessory buildings may not occupy more than 40% of the required rear yard area
Minimum dwelling unit size	Efficiency unit: 400 square feet One-bedroom unit: 500 square feet Two-bedroom unit: 800 square feet Three-bedroom unit: 1,100 square feet More than three bedrooms: 1,100 square feet plus 150 square feet for each additional bedroom over three
Minimum habitable space for each dwelling occupant	150 square feet
Minimum distance between buildings	6 feet if only one or neither building is used for residential purposes. 10 feet if both buildings are used for residential purposes.

R-3 Zone	
Maximum density	13-24 units per acre (higher densities, up to 43 units per acre, are allowed on larger lots)
Maximum building height	3 stories, 35 feet for high density residential in General Plan, except that 6 stories, 75 feet shall be permitted in the area bounded by the centerline of the following streets: Woodward Avenue on the north, Chapel Avenue on the east, Commonwealth Avenue on the south and Atlantic Boulevard on the west. 6 stories shall also be permitted on properties designated as high density residential, located on a major arterial street and within 1300 feet of an existing or proposed freeway interchange as depicted on the General Plan land use map. For that portion of a property which is within a 50 foot radius (less street or alley right-of-way) of properties zoned R-1 or R-2 the height limit shall not exceed the maximum height of the applicable adjacent zone. The prior building height restriction notwithstanding, for those properties which are across a street from R-1 or R-2 zones, the building height shall be not higher than the height allowed by a 50 degree angle measured from the front property line.
Maximum floor area ratio	0.60 for all living area (excluding non-living areas and garages), for lots up to 19,999 square feet 0.70 for all living area (excluding non-living areas and garages), for lots 20,000 square feet and larger
Maximum building length	95 feet
Minimum front yard	Average of the front setbacks of the two adjacent properties, up to a maximum of 30 feet, with a minimum of 20 feet. Minimum of 50 feet from centerline of street if it has right-of-way less than 60 feet. For properties which have their front yards on Curtis or Electric Lanes, 15 feet.
Minimum rear yard	Main Buildings: 10 feet. For properties which have rear yards on Curtis or Electric Lanes, 15 feet. Accessory Structures: 3 feet. For properties which have rear yards on Curtis or Electric Lanes, 15 feet.
Minimum side yard	Main Buildings: 5 feet for each interior side yard, increased by 1 foot for each story or partial story above the first floor 10 feet for street side of a corner lot, or 40 feet from centerline of street where lot sides upon street having a right-of-way of less than 60 feet. For properties on Curtis and Electric Lanes, 10 feet. For a reversed corner lot, a side yard equaling the required front yard setback of the first lot to its rear. Accessory Structures: 3 feet, except that for a corner lot, the street side setback shall be 10 feet For a reversed corner lot, the street side setback shall be at least the required front yard setback for the key lot A garage with the automobile entrance facing a street shall be set back 20 feet from the street side property line, or 50 feet from the centerline of the street if it has right-of-way of less than 60 feet

Minimum distance between buildings	6 feet if only one or neither building is used for residential purposes. 10 feet if both buildings are used for residential purposes.	
Maximum lot coverage	55% for all structures	
Minimum dwelling unit size	Efficiency unit: 400 square feet One-bedroom unit: 500 square feet Two-bedroom unit: 800 square feet Three-bedroom unit: 1,100 square feet More than three bedrooms: 1,100 square feet plus 150 square feet for each additional bedroom over three	
Minimum habitable space for each dwelling occupant	150 square feet	
For land use conversions from low or medium density residential development (less than 18 units per acre) or any other use other than high density residential to high density residential development (18 units or more per acre) along streets classified as Major Arterials in the General Plan, the following additional development standards shall also apply:		Minimum Lot Area: 12,000 Sq. ft. Minimum Street Frontage: 75 ft.

DRAFT

Central Business District Zone, Commercial Planned Development Zone (if different for CPD)¹⁸

Maximum density	Consistent with the regulations of the R-3 zone	
Maximum building height	10 stories, 115 feet ^{1, 2}	
Maximum floor area ratio	Lot area less than 10,000 sf: 1.0 (0.75) Lot area between 10,000 and 19,999 sf: 1.5 (1.0) Lot area between 20,000 sf and one acre: 2.0 (1.25) Lot area larger than one acre: 3.0 (2.0)	
Maximum building length	Not listed	
Front yard	Not listed	
Rear yard	Not listed ^{3,4}	
Side yard	Not listed ³	
Minimum distance between buildings	6 feet	
Maximum lot coverage	Not listed	
Minimum dwelling unit size	Not listed, consistent with R-3	
Minimum habitable space for each dwelling occupant	Not listed, consistent with R-3	

¹⁸ Residential uses in these zones are required to be built in conjunction with commercial uses (mixed-use).

Office Professional (PO Zone)	
Maximum density	Not listed, N/A
Maximum building height	5 stories, 55 feet (if adjacent to a residential zone or use, 3 stories, 40 feet) 1, 2
Maximum floor area ratio	Lot area less than 19,999 sf: 0.45 Lot area between 20,000 and 39,999 sf: 0.6 Lot area between 40,000 and 59,999 sf: 1.0 Lot area 60,000 sf and over: 1.5 Urban residential uses if included on a site with a minimum size of 30 acres: 3.28
Maximum building length	Not listed
Front yard	20 feet for buildings up to two stories or 26 feet in height. 25 feet for buildings higher than 26 feet. Projections to within 10 feet of the front property line may be permitted for up to 25% of the front building length. The front yard shall be maintained in landscaping. Urban residential uses if included on a site with a minimum size of 30 acres: 10 feet from back of curb.
Rear yard	10 feet for the first story up to 14 feet in height, 30 feet for the second story up to 26 feet in height and 40 feet thereafter. Urban residential uses if included on a site with a minimum size of 30 acres: 0 feet.
Side yard	5 feet for the first 30 feet from the front property line. 10 feet if adjacent to a residential zone or public right-of-way. Urban residential uses if included on a site with a minimum size of 30 acres: 0 feet.
Minimum distance between buildings	6 feet or 3 feet for urban residential uses if included on a site with a minimum size of 30 acres
Maximum lot coverage	75% (for urban residential uses included on a site with a minimum size of 30 acres)
Minimum dwelling unit size for urban residential uses included on a site with a minimum size of 30 acres	Efficiency unit: 400 square feet One-bedroom unit: 500 square feet Two-bedroom unit: 860 square feet Three-bedroom unit: 920 square feet
Minimum habitable space for each dwelling occupant	Not listed

¹ Where a rear lot line of an office, commercial or industrial zoned lot abuts a residential zone, no building or other facility constructed on such lot shall exceed the maximum height prescribed for the abutting residential zone. (MC 23.42.040(D))

² Where an interior side lot line of an office, commercial or industrial zoned lot abuts a residential zone, no building or other facility constructed on such lot shall exceed the maximum height prescribed for the abutting residential zone. (AMC 23.42.040(E))

³ Wherever a rear lot line or an interior side lot line of a parcel which does not generally require a rear or side yard abuts any portion of a residential zone, there shall be provided on the lot, along that portion of the lot line, a yard with a minimum width equal to the side yard which would be required on the lot if it were located in the abutting residential zone, or ten feet, whichever is greater. (AMC 23.42.050(A))

⁴ Wherever the rear lot line of a parcel which does not generally require a rear yard abuts the rear lot line of a residential zone, there shall be provided on the former lot, along the abutting portion of its rear lot line, a rear yard with a minimum depth equal to that which would be required on the former lot if it were located in the abutting residential zone, or ten feet, whichever is greater. (AMC 23.42.050(B))

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, buildings must be in compliance with the lot coverage standard for the

respective zone (for example, the R-1 zone maximum lot coverage is 50 percent of the lot if all the buildings on the property are one story and 40 percent if any buildings (or part of a building) include more than one story while the R-3 zone maximum lot coverage is 55% for all structures). 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 common 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 common open space. All areas designed for use as common 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 (indoor or outdoor) is devoted to the recreation and leisure use. 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.

Second Units (ADUs)

California Assembly Bill 68 (AB 68) builds upon recently-adopted state laws to provide more flexibility as to where and how ADUs can be created. AB 68 also places additional restrictions on local governments from adopting ordinances that would hinder the creation of ADUs. A summary of recent changes to the city's ADU ordinances is below.

Expansion of Ministerial Approval. AB 68 requires ministerial approval, rather than a discretionary approval process, for most ADU types. Under new state law, local agencies are required to ministerially approve at least one ADU and one Junior ADU (JADU) per lot.

Removal of Owner-Occupancy Requirement. New State law eliminates the requirement for owner occupancy of either the primary dwelling or the ADU. The bill requires that ADUs be used for rental terms of at least 30 days by requiring the local government mandate 30-day minimum rentals for ADUs.

Prohibition on Local ADU Laws. To further remove barriers in the creation of ADUs, AB 68 prohibits local governments from enacting ADU ordinances that would do one the following:

- Impose requirements on lot coverage or minimum lot size.
- Allow more than 60 days to ministerially approve an ADU or JADU permit if there is an existing dwelling on the lot.
- Require replacement parking when a garage, carport or covered parking structure is demolished to create an ADU or is converted to an ADU.

- Require a setback for ADUs within existing structures, and new ADUs located in the same location and footprint as existing structures, and no more than a four-foot side and rear yard setback.
- Set a minimum ADU size that does not allow an ADU of at least 800 square feet and 16 feet in height.

The City of Alhambra allows all ADUs and JADUs in all of its residential zones including single-family and multifamily zones and mixed-use zones. All residential lots can have one ADU and one JADU. Multiple ADUs may be allowed within the portions of multifamily structures that are not used as livable space. Local agencies must allow at least one of these types of ADUs and up to 25 percent of the existing multifamily structures. Also, up to two detached ADUs are allowed on a lot with existing multifamily dwellings that are subject to height limits of 16 feet and 4-foot rear and side yard setbacks. All ADUs are required to have a living/sleeping area, a kitchen or kitchenette, and a bathroom including a shower or bathtub. ADUs are no longer subject to lot coverage or floor area ratio regulations.

An ADU is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel where an existing single-family or multifamily is located.

Figure 58. ADU Development Standards

	Detached	Attached	Multifamily
Maximum Height	25 ft (or 2 stories)	25 ft (or 2 stories)	16 ft.
Size	Not to exceed 1,200 sq. ft.	Cannot exceed 50% of the main dwelling unit	Up to 25% of the existing multifamily dwelling unit if it's a conversion ADU
Design	ADU shall match the architectural design of the existing or proposed main dwelling	ADU shall match the architectural design of the existing or proposed main dwelling	N/A
Setbacks*	4 ft. from side and rear yard; 6 ft. from the existing main dwelling	4 ft. from side and rear yard; 6 ft. from the existing main dwelling	4 ft. from side and rear yard
Parking**	1 parking space if not within a one-half mile of public transit station or bus stop.	1 parking space if not within a one-half mile of public transit station or bus stop.	1 parking space if not within a one-half mile of public transit station or bus stop.

City of Alhambra ADU development Standards

Note: * Existing accessory structures and single-family homes that are converted into ADUs are exempt from meeting the required setbacks; however, any expansion shall meet the 4 ft. side and rear yard setbacks.

** In multifamily zones, for accessory structures or a portion of the existing residence that is converted into an ADU, no additional parking is required. An ADU cannot have direct access to a garage if the proposed or existing garage has less than three spaces.

A JADU is a small living unit created within an existing main dwelling. The JADU must have the same living provisions required in an ADU; however, a bathroom is not required. If a bathroom is not provided, the JADU shall have direct access into the main dwelling unit. If a JADU requires expansion, the expansion shall not exceed 150 square feet.

Figure 59. Junior ADU Development Standards

	JADU
Size	Not to exceed 500 sq. ft
Setbacks	4 ft. from side and rear yard
Parking*	Parking is not required

City of Alhambra ADU development Standards

Note: * An ADU cannot have direct access to a garage if the proposed or existing garage has less than three spaces.

Parking Requirements

Parking is one of the most influential factors relating to the cost and density of new housing development. It has a large impact on development feasibility because it competes for site area with residential uses, thereby limiting the value that can be generated from more rental units. More rental units not only generate more rent revenue but also reduce per-unit fixed costs, such as land. Moreover, parking tends to add costs without generating its own source of revenue.

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 Figure 60.

DRAFT

Figure 60. City of Alhambra Zoning Code Parking Standards

Source: Alhambra, California Code of Ordinances, last updated in 12-9-19

Zone	Dwelling Type	Off Street Parking Standards ^A
R-1	Single-family dwellings	2 covered parking spaces per unit; plus 1 additional uncovered space for each 750 sf in excess of 2,000 sf per unit
R-2	Single-family dwellings and apartment units	2 covered parking spaces per unit; plus 1 additional uncovered space for each 750 sf in excess of 2,000 sf per unit; a two-car garage shall be required for front units and at least one garage space shall be required for rear units.
R-3	Single-family dwellings, apartment units, and residential condominiums	2 covered spaces within an enclosed garage for each unit; plus 1 additional uncovered space for each 500 sf in excess of 1,000 sf per unit;
	Senior citizen unit	1 covered space for each unit
	Guest parking	A minimum of one guest parking space is required for three units. Additional units will require additional guest spaces based on the following ratios: 1 space (covered or uncovered) for each 5 units on local residential streets; 1 space for each 4 units on collector streets; 1 space for each 3 units on arterial streets.
	Residential hotels, boarding houses, and similar uses	1 covered space for each sleeping room or 1 for each 100 sf. of sleeping area, where sleeping rooms do not exist.
	Sanitariums, Rest Homes	1 space for each 3 beds. Minimum of 3 spaces per establishment.
R-1, R-2, R-3 Zones	Accessory Dwelling Units	1 open or enclosed parking space per bedroom. For purposes of this section, a studio unit shall count as having one bedroom. No parking is required for an ADU in any of the following instances: (1) The ADU is located within one-half mile of a public transit stop or station. (2) The ADU is located on a parcel that has been designated on a local, state, or national register of historic places or districts. (3) The ADU is an integrated ADU. (4) When on-street parking permits are required, but not offered to the occupant of the ADU. (5) When there is a car share vehicle operation parking hub or station located within one block of the ADU.

^A California's Parking Statute enacted in 2015 (AB 744), limits parking requirements for development containing affordable housing and located near transit. No more than 0.5 parking spaces per bedroom can be required if the development includes 11% very low-income units or 20% low income units and is within one-half mile of a transit stop. TOD rental housing affordable to lower income households or senior housing development with sufficient transit access cannot be required to provide more than 0.5 parking spaces per unit. Special needs affordable rentals within one-half mile of transit cannot be required to provide more than 0.3 parking spaces per unit.

The city's parking standards are generally comparable, but slightly more restrictive than peer communities including San Gabriel, Monterey Park, Baldwin Park, and South Pasadena.

Figure 61. Comparative Parking Standards for Peer Communities

Source: ECONorthwest review of local codes (2021)

Jurisdiction	Single Family	Multi Family	Guest	Senior
San Gabriel	2 spaces (covered)	2 garage spaces per unit.	1 space per 3 dwelling units	0.75 spaces per unit.
South Pasadena	2 spaces (covered)	1-bed unit: 1 space per unit. 2+bed unit: 2 garage spaces.	1 space per 2 dwelling units	0.5 spaces per unit. 1 additional space per 4 units.
Monterey Park	2 spaces (covered)	4 or fewer bedrooms: 2 garage spaces per unit. 5 or more bedrooms: 3 garage spaces per unit. ^c	3 or fewer bedrooms: 1 space per 2 dwelling units. 4 or more bedrooms: 1 space per 1 dwelling unit.	Unknown
Baldwin Park	2 spaces (covered)A	1 carport space per dwelling unit plus one other space per dwelling unit.	1 space per 3 dwelling units	1 space per dwelling unit.
Alhambra	2 spaces (covered)B	2 covered parking spaces per unit plus additional spaces for larger units. ^d	1 space per 3 dwelling units. Additional units will require additional guest spaces based on the following ratios: 1 space (covered or uncovered) for each 5 units on local residential streets; 1 space for each 4 units on collector streets; 1 space for each 3 units on arterial streets.	1 space per dwelling unit.

A 1 additional space required for 5 bedrooms or more

B 1 additional uncovered space for each 750 sf in excess of 2,000 sf per unit

C 1 additional open parking space required for each bedroom above 5.

D 1 additional uncovered space for each 750 sf in excess of 2,000 sf per unit in R-2, Plus 1 additional uncovered space per for each 500 sf in excess of 1,000 sf per unit in R-3.

The city offers applicants the ability to request reductions in the parking requirement if different uses can prove they have different time-of-day demands for parking facilities. However, the city does not have a track record of applying this adjustment to residential uses.

The Planning Commission can reduce parking requirements for projects utilizing the flexible development standards allowed in Section 23.20.080 of the Alhambra Municipal Code in areas zoned CBD or R-3 and where the permitted height is 75 feet, including 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.

The Planning Commission may reduce the number of parking spaces required for senior citizen housing by up to 50%, or 75% for low- and moderate-income senior citizen 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.

The Planning Commission may permit up to one-half of the required parking spaces to be uncovered for dwelling units provided exclusively for low- and moderate-income and senior citizen households.

The Planning Commission may count city-owned public parking facilities within 400 feet of a use (excluding residential parking), measured from the use's nearest public access to such parking, in waiving all or part of the parking requirements if the sum of the required parking for such facilities is less than the existing parking provided.

Flexibility in Development Standards

Section 23.20.080 of the Alhambra Municipal Code states that the special objectives of the flexible development standards in the R-3 zone are to:

- (1) Promote higher-quality multifamily residential development by providing a more flexible approach to development standards;
- (2) Encourage innovative design and efficient use of land which might otherwise be stifled by standard, rigid development standards;
- (3) Encourage the consolidation of parcels;
- (4) Permit developments to be judged on individual merits and overall impacts on the site and the neighborhood.

Flexibility is offered for standards set out in the R-3 Zone (Chapter 23-20), standards set out in the General Development Standards (Chapter 23-42), General Design Standards (Chapter 23-44), and General Parking Standards (Chapter 23-52-060). Developments must have a minimum net parcel area of 40,000 square feet to utilize the flexible development standards.

Flexible development standards are implemented through the planned residential development permit process and approved by the planning commission. The city's 2013-2021 Housing Element included policies and a program to continue to promote the use of flexible development standards in the R-3 zone.

SB330 State Override on Local Laws

Passed in 2019, SB330 makes numerous changes to the Permit Streamlining Act and the Housing Accountability Act. These rules limit the ordinances and policies that can be applied to housing developments. The law defines "housing development" as residential and mixed-use projects where two-thirds of the square footage is dedicated to residential units and transitional or supportive housing projects.

The legislation also establishes a new preliminary application process where a housing development is considered to have completed the preliminary application process by providing information with respect to site characteristics, project description, environmental concerns, and other factors. Housing developments will only be subject to standards in effect when it completes its preliminary application. Developers will have 180 days to submit a development application. It also makes additional streamlining amendments including reduced timeframes of housing development approval and creating a limit on the number of hearings allowed.

Consistency with Other Plans

The city's development standards are mostly consistent with the General Plan. We identified one exception where there is inconsistency in stated height limits in the CBD zone.

Constraints Summary:

General Code Usability:

The *Code Analysis Memo* (2020) by Miller Planning Associates found many issues in Alhambra's existing zoning code that contribute to a constraint on development. Factors identified include inconsistent organization, general complexity, inconsistencies in allowed uses, and lack of clear definitions and rules of measurement. Taken together these issues add time, cost, and uncertainty for code users which can be a constraint on housing development.

Density:

The City of Alhambra only allows residential densities greater than 30 units per acre on sites that are high-density residential (R-3, CBD, CPD, PO, and RSP), are greater than 20,000 square feet, and are not in proximity to a lower-density designation. Excluding recently developed Specific Plan areas (which are not likely to be redevelopable), these conditions apply to only 253 individual parcels totaling 295 acres of land. Most of this land is located on high-value commercial properties (i.e., Costco, Home Depot, Auto Commercial) or on sites that already have residential development, making redevelopment more challenging. High-density land is also concentrated in downtown. Because most land in Alhambra does not allow for densities greater than 30 units/acre, density is a likely constraint on affordable housing development.

Specific Plans:

The city has developed various Specific Plans which has helped to clarify the complexities of the city's code. The city wants to try to eliminate this use of Specific Plans in the future by addressing the constraints and complexities of its zoning code. The only Specific Plan with meaningful land suitable for redevelopment is the VBSP. This plan was adopted in 1990 and many of its standards are antiquated and may be limiting development potential. For example, the plan has a 40,000 sq. ft. minimum lot size requirement for residential uses. Only three blocks with the RSP designation have contiguous parcels capable of meeting this threshold.

Overlay Districts:

Housing is permitted in overlay districts consistent with the base zone. There is nothing inherent in the overlay districts that is prohibitive to housing development and they should not be considered a constraint on development.

Development Standards:

The city's development standards include minimum setbacks, height limits, maximum floor area ratios (FARs) and lot coverage and minimum size for dwelling units, open space, and minimum parking requirements. We found that collectively, the city's development standards make it difficult to reach maximum allowed densities and place additional financial burden on development. Height limits, open space and parking requirements are the greatest constraint. The city uses a graduated height limit where height defaults to a lower zone within 50 feet of a lower zone. For example, a high-density parcel adjacent to a low-density zone would have the area within 50 feet of the low-density zone limited to only two stories or 25 feet. This condition impacts a large share of high-density land in Alhambra.

Parking requirements are one of the primary factors influencing site utilization and financial feasibility. Parking is costly to build and consumes land that could otherwise be used for housing. When minimum parking requirements are too high, they can be a constraint on development by reducing redevelopment potential and limiting the redevelopment of irregular sites. While the city's parking standards are generally in line with peer cities, the region as a whole has been slow to adjust to changes in parking demand.

Inconsistency with the General Plan:

The maximum height limit in the Central Business District is listed at five stories in the Land Use Element of the General Plan, but the current code lists a limit of 10 stories and 115 feet. This is expected to be addressed in the next Zoning Code update.

What Can the City of Alhambra do?

The city has already recognized challenges and constraints in its land use controls and is in the process of completing a comprehensive zoning code update. Many of the issues identified in this section will be addressed through this process. The city is also in the process of evaluating whether there is a need for a new set of design guidelines providing direction on architectural themes and elements associated with new development and redevelopment of the East Main Corridor. Whether through these efforts or other programs (to be determined in the housing plan), potential constraints on development could be mitigated through:

- Improve the organization and usability of the zoning code
- Update ordinances to be consistent with state law
- Update the Valley Boulevard Specific Plan or replace with an appropriate zoning classification
- Amend development standards to allow for development to maximum densities
- Study the appropriateness minimum parking requirements and make reductions where possible.
- Expand the use of parking reductions and/or waivers
- Address inconsistencies with the General Plan.

Relevant Housing Action Plan Programs: Program 5, Program 6, Program 9, Program 12, Program 13, Program 15, Program 16, Program 18, Program 21, Program 23, Program 26, Program 29, Program 30.

Residential Planned Development

The Residential Planned Development (RPD) Permit is the name of the entitlement application involving residential development projects (this should not be conflated with Planned Unit Developments). The RPD permitting process is required for nearly all residential projects and this process largely requires review and approval by the city's Planning Commission. Design review is embedded in the RPD permitting process and this can add extra time and additional costs for applicants.

The only exceptions for full RPD permitting are residential development projects within the 1) R-2 and R-3 zones including one-story additions of less than 50% of existing floor area (these development requests would be processed by Zoning Clearance); or 2) R-1 zone including new single-family residential development with second-story additions of any size, and one-story

additions of more than 50% of the total residential building (requires a RPD Permit but the RPD Permit is processed administratively); and 3) R-1 zone with one-story additions of less than 50% of the total residential building area (processed by Zoning Clearance).

Constraints Summary:

Among the most important factors in a city's administrative code, from the perspective of the development community, is certainty. Reducing the number of actions and decisionmakers involved in making planning approvals, while maintaining opportunities for public input, is desirable. Through the RPD permit, the City of Alhambra relies heavily on discretionary review of residential projects. This adds additional time, cost, and uncertainty to development that can be a constraint on development.

Overreliance on discretionary review and failure to apply objective standards are also inconsistent with recent changes to the Permit Streamlining Act and the Housing Accountability Act.

What can the City of Alhambra do?

To mitigate this constraint, the City should reconsider which developments are subject to Planning Commission approval. The city has started down this path. In early 2020, the city began implementing RPD requirements of the Code to allow administrative review of permit applications in the R-1 zone rather than a RPD permit process, subject to Design Review Board and Planning Commission discretionary review. This update is a step towards right-sizing the discretionary review with the scale of change in the built environment. Additional efforts to ameliorate development uncertainty and risk especially for projects small in scale should be considered as a way to better meet the community's housing needs. As a part of the city's comprehensive zoning code update, it will be exploring how the number of projects that require discretionary review can be reduced through new design standards and requirements in the Code.

Relevant Housing Action Plan Programs: Program 13, Program 26.

Density Bonus

The City of Alhambra offers housing density bonuses (Code Section 23.20.060) consistent with the state law outlined in California Government Code § 65915. This Code essentially helps expedite local residential development and promotes affordable housing. Eligible applicants are allocated a density bonus for projects providing at least ten percent of the total units as lower income households (defined as 80% AMI), or five percent of the total as very low-income households, or for a senior citizen housing development (defined by California Civ. Code § 51.3). The City of Alhambra Code Section 23.20.060 E provides detail on the calculation of the density bonus units and outlines the range of percentages allocated for different eligible projects. Generally, the greater the share of lower-income housing units, the greater the percentage of density bonuses. For example, a project with ten percent low-income units would gain a 20 percent density bonus allocation while a project with 20 percent low-income units would gain a 35 percent density bonus allocation.

Additional updates are expected for California Government Code § 65915 in response to AB 1763 approved by the Governor on October 9, 2019. The expected update generally allows housing development located within one-half mile of a major transit stop and meeting all housing affordability requirements to have a height increase of up to three additional stories and a density

bonus of 80%, exempting the housing development from any maximum controls on density. Essentially, housing projects with a minimum of 80 percent low-income units and up to 20-percent moderate-income units are eligible for a density bonus of up to 80 percent of the maximum allowed density or a density bonus with no limit if located within one-half mile of a major transit stop. Also, eligible applicants qualify for reduced parking requirements and a height increase of up to three stories or 33 feet when located within one-half mile of a major transit stop.

State law also now requires the replacement of affordable units in redevelopment projects and additional incentives for projects that are 100 percent affordable. While the City of Alhambra enforces the State Density Bonus requirements, its ordinance will require an update to be in compliance with State law.

There has only been one project applicant (application filed on 2/12/2021) submitting a request to use density bonuses. This application is requesting bonus units for a project referred to as the Mariposa Affordable Housing site that will include 50 units, 100% affordable, and will utilize density bonuses provided under AB 1763. Since the site is within one-half mile of a major transit stop (Atlantic/Main) there is no maximum density applicable.

Constraints Summary:

The city's density bonus ordinance is not currently in compliance with State law. However, the city enforces the minimum requirements of current State law. Density bonuses are an opportunity to support affordable housing development, but the city has not seen any utilization of the density bonus in recent years. The density bonus itself is not a constraint on development, but there may be other factors in the city's development standards that are limiting the ability of developers to utilize density bonuses.

What can the City of Alhambra do?

There are two paths forward for the city to improve its density bonus program. The first will be to update the current ordinance to be compliant with state law and institute a process to identify and adopt conforming amendments in the future within a reasonable time frame. The second path is to explore how other market or regulatory factors interact with the density bonus to understand why it is not being utilized in the community.

Relevant Housing Action Plan Programs: Program 9, Program 12.

Inclusionary Housing Ordinance

The City of Alhambra adopted an Inclusionary Housing Ordinance in September 2020 that is applicable to five (5) or more units. City Council held the first reading of the proposed ordinance on September 14, 2020. The ordinance includes a maximum 15-percent affordability requirement at low- and moderate-income levels for all projects with seven or more units. Credit is given for including a larger number of units at progressively lower income levels. An in-lieu fee is also allowed with limitations.

1. Applicability and Exemptions: The Ordinance will apply to all new residential construction projects consisting of seven (7) or more units in a single-family or multifamily setting, unless exempt by state law. This threshold will apply to for-sale or rental units equally.

The units developed as Inclusionary must be dispersed throughout the Residential Development, and of a similar size, bedroom count, location, and generally comparable to the market rate units

in terms of design, appearance, materials and finished quality. Units developed on site must be constructed concurrently with the market rate units.

2. Inclusionary unit requirement: For all applicable projects, the Ordinance will require a total of fifteen percent (15%) of all newly constructed dwelling units be offered for sale or for rent to low- and moderate-income households comprising of:

- 1) Nine percent (9%) of all required inclusionary units to be sold or rented to low-income households (80% of LA County area median income or AMI); and,
- 2) Six percent (6%) of all required inclusionary units to be sold or rented to moderate-income households (120% of LA County AMI).

Rental units must remain affordable in perpetuity; for-sale units must remain affordable for 45 years.

In calculating the required number of Inclusionary Units, fractional units of .75 or above will be rounded up to a whole unit if the Residential Development consists of ten (10) to twenty (20) units; fractional units of .50 or above will be rounded up to a whole unit if the Residential Development consists of twenty-one (21) or more units.

3. Incentives for greater affordability: The Ordinance will provide incentive credits when a required inclusionary unit is offered to a lesser income bracket than required.

- 1) If Very-Low-Income units are provided in lieu of required Low-Income units, a credit of 1.5 units to every 1 unit shall be provided.
- 2) If Very-Low-Income units are provided in lieu of required Moderate-Income units, a credit of 2 units to every 1 unit shall be provided.
- 3) If Low-Income units are provided in lieu of required Moderate-Income units, a credit of 1.5 units to every 1 unit shall be provided.

4. Alternative to providing Inclusionary Housing Units: The Ordinance will provide a series of three alternatives to requiring the inclusionary housing units being built. They are in-lieu fee, off-site units, and land donation.

In-lieu fee. Applies to developments of 5-20 units and is payable for all or some of the required units. The fee is based on a fee schedule established by resolution of the City Council.

Off-site units. A developer may satisfy the inclusionary requirement by providing affordable units, in whole or in part, by constructing or substantially rehabilitating the required number of units at a site different than the site of the Residential Development.

Land Donation. The Developer may satisfy the requirement of providing Inclusionary Units as part of the Residential Development, in whole or in part, by a conveyance of land to the city for the construction of the required Inclusionary Units.

5. Inclusionary Housing Trust Fund: The IHO will create an Inclusionary Housing Trust Fund to receive the in-lieu fees paid by developers, instead of creating affordable units and/or units sold to an above moderate-income purchaser, provided that the sale shall result in a recapture by the city or its designee of a financial interest in the unit equal to (1) the difference between the initial affordable sales price and the appraised value at the time of the initial sale, and (2) a twenty percent share of any appreciation.

This fund can be used for a Revolving Loan Program, housing vouchers, or similar programs, or for quarterly reporting on revenues and expenditures available.

Figure 62 presents a comparison of Inclusionary Housing Ordinances in the Region. Across most categories, Alhambra's structure is less restrictive. Alhambra has a higher exempt threshold (7 units), lower fees, offers credits, and has generally lower affordability thresholds.

Figure 62. Comparison of Inclusionary Housing Ordinances in the Region

Source: ECONorthwest

	Alhambra	South Pasadena ^A	Pasadena	West Hollywood	Santa Monica
Standard Set Aside	15%	15%	20%	20%	25% - 40%
Applicable Project Size	7+ units	4+ units	All	2+ units	4+ units
Set-aside Structure (Rent)	<i>Same for rent and sale</i> 9% @ LI or below 6% at MI or below Credits for higher percentages at lower income levels.	10% @ LI or below 6% @ MI or below Credits for higher percentages at lower income levels.	5% @ VLI or below 5% @ LI or below 10% @ MI or below	<i>Same for rent and sale</i> 2-10 units: 1 unit @ MI or below 11-20 units: 20% @ MI or below 21-40 units: 20% @ MI or below, 30% if units are small. 41+ units: 20% @ MI or below, 20% of total floor area if units are small.	4-15 units: 20% @ LI or below 10% @ VLI or below, or 5% @ ELI. 16+ units: 25% @ LI or below 15% @ VLI or below, or 10% @ ELI or below.
Set-aside Structure (Sale)	at lower income levels.	15% @ MI or below.	20% @MI or below		4-15 units: 20% @ MI or below 16+ units: 25% @ MI or below
In-Lieu Fee	Rent: \$0.89-\$14.30 Own: \$1.88-\$30.00	Rent: \$20.00-\$30.00 Own: \$30.00-\$40.00	Rent: \$1.19-\$33.76 Own: \$16.86-\$63.89	\$13.63-\$29.23	Rent: \$35.70 Own: \$41.70
Incentives and Bonuses	None	Density Bonus Reduced Fees Reduced Parking	Density Bonus Reduced Fees	Density Bonus Reduced Parking	Density Bonus Reduced Fees

ELI = Extremely Low Income

VLI = Very Low Income

LI= Low Income

MI = Moderate Income

A South Pasadena IHO adopted May 2021

Constraints Summary:

Because the City of Alhambra's IHO is relatively new, there is not information on the potential impacts on actual development feasibility. However, IHO policies have been effective in delivering affordable housing in the region. While Alhambra's IHO does not offer associated incentives, its structure is less restrictive than existing or proposed IHOs in the region.

What can the City of Alhambra do?

The city should be actively monitoring its IHO through development applications and conversations with developers. It should be prepared to make amendments that respond to changes in market conditions or evidence that the current structure is misaligned with the market.

Relevant Housing Action Plan Programs: Program 5.

Growth Controls and Local Ordinances

The City of Alhambra has the following housing-related Local Ordinances that can affect housing development. These local ordinances have been discussed in their respective places in this document.

- **Short-Term Rentals:** The City of Alhambra is in the process of considering a short-term rental ordinance. Short-term rentals are units that are rented by visitors to the community and are typically defined as properties that are rented for a period of less than 30 days. Online platforms that have made it easier to promote and book peer-to-peer rentals have resulted in a proliferation of short-term rental units in Southern California. Short-term rentals have yet to have meaningful impacts on Alhambra's housing market. For example, in 2021 we found only 300 units listed publicly in the city¹⁹, representing less than one percent of the local housing stock. The City of Alhambra is committed to limiting the impacts of short-term rentals on the supply of housing for community residents, and the adoption of a short-term rental ordinance will limit future market disruption.
- **Transitional Housing:** See page 89.
- **Supportive Housing:** See page 89.
- **Mobile Homes and Manufactured Housing:** See page 86.
- **Single-Room Occupancy Housing (SRO):** See page 90.
- **Accessory Dwelling Units:** The city's Accessory Dwelling Unit ordinance, Chapter 23.57, was nullified by the changes to State ADU laws on January 1, 2020. The city is presently applying the State ADU laws in processing ADU applications. The city has a draft ADU ordinance already approved by the Planning Commission that needs to be adopted by the City Council that brings its ADU policies in line with state requirements. This adoption process was delayed by the COVID-19 crisis. See page 86.
- **Emergency Shelters:** See page 87.
- **Reasonable Accommodations:** See page 91.
- **Inclusionary Housing:** See page 79.

¹⁹ Airbnb search, February 1, 2021.

- **Historic Preservation:** Since 2017, the city has been working to establish a historic preservation program for the purpose of preserving the cultural identity of Alhambra as a diverse residential and commercial city with distinct single-family neighborhoods. This program is still in process, including determinations for eligibility criteria, resource inventory, and review process. Historic preservation programs are good at protecting cultural identity and the architectural consistency and integrity of the community and can be value-enhancing programs. However, preservation programs may also limit redevelopment potential. If too comprehensive, a historic preservation program in Alhambra may emerge as a constraint on housing production.

Constraints Summary:

Potential constraints for each ordinance summarized above are discussed in their respective referenced sections. Several ordinances (emergency shelters, ADUs) require updates to be consistent with State Law, but the city currently defaults to enforce State requirements. Generally, the city's adopted ordinances serve to facilitate housing development, and are not a constraint.

What can the City of Alhambra do?

The city should continue to monitor how its policies and ordinances impact development feasibility and production. It should maintain relationships with local developers, organizations, and non-profits to continually inform its processes.

Relevant Housing Action Plan Programs: Program 5, Program 8, Program 23.

Providing for a Variety of Housing

State law requires jurisdictions to provide the opportunity for development of a variety of housing types including single-family housing, multifamily housing, mobile and manufactured homes, and accessory dwelling units. These housing types are either permitted or conditionally permitted in Alhambra by zone, as defined in the Alhambra Zoning Ordinance. The law further defines a variety of housing to meet the needs for specific demographic groups including senior housing, residential care facilities, emergency shelters, transitional housing, supportive housing, farmworker housing, and single-room occupancies. These housing types are also either permitted or conditionally permitted by zone in the Alhambra Zoning Ordinance, though some types, such as transitional or supportive housing, depend on the form of the development as they can vary.

Figure 63. Permitted Residential Uses by Zone

Source: City of Alhambra Planning Department

Residential Use	R-1	R-2	R-3	PO	CPD	CBD	RC	Valley SP	IPD
Single-Family Dwelling	P	P	P	*	C(1)	C(1)	C(1)	P	*
Multifamily	*	P (no condos)	P	C(2)	C(3)	C(3)	C(3)	P	*
Mobile Homes and Manufactured Housing	P	P	P	*	C(3)	C(3)	C(3)	P	*
ADUs	P	P	P	*	P	P	P	P	*
Senior Housing	Could be permitted as a group home or residential care facility 6 or less	Could be permitted as a group home or residential care facility 6 or less	P, C	*	C(3)	C(3)	C(3)	C	*
Residential Care Facilities	P	P	P	*	C(3)	C(3)	C(3)	C(3)	*
Emergency Shelters	*	*	*	*	*	*	*	P	P
Transitional Housing	P	P	P	*	C(3)	C(3)	C(3)	P	*
Supportive Housing	P	P	P		C(3)	C(3)	C(3)	P	
Farmworker Housing	*	*	*	*	*	*	*	*	*
Single-Room Occupancy	*	*	P	*	*	*	*	*	*

P = Permitted Use

C = Conditional Use

A = Accessory Use

* = Not permitted

(1) N conjunction with, and accessory to, a permitted or conditionally permitted use.

(2) Urban Residential uses permitted on a site with a minimum of 30 acres and with a density ranging from 15 to 75 units per acre.

(3) When proposed in conjunction with commercial uses.

Multifamily Housing

According to the California Department of Finance's (DOF) Population and Housing Unit Estimates, approximately 12% of Alhambra's total housing units in 2020 were structures with two to four units and 33% were larger multifamily housing with five or more units. Multifamily housing is permitted outright in Alhambra in the R-2 and R-3 zones and in the Valley Boulevard Corridor Specific Plan, and permitted with a conditional use in PO, CBD, CPD, and RC zones.

Maximum allowed densities for multifamily housing range from 12 units per acre in the R-2 zone to 43 units per acre in areas of R-3 and other zones including CPD, CBD PO, and Valley Boulevard Corridor Specific Plan.

Mobile Homes and Manufactured Housing

In 2020, less than one percent (0.1%) of Alhambra's total housing units were mobile homes or manufactured housing. The city's Zoning Ordinance includes mobile homes in the definition of single-family dwelling as: *"a building containing one dwelling unit constructed entirely on-site, or a unit constructed and/or assembled off-site, including mobile homes manufactured and certified under the National Mobile Home Construction and Safety Standards Act of 1974 and located on a permanent foundation system approved by the Building Department."*

Thus, mobile or manufactured homes are permitted where single-family dwellings are also permitted. In Alhambra, these housing types are allowed outright in R-1, R-2, and R-3 zones and in the Valley Boulevard Corridor Specific Plan, and are conditionally allowed in CPD, CBD, and RC zones. The Alhambra Zoning Ordinance meets all legal requirements for mobile and manufactured housing types.

In addition, the city has a Mobile Homes and Manufactured Housing Ordinance, which describes this housing allowance as follows:

Individual mobile homes installed on a permanent foundation are treated as single-family dwellings. They are permitted by right in the R-1, R-2, R-3 and residential areas of the Valley Boulevard Corridor Specific Plan).

Second Units (ADUs)

Chapter 23.57 of the Alhambra Zoning Ordinance includes development standards for accessory dwelling units (ADUs). Initially adopted in 2005, the code was amended and replaced in December 2017 to meet new state requirements. ADUs, or second units, are permitted outright on lots 6,500 square feet or greater with an existing or proposed single-family dwelling in the R-1, R-2, and R-3 zones.

ADUs must also meet the design and development standards of the underlying zone. In R-1, the lot with the ADU must abut property with a zone other than R-1 and no shared boundary with the Open Space zone. ADUs are permitted through a ministerial review process under a zoning clearance permit. Recent legislation since 2017 make amendments to ADU standards. For example, applicants for an ADU in Alhambra must be owner-occupants of the existing unit on the lot. New legislation will require the city to remove this requirement. The city currently enforces the minimum state requirement but will need to update its ADU ordinance to be in compliance with State law.

Senior Housing

The Alhambra Zoning Ordinance allows development of multifamily senior housing in zones that allow multifamily development. Senior housing developments are also subject to additional density bonuses and additional use allowances based on the zoning district. For example, senior housing developments that include housing for lower-income households have a density bonus of 20%. Additionally, in the R-3 zone, additional uses may be allowed as part senior housing planned developments including specific commercial or retail services.

Reductions in parking spaces for senior citizen units also apply in certain zones. For example, in the R-3 zone, 2 covered spaces per unit are required for non-senior housing, and 1 covered space per unit for a senior citizen unit. In other zones with a proposed senior housing development, Planning Commission may reduce the number of required spaces by 50% or up to 75% for income-restricted housing (low- and moderate-income).

Residential Care Facilities

The Alhambra Zoning Ordinance defines residential care facilities 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.” Residential care facilities serving six or fewer people are allowed outright in all residential zones in Alhambra, consistent with State regulations. Larger residential care facilities are conditionally allowed in R-3, PO, CPD, and CBD zones and the Valley Boulevard Corridor Specific Plan. The process to obtain a conditional use permit for a residential care facility follows the same standards as other similar uses, and the average processing time is approximately three months.

Emergency Shelters

The Alhambra Zoning Ordinance defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” Chapter 23.86 of the Zoning Code defines the regulations for permitting and development of emergency shelters in the city.

As noted in the previous housing element, Alhambra updated the Emergency Shelter code to comply with SB 2 in 2008, which required changes to the permitting process and allowing emergency shelters outright in at least one zoning district. Alhambra allows emergency shelters outright in the Valley Boulevard Corridor Specific Plan (VSP) and the Industrial Planned Development (IPD) zoning districts. They are subject to specific locational requirements within these zoning districts, defined in Chapter 23.86 as:

- Permitted in the VSP zone only when located in the area bounded by Vega Street to the west and New Avenue to the east.
- Permitted in the IPD zone 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.
- No other emergency shelters within 300 feet of the subject property, nor shall the proposed emergency shelter be located within 1,000 feet from any residential care facility, public park, or public school (not including trade or technology schools), as measured from property line to property line.
- Located within one-quarter mile of a designated public transportation stop.

Other development standards for emergency shelters in Alhambra include:

- Maximum stay. No person(s) shall stay within an emergency shelter for more than six months from the date of their acceptance into the emergency shelter. In addition, no person(s) shall be re-admitted to the same emergency shelter within five calendar days of being discharged.
- Maximum number of beds. No more than 12 beds shall be provided on the entire property where the emergency shelter is to be located. Beds shall be provided for men and women in separate and secured areas. No such separation shall be required when beds are located in a bedroom intended for a single family.
- Maximum density. The maximum resident density shall be one resident per 150 square feet, up to a maximum of 12 residents.

- Waiting area. If the intake of clients occurs on site, there shall be provided an on-site client intake and waiting area in a location not adjacent to the public right-of-way, that is fully screened from public view, and provides consideration for weather events including shade and rain cover. The intake and waiting area shall be suitably sized to prevent queuing in the public right-of-way or within any parking lot but shall occupy a maximum area of 400 square feet.
- Operating hours. Each emergency shelter shall establish and maintain set hours of operation for client intake and discharge. These hours shall be clearly displayed at the entrance to the emergency shelter at all times. In the event an emergency shelter client is socially disruptive, a threat to the safety of others, or in violation of the emergency shelter facility rules during non-business hours of operation, the emergency shelter management may proceed with discharging that client immediately.
- On-site personnel. On-site personnel shall be provided during all hours of operation when clients are present. A designated area for on-site personnel shall be located near the main entry to the facility for the purpose of controlling admittance into the facility and providing security.
- Client restrictions. The emergency shelter operator shall not intake any person as a client of the emergency shelter that the operator knows is wanted by the police or knows has been convicted of committing any violent offense.
- Personal storage. A private storage area or closet shall be provided with each on-site bed. At no time shall any client of an emergency shelter be allowed to keep on-site any alcoholic beverages or store any type of illegal substances, illegal drugs, and/or weapons of any kind.
- Personal space. A minimum of 30 square feet of personal space shall be allocated for each client bed.
- Restroom and shower facilities. A communal restroom facility with at least two toilets, one shower, and one sink shall be provided for every 12 clients residing at an emergency shelter.
- Common space. Interior and/or exterior common space for the on-site clients to congregate shall 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.
- Telephones. Each emergency shelter shall provide telephone(s) for the use of the on-site clients.
- Food service areas. The emergency shelter operator shall be 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.
- Laundry facilities. The emergency shelter shall provide laundry facilities adequate for the number of clients.
- Outdoor storage. Any provision of on-site outdoor storage shall be fully screened from all public rights-of-way and on-site parking lots.
- Parking. Off-street parking shall 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. No client shall sleep or live within a motor vehicle on the property of an emergency shelter at any time.

- Refuse. There shall be provided 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 refuse enclosure shall be accessible to refuse collection vehicles.

In addition, the city has a standalone Emergency Shelter Ordinance that was passed in 2011, and emergency shelters are allowed by right in the VSP and IPD zone, pursuant to geographical limitations within the zone. However, it was identified in the city's 2020 Analysis of Impediments, that the current ordinance includes requirements that are not permissible under state law²⁰, including:

- "Emergency shelters must not be located within 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.
- AB 139 (Emergency and Transitional Housing)—parking for shelter staff only; definition of sufficient capacity
- AB 101 (Low Barrier Navigation Center)—housing for homeless or at-risk homeless while waiting to transition to permanent housing"

The city will need to revise its Emergency Shelter Ordinance to be in compliance with State law.

In the VSP and IPD zoning districts where emergency shelters are allowed, there are 27 total parcels that cover about 28 acres. Of these parcels, those zoned VSP are occupied by old, small shopping centers with retail and restaurant uses, as well as parking lots. The parcels zoned IPD have existing industrial uses and parking lots. In these areas, three of the structures are vacant, with a total of 10,080 vacant square feet. These vacant and underutilized properties would accommodate emergency shelter need.

Transitional and Supportive Housing

Transitional Housing

Transitional housing is defined as buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2[h]). State law requires local jurisdictions to address the provisions for transitional housing.

Pursuant to State law, 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). Transitional housing provides additional housing options for people with disabilities, a protected class of the population.

The city has a Transitional Housing Ordinance in place, which describes transitional housing allowances as follows:

²⁰ City of Alhambra. 2020 Draft Analysis of Impediments, Page 68. April 2020.

Small transitional housing serving six (6) or fewer people is considered a standard residential use and is permitted in all zones where residential uses are permitted (R-1, R-2, R-3 and residential areas within the Valley Boulevard Corridor Specific Plan). Transitional housing for seven (7) or more people that is operated as a residential care facility is conditionally permitted in the R-3 zone. If operated as a boardinghouse, it is permitted by right in the R-3 zone.

The city's Zoning Ordinance permits, conditionally permits, or prohibits transitional housing in the same manner as other residential dwellings of the same type in the same zone, consistent with State law.

Supportive Housing

Supportive housing is defined as housing with no limit on length of stay that is occupied by a target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code 50675.14 [b]). Target population means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

The city's Zoning Ordinance permits, conditionally permits, or prohibits supportive housing in the same manner as other residential dwellings of the same type in the same zone. The city also has a Supportive Housing Ordinance in place, which describes transitional housing allowances as follows:

A supportive housing development in the form of a residential care facility serving six (6) or fewer persons is treated as a residential use. Facilities serving more than 6 persons are conditionally permitted in the R-3 zone.

However, recent changes to State law under AB139 would require supportive housing to be permitted by right in all zones where multifamily and mixed uses are permitted. The city will revise its ordinance and provisions for supportive housing to comply with State law.

Farmworker Housing

The Housing Needs Assessment shows that about 93 workers in Alhambra were employed in farming, fishing, and forestry occupations in the 2014–2018 period. This is about 0.2% of workers in Alhambra. Alhambra is an urban community in a metropolitan area, and those persons identified as having agriculture 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.

Further, as Alhambra is an urban community, the city does not have any land designated for agricultural use. However, the city must still meet California Employee Housing Act requirements for housing with six or fewer employees to be allowed as a residential use. Alhambra updated the definition for employee housing in the Zoning Ordinance in 2014 to comply with this state law.

Single-Room Occupancy Housing

Single-room occupancy (SRO) housing is considered part of the definition of boardinghouses in the Alhambra Zoning Ordinance, "a building having space for not more than ten boarders and one kitchen facility for common usage, other than a hotel, motel or dormitory." Boardinghouses are permitted outright in the R-3 zoning district.

Housing for People with Disabilities

State law 65583(a)(4) and 65583(c)(3) require local governments to assess and address constraints for housing needs for people with disabilities. This includes removing barriers where possible to “provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.” Part of the analysis of governmental constraints includes evaluating the jurisdiction’s definition of a family as well as zoning and building code controls.

Definition of a Family

The City of Alhambra’s definition of a family is “one or more individuals occupying a dwelling unit and living as a single household unit.” This definition meets the requirements for a broadened definition required by state law and meets fair housing law, as it does not discriminate against people with disabilities.

Zoning and Land Use Controls

Alhambra’s Zoning Ordinance allows residential care facilities serving six or fewer people in all zoning districts that allow residential uses. This is compliant with State law and meets zoning requirements for accommodations for people with disabilities. Other housing types, such as residential care facilities serving more than six people, are subject to conditional use permits in the R-3 zone, and boardinghouses are allowed outright in R-3.

Review of Building Code

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations. Consistent with this purpose, the provisions of this Code are intended and always have been intended to confer a benefit on the community as a whole and are not intended to establish a duty of care toward any particular person.

The city Building Services Division is responsible for enforcing the California Building Code and provisions of the Americans with Disabilities Act that regulate building accommodations for persons with disabilities. Section 20.21.010 of Alhambra’s Code states that in the event any differences in requirements exist between the accessibility requirements of Alhambra’s code and the accessibility requirements of the California Code of Regulations, then the California Code of Regulations shall govern.

Review of Permit and Review Procedures

Most residential projects in Alhambra require design review and approval by the Planning Commission. This process and its potential constraints are addressed in detail on Page 95. The hearing process is the same for housing structures that accommodate people with disabilities as other residential projects.

Review of Reasonable Accommodations

The City of Alhambra has a reasonable accommodations ordinance that was passed in 2013. Its role is to provide individuals with disabilities reasonable accommodation in the application of the city’s rules, policies, practices, and procedures, as necessary to ensure equal access to housing. Section 25.59.020 of the Alhambra Municipal Code describes the process for reasonable accommodations application and approval:

- In order to make specific housing available to an individual with a disability, a disabled person or representative may request reasonable accommodation relating to the application of various land use, zoning, or building laws, rules, policies, practices, and/or procedures of the city.
- A request for reasonable accommodations must describe how the property will be used by the disabled individual and a specific reason the reasonable accommodation is necessary to make particular housing available to the disabled individual(s).
- A reasonable accommodation application requires a ten-day written notice to all adjacent property owners within a 100-foot radius of the subject property so that their input may be received
- The Community Development Director has the authority to act on any application for a reasonable accommodation.
- There is no original application or filing fee charged. However, for appeals, an administrative appeal filing fee is charged.

Over the planning period the city has approved three reasonable accommodations requests.

Constraints Summary:

The city's code allows for a range of housing types as required by State law and does not unduly constrain or prohibit a variety of housing types. The city enforces minimum State regulations where its current ordinances require updates. The city has adopted the 2020 Los Angeles County Building Code as amended, which is based on the California Uniform Building, Plumbing, Mechanical, and Electrical Codes. 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 city adopted an administrative procedure for processing requests for reasonable accommodation in 2013, pursuant to State and Federal fair housing laws.

What can the City of Alhambra do?

The city adequately meets its obligation to provide for a variety of housing types and opportunities for housing for persons with disabilities. It will update its ADU, emergency shelter, and transitional housing ordinances to be compliance with State law.

The city may also explore strengthening its design standards to be more accommodative for persons with disabilities. Universal design standards are features in a home that encourage equitable use and visitability for individuals, particularly people living with disabilities and older adults. Features include, but are not limited to: step-less entrances, one-story living, wide doorways, wide hallways, extra floor space, lever door handles, rocker light switches, etc.

In Assembly Bill 2787, the California Department of Housing and Community Development created a Universal Design Model Ordinance for local governments to voluntarily adopt. The model ordinance offers definitions for key terms, options for building code standards, and options for exemptions and enforcement. The city could review this ordinance, meet with those knowledgeable about the building code and building living spaces for those with disabilities, and may amend the Building Code accordingly during the triannual code adoption process.

Relevant Housing Action Plan Programs: Program 2, Program 8, Program 23.

Fees and Exactions²¹

The City of Alhambra charges a range of fees for planning and development services, including permit fees for residential construction. These fees are allowed under State law and are necessary to maintain public services and facilities in the community. However, fees place an additional cost on development and can be a constraint if abnormally high.

Development fees in the city vary by development type and location throughout the city. A summary of the city's fee structure is included here. The city posts its fee schedule online on its website consistent with government code 65940.1.

Figure 64. Planning and Development Fees, Alhambra

Source: City of Alhambra, 2020

Permit Fee Type	Cost	Note	Neighboring Jurisdictions ²²
Planned Development			
Single-family residential	\$1,051.50		\$790 - \$1,340
Multifamily residential	\$1,633.75	Plus \$108.25 for each additional unit	\$1,580 - \$2,840
Design review			\$300 - \$8,280
Single-family	\$480.00		
Multifamily	\$ 960.00		
Window changeouts, Front	\$195.00		
Public Works/Engineering	\$446*		\$400 - 800
Conditional Use Permit			
Base Fee	\$1,500.00		\$1,070 - \$4,560
Planning Variance			
First variance	\$1,023.50		\$1,070 - \$6,800
Each additional variance	\$218		
First modification	\$212.50		
Each additional modification	\$26.75		
General Plan Amendment	\$1,138.50		\$2,940 - \$17,390
Specific Plan Amendment	\$1,600.00		NA - \$6,540
Zone Change	\$1,099.75		\$6,220 - \$18,230
Subdivisions			
Tentative tract/Parcel map	\$485.00	1st 4 units + \$108.25 for each add. unit	\$2,540—\$5,200
Lot line adjustment	\$1,012.75		\$500 - \$4,800
Second Unit Review (ADUs)	\$400		No fee - \$307
Zoning Clearance	\$400		NA - \$370

²¹ Fees reported in this Housing Element update reflect fees current of 2021. Current fees should be verified through the city's fee schedule available online or through the finance department.

²² Neighboring jurisdictions surveyed include EL Monte, Pasadena, Glendale, Monterey Park, and San Gabriel.

Figure 65. Impact Fees, Alhambra

Source: City of Alhambra, 2020

Impact Fee Type	Cost per Unit
New Construction	\$2,000
Public Arts	0.005% of total building valuation excluding land value, off-site improvements, interior improvements, parking facilities and public facilities
Water Connection	\$2,282
LA County Sanitation	No data—Set but LA County Sanitation Dist.
Alhambra USD School	No data—Set by AUSD
Sewer Connection	Varies

Note: The Public Works/Engineering fee is collected by the Planning Division on behalf of the Public Works Dept. at time of entitlement submittal. The \$446 fee is deposited in PW's account.

The typical development fees for single-family, multifamily, and mixed-use residential projects in Alhambra are listed in Figure 66. These do not include impact fees for arts, county sanitation, in-lieu fee option for inclusionary housing, or school districts. Fees are generally consistent across development types.

Figure 66. Example Development Fee Schedule

Example Residential	Entitlement	New Construction	Utilities	Total	Total per unit
Single Family Residence	\$1,077.50	\$2,000	\$7,941.00	\$11,018.50	\$11,018.50
Multifamily (11-units)	\$1,077.50	\$22,000	\$87,767	\$110,844.50	\$10,076.77
Mixed-Use (10 units, 1,300sf commercial)	\$8,737.50	\$20,000	\$82,458	\$111,195.50	\$11,119.55

Constraints Summary:

The City of Alhambra's fees are within regional ranges among peer communities such as Monterey Park, Pasadena, San Gabriel, and El Monte. Further, fees on a per-unit basis are relatively consistent across land use typologies and are not disproportionately high as a percentage of cost. The city has a consolidated list of its fees clearly posted online. Alhambra's fees and exactions are typical and not a constraint on development.

What can the City of Alhambra do?

The City of Alhambra is in the process of updating and recalibrating its fee structure. Fees are being recalibrated based on cost recovery. When estimates are completed, the city should conduct a peer analysis to ensure that its fees remain within regional ranges.

The city currently does not utilize its fee program as an opportunity to incentivize development. Jurisdictions in California are increasingly using fee deferrals or waivers for projects that meet targeted affordability thresholds to help offset the costs of affordable housing. The city can explore the marginal impact a fee incentive program would have on development.

Relevant Housing Action Plan Programs: Program 11, Program 14, Program 24, Program 26.

Development Review and Permitting Processes

Applicable Permits for Residential

The Residential Planned Development (RPD) Permit is the name of the main City of Alhambra entitlement application for residential construction projects. This permitting process is required for nearly all residential projects.

Prior to submittal of a residential development application to the Planning Division, the developer may request a review conducted by staff to ensure that proposed project will meet all development standards with the City of Alhambra's Zoning Ordinance. The city offers pre-application meetings which can be booked online.²³ Pre-application meetings providing preliminary review are optional and require a fee priced at approximately \$162.75 individually for the first and second review and at approximately \$48.50 for subsequent reviews.²⁴ A few of the major items required for the RPD Permit application are a site plan (full set of architectural plans), photos of elevations, radius map, and land use findings. The radius map listing property owners within 300 feet of a proposed land use application (Planned Development, Conditional Use Permit, etc.) is required due to California state law.²⁵

The city is working to advance a "One-Stop" Streamline Permit Processes and has launched a new customer service portal. City staff worked with developers, contractors, and property owners to help streamline the process and develop guides to help applicants navigate the process. The city also provides a citizen's access portal that allows applicants to track permits, inspections, planning applications, etc.

If understandable, predictable, and accessible, the process of permitting residential development can help provide housing needed for a community. Many cities, including Alhambra, are working to help make their permitting process more straightforward to help the city attract desirable growth and this is typically an ongoing process.

By-Right Development

A land use permitted "by right" is a type of development that is allowed to be built without a conditional use permitting process. Figure 63 previously denoted the specific residential uses by zone which are permitted ("P") in the table. These uses tend to be the targeted uses that the city is encouraging to be built in the respective zone and they tend to already exist in the area and complement the existing land use pattern.

Conditional Use

A Conditional Use Permit (CUP) is required for proposed land uses which are conditionally allowed in the city. Figure 63 previously denoted the specific residential uses which are currently categorized as "conditional" in the table.

Conditional uses are those uses which have a special impact or uniqueness requiring 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

²³ City of Alhambra, retrieved February 2021, <https://www.cityofalhambra.org/resources/planning-zoning>

²⁴ City of Alhambra, retrieved February 2021, <https://www.cityofalhambra.org/resources/planning-zoning-permits>

²⁵ City of Alhambra, Planning Application Requirements Handout, retrieved February 2021: <https://drive.google.com/file/d/1WwaxL82oMZrPOu6xa-cWmK93V81p-0RV/view>

from the use against the impact that it may cause. A CUP is an entitlement application that requires a public hearing and the adoption of specific findings. Similar to a RPD permit, the Planning Commission must make a set of findings that generally determines that the proposed land use is compatible with the area's existing character, is in compliance with existing and future uses, compatible with surrounding land uses and the physical conditions, and has sufficient services for the community. In addition, they must find that 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.

A few of the major items required for the CUP Permit application are a site plan (full set of architectural plans), photos of elevations, radius map, and land use findings. The radius map listing property owners and occupants within 300 feet of a proposed land use application (Planned Development, Conditional Use Permit, Design Review if the project is new construction, or an addition to an existing structure, or if there are exterior alterations, etc.) is required due to California state law.²⁶ 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 process is a common requirement for cities and has been necessary to help facilitate the development of uses that may have unique development requirements. However, CUPs should be reserved for uses that pose potential or significant land use compatibility issues and warrant Planning Commission review and approval and land uses conditionally allowed should be reviewed periodically, to ensure development patterns are achieving the intended outcomes.

Residential Development Permit

The Residential Planned Development (RPD) Permit is the name of the City of Alhambra entitlement application involving residential construction projects. This RPD permitting process is required for nearly all residential projects; however, the level of review with the city's Planning Commission varies by the scale of development. Developers of residential 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 and in some cases, this will require public noticing. 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. The Planning Commission must make a set of findings to approve the project which help ensure the project is in compliance with Zoning Code and General Plan, compatible with surrounding land uses and the physical conditions, and has sufficient services for 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

²⁶ City of Alhambra, Planning Application Requirements Handout, retrieved February 2021: <https://drive.google.com/file/d/1WwaxL82oMZrPOu6xa-cWmK93V81p-0RV/view>

and is processed concurrently with other applications. In addition to the requirements of the planned development permit, all improvements within the downtown revitalization district must undergo design review if the project involves new construction, or an addition to an existing structure, or if there are exterior alterations.

Details of the Residential Planned Development on Page 78 lists the currently available exceptions to the RPD process including the recent 2020 updates which have allowed an administrative review of permit applications in the R-1 zone rather than a full RPD permit process, subject to Planning Commission discretionary 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 Community Development Department, 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 Community Development Counter that outline the process, submittal requirements, and a fee schedule. Overall, the Design Review process takes approximately two weeks.

Figure 67. Processing Procedures and Approximate Timelines by Residential Development Type

Source: City of Alhambra

Residential Type	Approving Body/Entity	Public Hearing Required?	Estimated Processing Times	Appealing Body (if applicable)
Single-Family	Staff only for R-1 zones, RPD Permit required for R-2 and R-3 zones	Some cases require Design Review Board approval	Approximately 1 month from time of complete application	Planning Commission
Multifamily	Planning Commission	Planning Commission and Design Review Board approval required	Approximately 3 months from time of complete application	City Council
Mixed-Use	Planning Commission	Planning Commission, Design Review Board approval required, City Council may be required on some applications	Approximately 6 months from time of complete application	City Council
ADU	Staff	None	Approximately 1 month from time of complete application	Planning Commission

Processing Timelines

Processing time to obtain a development permit is an often-overlooked burden on housing development. If abnormally long, processing can be a considerable constraint on housing production. This is especially the case for affordable housing development, where developers are utilizing multiple capital stacks with often limited timeframes. Processing times can vary broadly depending on the completeness of applications and the responsiveness of both developers and staff. Approval times can be lengthened considerably for complicated project that require general plan amendments and projects that are not exempt from CEQA. Communities with strong opposition to development can often use these processes to further prohibit development.

The city strives to employ a “One-Stop” streamlined 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.

Figure 68 summarizes development review requirements for various types of applications. The city provided a list of project applications from 2016-2019. This list included 94 projects with a calculated time period from application to approval. The average time of approval across all projects was 6 months²⁷.

²⁷ Data was not provided on the number of units, complexity, or ultimate development outcome.

Figure 68. Development Review Requirements

Source: City of Alhambra (2020)

Application	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	D	A	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, a public hearing will be set with the City Council.		

Constraints Summary:

A recent study from the Turner Center found that shortening permitting and approval timelines can mitigate costs associated with uncertainties and delays²⁸. Another study in the Seattle region found that just cutting permitting times in half can lower development costs and/or supportable rent/sales levels, improving affordability²⁹.

The typical timelines for approval reported by the city are not considered overly constraining on development. The city's review processes are generally typical, with a few exceptions. First, requiring full Planning Commission approval for all variances can add to approval times. An initial variance can often be approved administratively. Second, as previously evaluated on Page 78, the city's Residential Planned Development (RPD) permit has the potential to constrain development.

The city's zoning code audit found Alhambra's development review processes to be burdensome and over reliant on discretionary review.

What can the City of Alhambra do?

Many cities, including Alhambra, are working to help make their permitting process more straightforward to help the city attract desirable growth. The City of Alhambra can take steps to increase development certainty and reduce risk to encourage development. This is largely done by limiting changes to the development process (e.g., reducing overly subjective design review requirements, clear messaging from elected or review bodies, outlining permitting steps), or by limiting changes to the costs of development (e.g., permit costs, taxes, fees).

²⁸ Turner Center from Housing Innovation. "The Hard Costs of Construction" Recent Trends in Labor and Materials Costs for Apartment Buildings in California". March 2020

²⁹ 2019 Seattle Affordable Middle Income Housing Advisory Council Final Report (pg. 59), see <https://durkan.seattle.gov/wp-content/uploads/sites/9/2020/01/AMIHAC-Final-Report-2020-01-22-.pdf>

Periodic reviews of the permitting process requirements, particularly for targeted development crucial to meeting the community's needs, can be a useful exercise for identifying possible areas of improvement. These process reviews could incorporate input from local housing and affordable housing developers and nonprofits. Lastly, many jurisdictions are working to move as much of the permitting process to online as possible, to promote "paperless" submittals, where it reasonably is effective. At the end of 2020, the city launched a new customer service portal called the Tyler Systems/Energov permitting system to implement permitting process efficiencies and to deliver better and faster assistance to the public. Citizens can pay bills, track permits, get zoning information, submit planning applications, and do more, in one centralized online location.

Portal link: <https://alhambraca-energovpub.tylerhost.net/Apps/SelfService#/home>).

Relevant Housing Action Plan Programs: Program 10, Program 13, Program 14, Program 17, Program 24, Program 26.

Building Codes and Enforcement

Alhambra adopted the amended Chapters 2 through 35, 66, 67, 96, 98, 99 and Appendices I) and J) of the Los Angeles County, Title 26, Building Code in December 2019. This is now referred to as the Alhambra Building Code as Chapter 20.03 of the city's Building and Construction Ordinance. Modifications to the building code included changes to language in grading fees, compliance with Zoning Code processes, and completion of work requirements.

Alhambra also updated its fire code (Chapter 19.02 of the city's Fire Ordinance) in 2019, adopting the 2019 California Fire Code. Updates included refinements to requirements for additional address information, fire sprinklers, access to fire equipment in buildings, and minimum fire flows for R-3 and R-4 buildings and townhouses.

As noted in the previous housing element, the city adopted the Uniform Housing Code (1988) in 2010 and it has not been updated or amended.

Constraints Summary:

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.

What can the City of Alhambra do?

The city continues to link code enforcement to its Housing Rehabilitation Program. During the 2019-2020 fiscal year code enforcement staff made 533 referrals to the Housing Rehabilitation Program for assistance.

Relevant Housing Action Plan Programs: Program 2.

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 well-served with infrastructure. Site improvement requirements for infill or redevelopment will 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, dedication of streets and alleys, and smoke detectors. The street and alley dedications can be a significant constraint especially if it reduces the available density for a development project since density and FAR are all calculated using “net” lot area minus any dedications. 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.

Constraints Summary:

The City of Alhambra is a largely built-out community. The majority of future housing development will come through redevelopment of underutilized parcels. Required infrastructure improvements have not been reported as excessive by the development community and are not considered a burden or constraint on development.

What can the City of Alhambra do?

The city can continue to monitor the impact of its requirements on development projects to ensure that requirements are scaled to the impact of the project. It can also ensure that fees are calibrated to cost of service. The city should consider adding Code updates associated with the street and alley dedication requirements to remove unintended barriers to needed housing development.

Relevant Housing Action Plan Programs: Program 17, Program 26.

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.

Environmental

Alhambra is an urbanized city in a large metropolitan area. No rare or endangered plant and animal species are known or suspected to exist.³⁰ 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.

Infrastructure

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 two sources: groundwater from wells in the Main Basin, and through direct delivery of treated imported water from the Metropolitan Water District of Southern California (MWD).

³⁰ City of Alhambra General Plan, 1986.

According to the 2005 Alhambra Urban Water Management Plan, through groundwater management, conservation programs, well maintenance, and capital improvement programs, 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.

Chapter 4: Housing Resources

The magnitude of housing need in most communities, especially affordable housing need, is often large relative to the resources available. Providing for an adequate supply of housing across all income levels is challenging and requires a balance of resources across the physical, social, and financial realm. To inform the city's Housing Plan, this section of the Housing Element provides an overview of the resources available to the city.

Land and Market Support

The City of Alhambra has 5.5 acres of vacant residential land available for development with the capacity to accommodate up to 59 units. Market conditions in Alhambra are characterized by escalating rent and home prices and low vacancies and inventory—characteristics that are generally supportive of redevelopment. The site's inventory in Chapter 7 details redevelopment potential in Alhambra. Through this process the city identified realistic market-supportive redevelopment capacity of 5,571 units.

Administrative Resources

DRAFT

Providing solutions that meet the housing needs of the city's residents requires an ecosystem of governmental, non-profit, and private partners that offer resources and expertise.

The City of Alhambra Community Development Department

The Community Development Department is responsible for assisting business owners, citizens, and developers through the city's review and approval process; developing a comprehensive, long-range plan for development and improvement of land use; and promoting quality development and rehabilitation of existing structures. The department includes five divisions: Planning, Economic Development, Housing, Building, and Code Enforcement. The overarching role of the Department is to administer the city's land use and zoning regulations and ensure the city is in compliance with State and Local regulations, administer the building and land use permitting services, support the rehabilitation and creation of affordable housing, and support the business community.

Alhambra HCDA Citizen Advisory Committee

The City has established the HCDA Citizen Advisory Committee to make recommendations to City Council regarding the use of HUD funds and the administration of the CDBG and HOME programs. The HCDA is a 10-person council of community members.

Non-profit Developers and Community Development Organizations

Alhambra works with a variety of non-profit developers and community development organization partners collaboratively to facilitate the production of affordable housing in the city.

- 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. In Alhambra,

TELACU developed a 66-unit very low-income housing unit for seniors (the head of the household must be 62 years-old and the household income must not exceed 50% of the HUD annual income limits).

- 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.
- The city has also worked with the National Preservation Partners to develop an affordable housing project on the city-owned Howard Street property – a property purchased with CDBG funds and developed by National Preservation Partners with HOME and Redevelopment Housing Set-Aside funds from the city.
- The city contracts with the Housing Rights Center to provide fair housing services in the community.
- The city is also undertaking a Disposition and Development Agreement to build 50 one-to two-bedroom permanent supportive and low-income rental housing on a currently city-owned parking lot at 2nd and Main Street with American Family Housing/National Core.
- The city also negotiating a second agreement with Related California to develop 44 units on a 0.32-acre city-owned parking lot on N Chapel Avenue.

Homeless Services

Alhambra has a very small homeless population. The city recognizes that many agencies in the County provide services to homeless persons in the San Gabriel Valley. The city's strategy is to focus resources on the at-risk homeless, specifically the elderly and frail elderly with limited resources.

The city has cooperative relationships with non-profit organizations, such as the Union Station Homeless Services (USHS), Housing Rights Center (HRC), the Los Angeles Homeless Services Authority (LAHSA), and the Greater Pasadena Housing and Homeless Network to provide services and housing for homeless persons.

Since 2017, the city has been funding a Homeless Outreach Services program. The program connects homeless agencies that provide emergency shelter, provide supportive services, and/or help transition them to permanent housing. The USHS in Pasadena administers the program and provides outreach, shelter, rapid-rehousing, case management, and supportive services for homeless persons from Alhambra. The city's efforts include an emergency hotel/motel voucher program, which is facilitated by USHS. The city is currently requesting proposals for a new contract to provide homeless support services and case management, including shelter assistance.

Financial Resources and Incentives

Financial Resources

California Redevelopment Agencies (RDAs) were created with the state's passing of the Community Redevelopment Act in 1945. In February 2012, the approximately 400 RDAs were officially dissolved as part of the 2011 Budget Act. Although the documented shortcomings of

these agencies were plenty—particularly in the last few years leading up to their dissolution—, they played a key role in aiding affordable housing development across the state, in addition to renovating rundown urban areas, cleaning up and rehabilitating contaminated land, and redeveloping areas for commercial retail, which resulted in the creation of new jobs and increases in private investments.

According to a white paper from the U.S. Department of Housing and Urban Development (HUD), during the fiscal year period of 2001 to 2008, RDAs created approximately 63,000 affordable housing units, 44 percent of which were affordable to those earning 50% of MFI or lower. Statewide, the removal of these agencies expected to result “in a statewide average annual loss of 4,500 to 6,500 new affordable units through the foreseeable future after all enforceable obligations have been met.”

A key benefit RDAs provided to local communities, beyond the creation of new affordable housing units, was assisting developers in filling fund gaps in Low-Income Housing Tax Credit (LIHTC) developments. In California’s 2011 funding round, it was estimated that “62 percent of all 9% LIHTC awards also had RDA financing.” Hence, the dissolution of RDAs has and will continue to impact developers insofar that access to this bridge in funding is gone.

In place of the RDAs’ absence, local governments have alternatives to encourage redevelopment and affordable housing; however, these options are narrower in scope and often require a 2/3 majority vote to become reality. Some of these options include: Infrastructure Financing Districts, Community Facilities Districts, Assessment Districts and Business Improvement Districts, Statutory Development Agreements, Federal New Market Tax Credit Programs, or Community Controlled Nonprofit Economic Development Corporations.

Additionally, California’s cap-and-trade program, which is set-up to reduce carbon emissions and generate revenue for the state via auctions of pollution permits, is being used to fund affordable, or “sustainable”, housing projects for residents. In particular, these projects are required to be constructed near transit lines so as to provide residents ease of access to public commuting. As of 2015, about \$122 million was allocated to 28 sustainable housing projects in the state. Some cities that received funding include Los Angeles, San Diego, Riverside (a veteran’s village), and Long Beach, among many others across the state.

The following programs exist to continue to fund housing and affordable housing developments, but they do not backfill the gap left by the dissolution of RDA programs in 2012.

[Alhambra Housing Asset Fund](#)

The City of Alhambra maintains a Housing Asset Fund that includes funds remaining from the former RDA. The city uses these monies to fund affordable housing development. The city plans to use Asset Fund monies for both the Mariposa project and the Chapel Lot project.

[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) receive 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 anticipates receiving a CDBG allocation of approximately \$1,014,111 for the 2020-21 Proposed Budget. CDBG allocations fluctuate annually; however, the city conservatively estimates an average of \$1,000,000 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 efforts.

HOME Investment Partnerships (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 rehabilitation, and first-time homebuyer assistance. In recent years, Alhambra has contributed HOME funds to help lower-income homeowners with rehabilitation and to provide first-time homebuyers with down payment assistance. The city anticipates receiving a HOME allocation of approximately \$631,003 for the 2020-21 proposed budget. Similar to the CDBG funding, the HOME allocations fluctuate annually. The city conservatively assumes an average of \$700,000 per year.

Housing Choice Voucher Program

The Los Angeles County Development Authority (LACDA) administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Alhambra residents, providing rental assistance payments to owners of private market-rate units on behalf of low-income tenants. 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.

Continuum of Care (CoC)

Grants for development of a continuum of housing options and support services to assist homeless persons in the transition from homelessness are available from HUD. These grants are awarded to the Los Angeles Continuum of Care to be distributed to nonprofit homeless agencies (such as the Greater Pasadena Housing and Homeless Network and LAHSA), in order to implement a broad range of activities that benefit homeless persons.

Housing Opportunity for Persons with AIDS (HOPWA)

The HOPWA program provides funding for the housing and related support-service needs of low-income persons living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS). The City of Los Angeles receives HOPWA funding on behalf of Los Angeles County, as the largest jurisdiction in the County.

Low Income Housing Tax Credits

Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.

California Permanent Local Housing Allocation (PLHA)

SB2 created a permanent funding source through a \$75 real estate recording fee. Over the initial PLHA five-year period, Alhambra is estimated to receive nearly \$2.8 million in PLHA funds. The city's planned disposition of these funds is to fund the San Gabriel Valley Regional Housing Trust, contribute to two 100% affordable projects being developed on city-owned sites, and explore additional affordable housing development on other city-owned sites.

San Gabriel Valley Regional Housing Trust (SGVRHT)

Alhambra is a member city of the SGVRHT. Alhambra initially contributed \$116,400 of its PLHA funds to the trust. The trust was established in February 2020 as a JPA to fund the planning and construction of affordable and homeless housing. In 2020 the trust successfully received a \$1,000,000 match from the California Local Housing Trust Fund (LHTF) program. The SGVRHT

maintains a pipeline of projects seeking funding. Both the Mariposa and Chapel projects are in the regional pipeline. The Mariposa project has received a loan from the trust

[Inclusionary Housing Trust Fund](#)

In 2020 the city approved an Inclusionary Housing Ordinance that includes an option for developers to pay an in-lieu fee as an alternative to providing mixed-income development. A fee calibration study was completed in Winter 2020. In-lieu fees collected will be eligible to support affordable development in the future.

[Other State and Federal Programs Available to the City of Alhambra](#)

The State of California has many other programs and funding sources the city and its residents can draw from to fund housing programs and access in Alhambra. A sampling of these programs include:

- Multifamily Housing Program (MHP)
- Affordable Housing and Sustainable Communities Program (AHSC)
- Calhome
- California Emergency Solutions and Housing (CESH)
- Infill Infrastructure Grant Program (IIG)
- Local Early Action Planning (LEAP) Grants
- Affordable Housing Partnership Program (AHPP)
- California Homebuyer's Down Payment Assistance Program (CHDAP)
- California Tax Credit Allocation Committee (CTCAC): Low-Income Housing Tax Credits (LIHTCs)
- California Tax Credit Allocation Committee (CTCAC): Historic Rehabilitation Tax Credits (HRTCs)
- California Debt Limit Allocation Committee (CDLAC): Various Programs

[Development Incentive Programs](#)

For both market-rate and affordable housing developments, government actors can offer a variety of non-market financial resources in the form of development incentives to encourage more housing development. Often these programs are aimed at encouraging the types of housing the market is not delivering, or housing that helps meet public goals.

Financial incentives often lower the cost of development (such as fee waivers or expedited permitting processes) or lower the cost of operations (tax exemptions). Regulatory incentives adjust site allowances and requirements (such as building higher or providing less parking) to increase developable space or reduce costs, thereby creating value. These incentives help increase development feasibility to shape market responses.

[Flexible Development Standards](#)

Section § 23.20.080 of Alhambra's zoning code 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 is due to economies of scale. The city has used this tool threshold size to encourage consolidation of small lots to achieve large-size projects that can offer amenities, efficient site planning, and cost reductions in senior and affordable housing projects in conjunction with density bonuses.

Density Bonus Program

The City of Alhambra offers housing density bonuses (Code Section 23.20.060) consistent with the state law outlined in California Government Code § 65915. Eligible applicants are allocated a density bonus for projects providing at least ten percent of the total units as lower-income households (defined as 80% AMI), or five percent of the total as very low-income households, or for a senior citizen housing development (defined by California Civ. Code § 51.3).

AB1763 Density Bonus

AB 1763 generally allows housing development located within one-half mile of a major transit stop and meeting all housing affordability requirements to receive a height increase of up to three additional stories and a density bonus of 80%, exempting the housing development from any maximum controls on density. The city's Mariposa project is using this bonus. As a part of the Housing Element Update, the city is planning to adopt an ordinance that extends the AB1763 bonus throughout the entire Downtown Revitalization District.

Inclusionary Housing Ordinance

In July 2020, the City Council of Alhambra approved the resolution to amend its zoning code to include a new inclusionary housing ordinance that outlines inclusionary unit requirements, incentives for greater affordability of units, and in-lieu fee for alternatives to the inclusionary unit requirement. The ordinance was adopted in September 2020. A detailed overview of the city's IHO is included in Chapter 3 of the Housing Element. At the most fundamental level, inclusionary policies reduce the economic value of a development site by driving part of its use to a below-market purpose. Therefore, inclusionary policies only work when the market can deliver market-rate housing and/or the loss in net-operating-income (NOI) is offset by value-enhancing incentives.³¹ If poorly designed and executed, inclusionary policies may be a constraint to housing production. When structured appropriately and in supportable market conditions, an IHO can have meaningful impacts on the delivery of affordable housing units. The city's policy is too new to have observable direct impacts. However, the Constraints Analysis of the Housing Element did not find the city's IHO to be overly restrictive compared to peer cities that have has positive affordable housing development outcomes from their IHOs. Further, the Housing Element includes a program to monitor the IHOs impact on development in the community and make a mid-cycle adjustment in the event that it is found to be inhibiting development.

Opportunities for Energy Conservation

The City of Alhambra has taken action on energy conservation through policies in its building code, general plan, and utility partnerships. The city integrates the most current California Energy Code (California Code of Regulations Title 24, Part 6) and California Green Building Standards Code (California Code of Regulations Title 24, Part 11).

³¹ In rare instances rents are sufficiently high to cross-subsidize affordable housing without offsets.

Alhambra's municipal code has a guideline for solar energy design with the intent of maximizing passive heating and cooling opportunities for residential developments. It is also intended to protect possible solar energy systems from shading. The code requires subdivisions to "maximize the number of future buildings which will receive sun-light sufficient for using solar energy systems."³² Additionally, the code requires a balance between sunlight and shade to "receive cooling benefits from both prevailing summer breezes and existing shading vegetation."

Alhambra's General Plan has a policy that encourages and language that requires green building construction. Policy R-5C from the plan "encourage the use of green building technology for building retrofit and pursue LEED-certification for new development." This policy comes after this statement on new developments, "New development projects are required to incorporate green building standards, which promote environmentally responsible and resource-efficient design through siting, construction, operation, maintenance, renovation, and de-construction."

This plan is using contradictory language while supporting the construction of green buildings because it both "encourages" and "requires" it. If the plan cleans this up, then the proper direction can clear up confusion for developers.

The City of Alhambra has a partnership with utility programs, like Southern California Gas Company (SoCal Gas) and Southern California Edison (SCE), to promote efficient energy use and assist lower-income customers. These partnerships are in direct alignment with the examples provided by the California Department of Housing and Community Development (HCD). Broadly these programs are looking to provide rebate programs for installing energy-efficient appliances, and public education about ideas to conserve energy. SoCal Gas offers installation of energy-saving home improvements at no cost to low-income households. SCE also offers free energy-saving appliances to low-income households.

Opportunities for the City of Alhambra to build on what they already have to include combining general plan policies with permitting and updating its energy plan.

The General Plans policy and recommendation on green building construction could be combined with three of California HCD's recommendations.³³ By combining these three recommendations, Alhambra can achieve a win for green building construction, while reducing cost of construction by speeding up their permitting process:

1. "Streamline and expedite the approval process for housing built using green building standards and specific energy standards."
2. "Adopt policies and incentives to promote energy-efficient retrofits prior to resale of homes."
3. "Target local funds, and Community Development Block Grants, to assist affordable housing developers incorporate energy-efficient designs and features."

Also, Alhambra could include "cool roofs" in its development code or encourage it through a rebate program as recommended by the U.S. Department of Energy. Cool roofs are designed to reflect more sunlight by choosing more reflective paint colors or materials. These roofs would reduce need for air conditioning, thereby lowering peak electricity demand.

³² https://codelibrary.amlegal.com/codes/alhambra/latest/alhambra_ca/0-0-0-109642

³³ <https://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/opportunities-for-energy-conservation.shtml>

Alhambra has facilitated mixed-use, compact development for decades in the Central Business District and throughout the city. Mixed-used development encourage walking due to more compact development patterns and housing development that is in close proximity to services and retail businesses. To the extent that the city is able, mixed-use zoning should be expanded so that all residents have the option to walk to fulfill weekly errands, rather than drive.

In 2012, the city published its Energy Action Plan (EAP) along with the 27 other cities that are part of the San Gabriel Valley Council of Governments. The purpose of this plan is to establish a long-term vision and commitment to achieve energy efficiency in the city, for both the community and the government operations. This plan was created with a 2020 target goal of reducing greenhouse gas emissions. The State of California now has a 2030 target and a carbon neutral goal for 2045.

Affirmatively Furthering Fair Housing Analysis

AB686 requires that all Housing Elements due after January 1, 2021, must contain an Assessment of Fair Housing. California defines affirmatively furthering fair housing as:

*"Meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development"*³⁴

The City of Alhambra updated and adopted a local Analysis of Impediments (AI) to fair housing choice in 2020. This document identifies fair housing needs and issues in the city and recommends solutions to mitigate or remove impediments. As an entitlement city for CDBG funding, the city also completed an update to its FY 2020-2024 Consolidated Plan in August 2020. Collectively, these analyses include considerable baseline information, outreach, and recommendations to serve and a foundation for additional research.

Summary of Outreach

Chapter 1 includes a comprehensive reporting of community outreach and engagement that was conducted as a part of the Housing Element. Outreach was designed to both disseminate and gather information from the community. A summary of this outreach, specific to AFFH includes:

1. Initial scoping with the City of Alhambra to develop a comprehensive list of groups to directly send project information and invite to participate in the project. This initial effort identified 82 organizations including community organizations (i.e., Housing Rights Center, East LA Women's Center, Grassroots Alhambra), Culturally specific groups (i.e., Alhambra Latino Association, Asian American Association of Alhambra), faith-based groups, real estate and business groups (i.e., AbundantLA, Alhambra Downtown Association), and special housing needs groups.

³⁴ Gov. Code, § 8899.50, subd. (a)(1).

2. Project updates and announcements across a broad spectrum of resources to maximize exposure. This included the city's social media platform, articles in the city's newsletter, the city's Parks and Recreation Leisure Guide that reaches 31,000 households in print, announcements on the library and school district social media accounts, and articles in the Around Alhambra Newsletter.
3. A public workshop was held at the beginning of the project that included a live interactive survey. The survey included questions and requests for insights specific to AFFH issues. Announcements for the workshop were translated into Spanish and Traditional Chinese. The Survey was also translated and posted to the project webpage for community members who could not attend the workshop to participate. This initial workshop was conducted virtually due to the COVID-19 pandemic. The project team offered "office hours" to discuss with community members who could not participate by computer, though none were requested.
4. To ensure comprehensive outreach throughout the entire community, each City Councilmember held a virtual town hall with the project team to discuss housing issues in each district.
5. In addition to the Housing Element outreach, the city updated its Analysis of Impediments in April 2020 and its Consolidated Plan in August 2020. Both efforts included significant outreach that included public study sessions, public meetings with the Housing and Development Advisory Committee, and a joint educational workshop with community members.

Assessment of Fair Housing

The City of Alhambra's Analysis of Impediments (2020) identifies many housing issues in the city and provides a foundation of information for inclusion in this section of the Housing Element. However, this section provides additional information derived from the unique resources in the region and local context from community outreach. Many fair housing factors and data are included in the Housing Needs Assessment (Chapter 2 of the Housing Element).

Fair Housing Data in the Housing Needs Assessment

The Housing Needs Assessment includes the following data related to fair housing factors in Alhambra:

- | | |
|---|---|
| ▪ Regional comparison of population by race and ethnicity | ▪ Regional Comparison of People Experiencing Homelessness |
| ▪ Areas of minority concentration | ▪ Homeless Facilities and Service Providers |
| ▪ Regional Comparison of HHs by Income | ▪ People living in poverty |
| ▪ Share of renter-occupied housing (tenure split) | ▪ Housing stock lacking telephone, plumbing, and kitchen facilities |
| ▪ Overcrowding | ▪ Assisted housing at risk of conversion |
| ▪ Cost Burden | |
| ▪ Special Housing Needs | |

Identification of Fair Housing Issues

Section VII of the AI, which includes Alhambra's Fair Housing Action Plan for the 2020 to 2024 planning period, provides a summary of fair housing issues that the city plans to address. These include:

Discrepancies in lending patterns by race and ethnicity. Between 2012 and 2017, the number of home loan applications decreased in Alhambra by about 3,300, with 2,061 applications in 2017. About 28% of applicants were White, while about 9% of Alhambra's population is White. Additionally, 1% of applicants were Black (2% of total city population), 16% of applicants were Hispanic (38% of total city population), and 41% of applicants were Asian (50% of total city population). Figure 69 provides a summary of this information as reported in the AI.

Wide range of approval rates by top lenders. Of the loan applications in Alhambra in 2017, approval rates ranged among top lenders. For example, Nationstar had an approval rating of 21%, while Shore Mortgage had an approval rating of 73%.

Subprime lending discrepancies by race and ethnicity. The frequency of spreads reported on loans in Alhambra in 2017 was 2.8%. Non-white households in Alhambra have a higher incidence of rate spread on average, ranging from 3.3% (Asian applicants) to 5.3% (Hispanic applicants), compared to White applicants (2.2%).

Discriminatory practices in the housing market. The Housing Rights Center (HRC) received 177 fair housing complaints over the 2014 to 2018 period, 40 of which were fair housing cases and 26 of the cases had substantial evidence. Additionally, the HRC reported inconsistencies in the types of clients they serve compared to the distribution of racial and ethnic groups in Alhambra. For example, Asian residents in Alhambra make up about 50% of the city's population, but the HRC reported that Asian residents accounted for 20% of their clients served to address fair housing issues.

Discriminatory language in real estate ads. The AI found "potentially discriminatory language, mostly encouraging family living" in a review of ads for units both for rent and for sale.

Figure 69. Lending Patterns by Race/Ethnicity Summary of Opportunity Indicators, Alhambra
Source: Table 26, City of Alhambra Analysis of Impediments (www.lendingpatterns.com, 2018)

	Approved		Denied		Withdrawn/ Incomplete	
	2012	2017	2012	2017	2012	2017
White						
Low (0-49% AMI)	55%	40%	32%	26%	9%	23%
Moderate (50-79% AMI)	56%	33%	18%	30%	14%	33%
Middle (80-119% AMI)	53%	55%	17%	10%	22%	28%
Upper (≥120% AMI)	63%	63%	12%	13%	13%	18%
Black						
Low (0-49% AMI)	67%	0%	0%	0%	33%	0%
Moderate (50-79% AMI)	0%	0%	100%	0%	0%	0%
Middle (80-119% AMI)	50%	100%	25%	0%	0%	0%
Upper (≥120% AMI)	47%	44%	6%	22%	24%	33%
Hispanic						
Low (0-49% AMI)	59%	43%	31%	29%	6%	24%
Moderate (50-79% AMI)	58%	32%	20%	36%	8%	28%
Middle (80-119% AMI)	51%	56%	21%	12%	20%	23%
Upper (≥120% AMI)	59%	62%	16%	14%	13%	20%
Asian						
Low (0-49% AMI)	65%	40%	16%	27%	15%	27%
Moderate (50-79% AMI)	57%	57%	16%	12%	8%	24%
Middle (80-119% AMI)	56%	63%	12%	11%	9%	16%
Upper (≥120% AMI)	63%	66%	9%	9%	9%	14%

Fair Housing Enforcement and Capacity

The city contracts with the Housing Rights Center (HRC) to provide fair housing services in the community. In general, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords.

Between FY 2014 and FY 2018, HRC provided fair housing services to an average of 29 clients per year (143 clients total). a majority (53 percent) of HRC clients from Alhambra were of “Other” races, followed by Whites (23 percent), Asians (20 percent), and Black/African Americans (four percent). The “Other” category most likely includes those who are of Hispanic origin.

In March, 2020, the COVID-19 pandemic was declared; subsequently, many of the HRC’s services shifted virtually. While the HRD statistics herein do not include 2019-2020 numbers, the need for housing services and support during the pandemic has been critical, given the uncertainty of economic resources and/or the ability for persons to maintain stable housing due to unemployment. Many eviction moratoriums, for example, were enacted, resulting in greater need for housing outreach and education by both the city and the HRC.

Local Context

Early in the development of this Housing Element, ECONorthwest and the City of Alhambra sought public input through a workshop and online survey. The workshop and online survey asked questions related to fair housing issues, including: "Have you ever experienced or witnessed housing discrimination?" and "If you or someone you know experienced housing discrimination, where would you refer them for assistance?". Of the 94 survey respondents, 31 (33%) stated they had experienced or witnessed housing discrimination, 60 (64%) stated they did not experience or witness housing discrimination, and 3 (3%) stated they were unsure.

Of those who experienced or witnessed housing discrimination, 26 respondents stated they would not know where to seek assistance. Twenty-two respondents stated they would refer to a local nonprofit, while other respondents (at a lower response rate) stated they would refer to a city agency, HCD, an attorney, HUD, or other agencies. To better communicate available resources available for those facing housing discrimination, the City of Alhambra may consider reinforcing education about fair housing resources, and access to the HRC, to the public.

Relevant Factors and Data Available Related to Fair Housing Issues

In addition to findings stated in the AI and the Housing Needs Assessment, the city can draw from supplemental data and analysis to identify potential fair housing issues. These analyses include evaluations of segregation and integration, identifying racially or ethnically concentrated areas of poverty (or affluence), disparities in access to opportunity, and displacement risk. This section provides a summary of relevant analyses in Alhambra that further describe fair housing issues in the city.

Segregation and Integration Patterns and Trends

Trends in segregation and integration within a city can be closely linked to access to opportunities across racial and ethnic groups. Two analyses that help to identify patterns in segregation and integration are a dissimilarity index and an isolation index. The dissimilarity index requires a comparison group to determine another group's population distribution across Census tracts in Alhambra. The dissimilarity index for Alhambra is reported for racial and ethnic groups in comparison to the White alone population in the city. The isolation index also relies on distributions of groups of populations over a geographic area (Census tracts) but analyzes a population group's distribution across the city in relation to the group's total population in the city.

The results of the dissimilarity index and isolation index are shown in Figure 70. For the racial and ethnic groups (other than White alone) that have high shares of population in Alhambra, the dissimilarity indices for Black or African American alone, Asian alone, Some other race alone, and Hispanic or Latino (of any race) are in the moderate (30 to 60) or low range (0 to 30). For example, to achieve an even distribution of population for White alone and Black or African American alone groups, 40% of one group would need to move to a given Census Tract in Alhambra.

The isolation index scores across racial and ethnic groups in Alhambra are relatively low, as the total range is 0 to 100, and Alhambra ranges from 0.8 to 6.6. This shows that among each racial or ethnic group in Alhambra individually, the populations are relatively integrated in a given geographic area (i.e., Census tract).

Figure 70. Dissimilarity Index and Isolation Index Scores by Race/Ethnicity, Alhambra

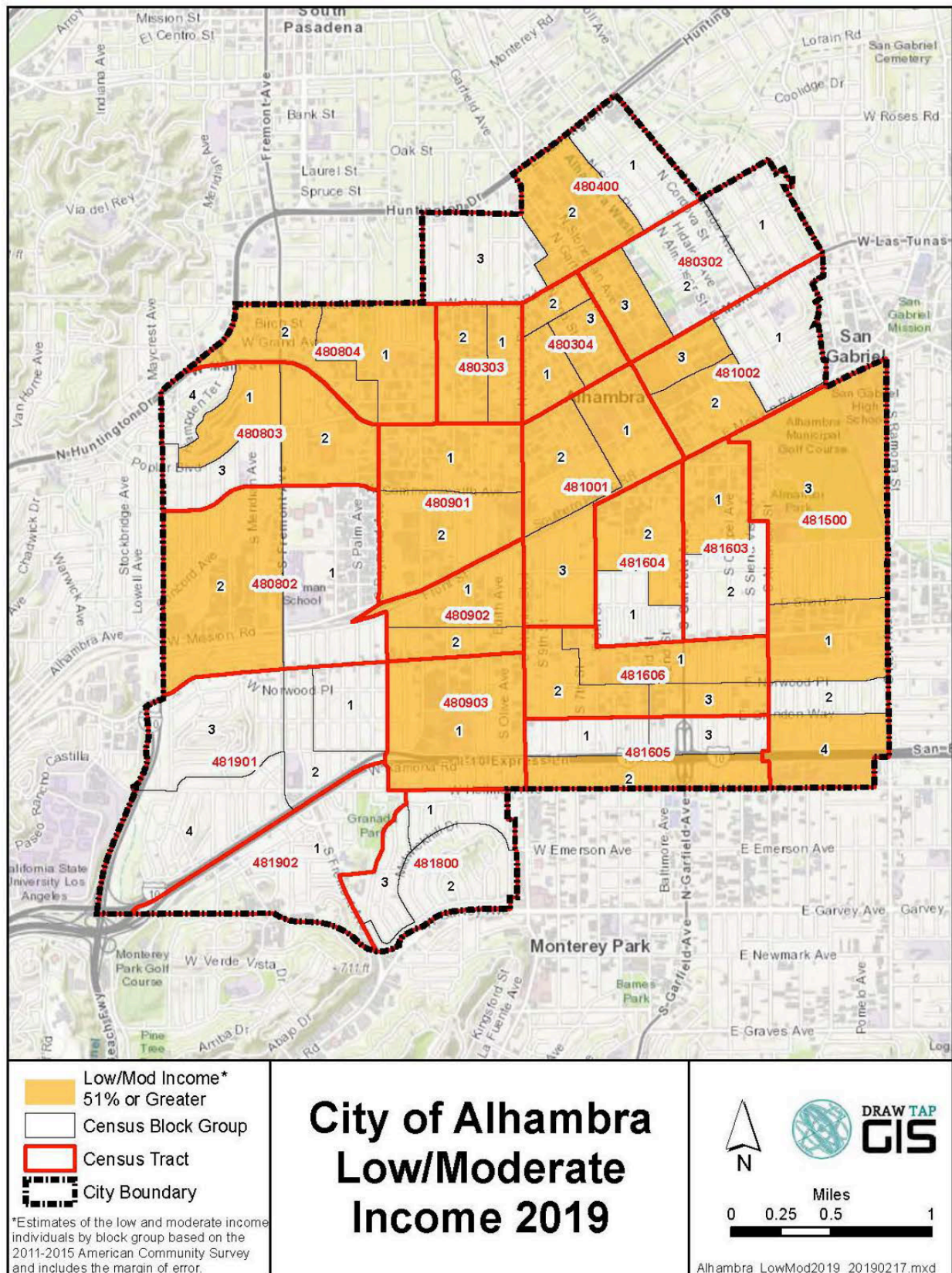
Source: American Community Survey, 2015-2019 5-year Estimates

Racial/Ethnic Group	Dissimilarity Index Score	Isolation Index Score
White alone	n/a	3.8
Black or African American alone	40	1.5
American Indian and Alaska Native alone	50	0.8
Asian alone	23	6.6
Native Hawaiian and Other Pacific Islander alone	81	3.2
Some other race alone	17	3.6
Two or more races	24	1.1
Hispanic or Latino (of any race)	11	5.8

The Alhambra AI provides a map showing the distribution of low and moderate-income (LMI) population in the city by block group, as of 2019. LMI areas are defined as Census tracts or block groups where 51 percent or more of the population is defined as LMI by HUD. The AI found that: “low- and moderate-income residents are generally dispersed across the middle of Alhambra with above-moderate income residents concentrated in block groups located in the southwest and northeast corners of the city” (pg. 17).

DRAFT

Figure 71. Low- and Moderate-income Areas, Alhambra
Source: Figure 3, City of Alhambra Analysis of Impediments (2020).



Racially or Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as R/ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. The City of Alhambra does not have any Racially or Ethnically Concentrated Areas of Poverty (R/ECAP), as defined by HUD. According to HUD data, this has been a consistent condition since at least 1990. Regionally, there are few areas in the San Gabriel Valley designated as R/ECAP areas. R/ECAP areas most proximate to Alhambra are located in East Los Angeles and more broadly Downtown Los Angeles.

The TCAC/HCD opportunity maps use a location quotient to proximate racial segregation and poverty. This calculation is reported in the High Segregation and Poverty Category. The 2021 methodology and associated map does not show any areas of High Segregation and Poverty in Alhambra (See Figure 72 in the Disparities to Access and Opportunity section below. However, in the 2020 methodology, Census Tract 4803.04 was listed as a High Segregation and Poverty Tract. This area encompasses most of west downtown and is bounded by North Atlantic Boulevard, West Alhambra Road, North Garfield Ave, and West Main Street. Its improvement in 2021 to a High Resource Area is indicative of improving conditions in Alhambra.

Disparities to Access to Opportunity

Section II of the Alhambra AI provides information related to disparities to access to opportunity in the city. The assessment is based on HUD indices available for the city to report. Page 49 of the AI describes each index and explains the range of scores and how they related to measuring opportunity. In Alhambra, the AI found that after evaluating these indices, the Asian or Pacific Islander group has a higher exposure to poverty, compared to other racial or ethnic groups in the city. Hispanic or Latino populations in Alhambra had limited access to higher-performing schools and used public transit more than other groups. The Black, Non-Hispanic population in Alhambra had fewer opportunities to access employment in their neighborhoods.

Figure 72. Summary of Opportunity Indicators, Alhambra

Source: Table 23, City of Alhambra Analysis of Impediments

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	56.72	62.07	68.13	82.60	86.68	44.32	7.25
Black, Non-Hispanic	51.64	61.52	64.17	85.13	89.24	41.04	6.84
Hispanic	55.11	60.55	62.89	82.43	86.98	45.37	6.41
Asian or Pacific Islander, Non-Hispanic	50.00	64.47	61.73	83.33	87.64	45.63	6.40
Native American, Non-Hispanic	50.81	61.94	60.35	81.96	87.08	47.23	5.72
Population below federal poverty line							
White, Non-Hispanic	54.21	55.92	65.88	82.94	87.55	54.80	7.28
Black, Non-Hispanic	49.53	52.68	52.06	80.47	86.76	55.09	5.85
Hispanic	51.20	61.37	61.51	82.86	87.17	43.82	6.52
Asian or Pacific Islander, Non-Hispanic	46.05	63.26	61.69	85.51	89.98	45.45	6.35
Native American, Non-Hispanic	30.00	48.11	59.00	92.00	96.00	46.48	6.00

To further assist in the assessment of access to opportunity HCD compiled a series of datasets for jurisdictions to access for their area. This included a dataset developed with the California Tax Credit Allocation Committee (TCAC) that evaluates economic, educational, and health outcomes for low-income households. The dataset provides scores for each outcome metric, as well as a composite score. Figure 73 through Figure 76 show the TCAC opportunity areas for Alhambra.

The maps show that Alhambra generally has positive economic and educational outcomes throughout the city, and less positive environmental outcomes across the city. The composite score shows that areas in south and west areas of Alhambra have higher access to resources, and areas in the eastside of the city have moderate access to resources.

Figure 73. TCAC Opportunity Areas, Environmental Score, 2021, Alhambra

Source: HCD AFFH Data Viewer; 2021, TCAC 2021

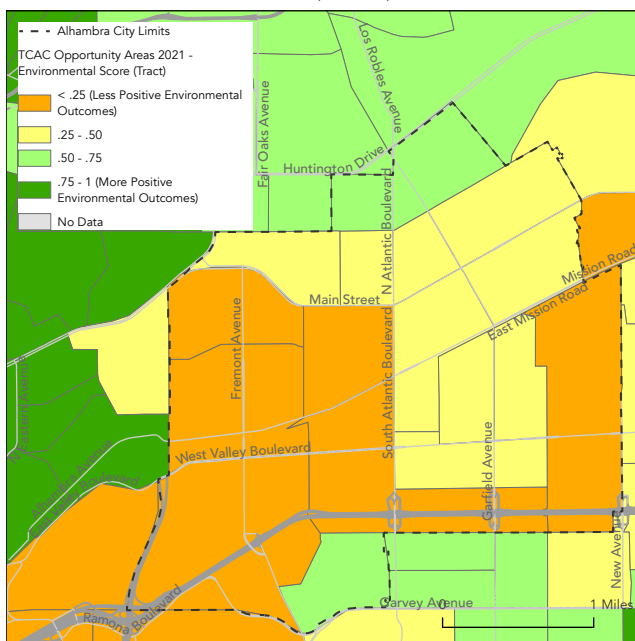


Figure 74. TCAC Opportunity Areas, Economic Score, 2021, Alhambra

Source: HCD AFFH Data Viewer; 2021, TCAC 2021

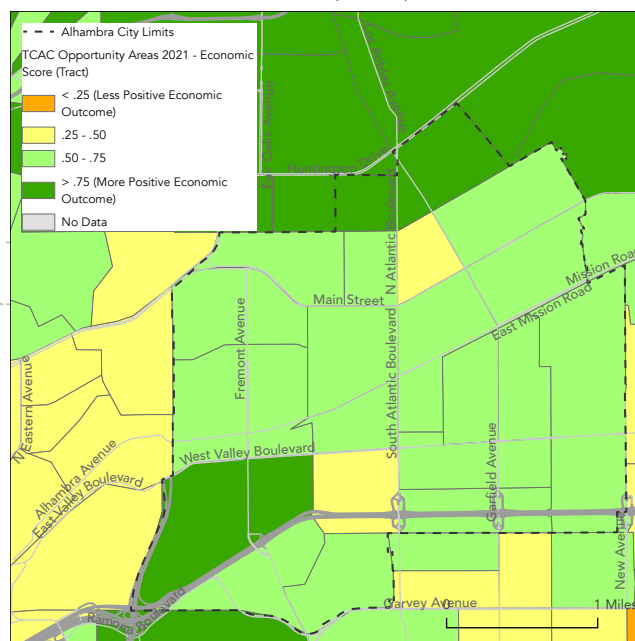


Figure 75. TCAC Opportunity Areas, Education Score, 2021, Alhambra

Source: HCD AFFH Data Viewer; 2021, TCAC 2021

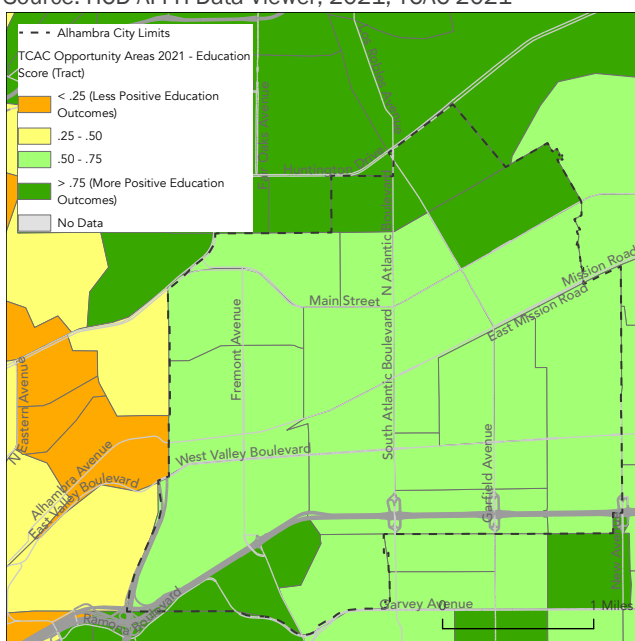
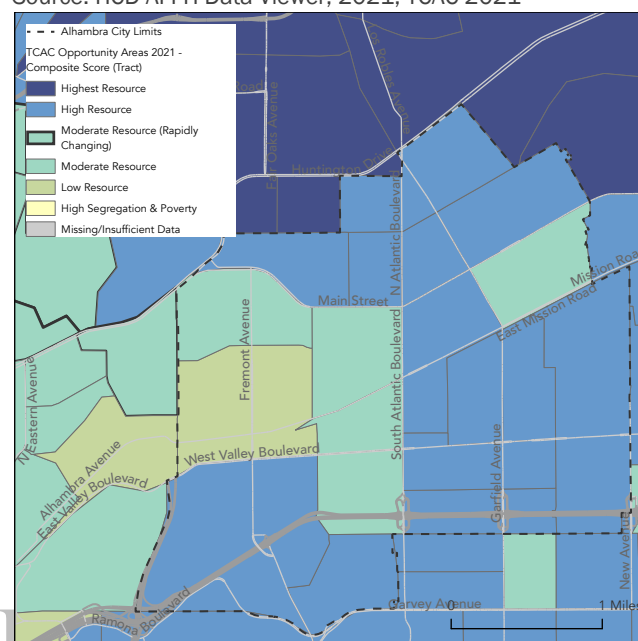


Figure 76. TCAC Opportunity Areas, Composite Score, 2021, Alhambra

Source: HCD AFFH Data Viewer; 2021, TCAC 2021

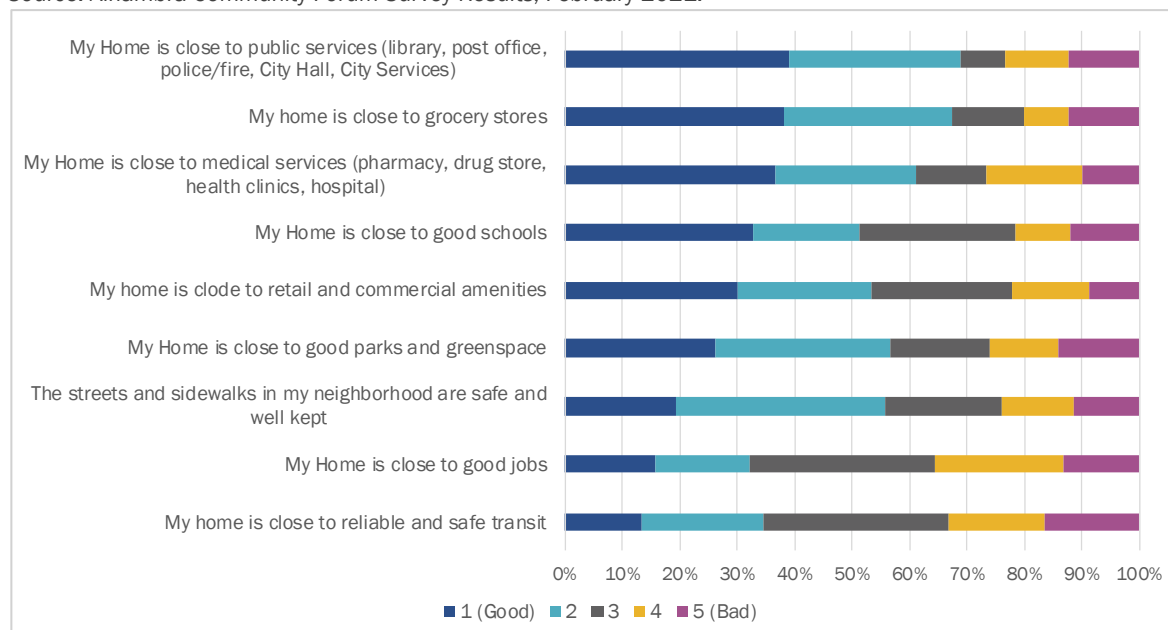


Local Context

In addition to this analysis, community outreach conducted in the Housing Element workshop and online survey asked Alhambra residents questions about their access to resources and opportunities. While not a statistically significant survey, these findings supplement the Census data with a local context. These findings are included in Figure 77, and show that Alhambra residents who responded to the survey have the most access to public services, grocery stores, and medical services. Fewer residents who responded to the survey stated they have access to good schools, good jobs, and reliable and safe transit in their neighborhoods.

Figure 77. Access to Opportunity Community Forum Results, Alhambra

Source: Alhambra Community Forum Survey Results, February 2021.



Discussion of Disproportionate Housing Needs

The Housing Element provides an assessment of both existing and future affordable housing needs in Alhambra. The existing housing need for very-low and low-income households in Alhambra is described in Chapter 5, stating that 564 Alhambra residents were receiving Section 8 Housing Choice Vouchers as of November 2019.

The Regional Housing Need Allocation (RHNA) for Alhambra over the 2021 to 2029 planning period states a future growth need of 6,825 units. Of these 6,825 units, the RHNA states that 1,774 units (26%) must accommodate very low-income households and 1,036 units (15%) must accommodate low-income households. Chapter 7 and Appendix A show the results of the Site Inventory for the Housing Element that meets the requirements of the RHNA by each income level.

Housing Needs and Problems

Chapter 2 of the Housing Element includes the Housing Needs Assessment, which describes key demographic and economic trends as they relate to the Alhambra housing market and affordability of housing. Many of the data points presented in Chapter 2 provide insight into fair housing issues in the city, including cost burden, overcrowding, substandard housing, and homelessness. Key findings in Chapter 2 related housing problems were:

- Renter households experience a higher rate of housing problems, 60% compared to 37% of owner households that experienced housing problems.
- Of all households who earned less than 80% of AMI renters more likely to experience at least one housing problem (53%) as compared to owner households (24%)
- Overall, 51% of all households in Alhambra reported at least one housing problem

Displacement Risk

One empirical measure of displacement risk is identifying the number of affordable units at risk of converting to market-rate housing. Chapter 2 of the Housing Element (Figure 51) provides an estimate of the number of these units at risk of conversion. In Alhambra, of the 366 affordable housing units for lower-income households, about 215 low-income units are at risk of conversion. These units are located in three properties with affordability term end dates between 2021 and 2029. Additionally, city staff reports that there are other affordable ownership units in the community built in the last 20-years with unknown covenant expirations that could be at risk over the planning period.

Other analyses of displacement risk can provide a more comprehensive evaluation of displacement risk using a range of criteria and aggregating various data sources. The Urban Displacement Project provides useful metrics for evaluating displacement risk in the Los Angeles region, including Census tracts in Alhambra.

Figure 78 shows the results of the [Displacement Typology](#) for Census tracts in Alhambra. Many tracts in the city are stable/mixed incomes areas with moderate displacement risk. Other areas, in central and southern Alhambra are low-income areas that are susceptible to displacement, or are areas in at-risk, early/ongoing, or advanced stages of gentrification.

Figure 79 shows the results of the renter vulnerability index in Alhambra, which accounts for measures affecting renter vulnerability to displacement, with considerations for accelerated vulnerability due to Covid-19. These factors include measures for cost burden, employment

characteristics (e.g., service-sector jobs), and immigrant status. Most areas in Alhambra have an index value between 3 and 8, which indicates moderate to high vulnerability.

Figure 78. Displacement Typology by Census Tract, Alhambra

Source: Urban Displacement Project, 2021.

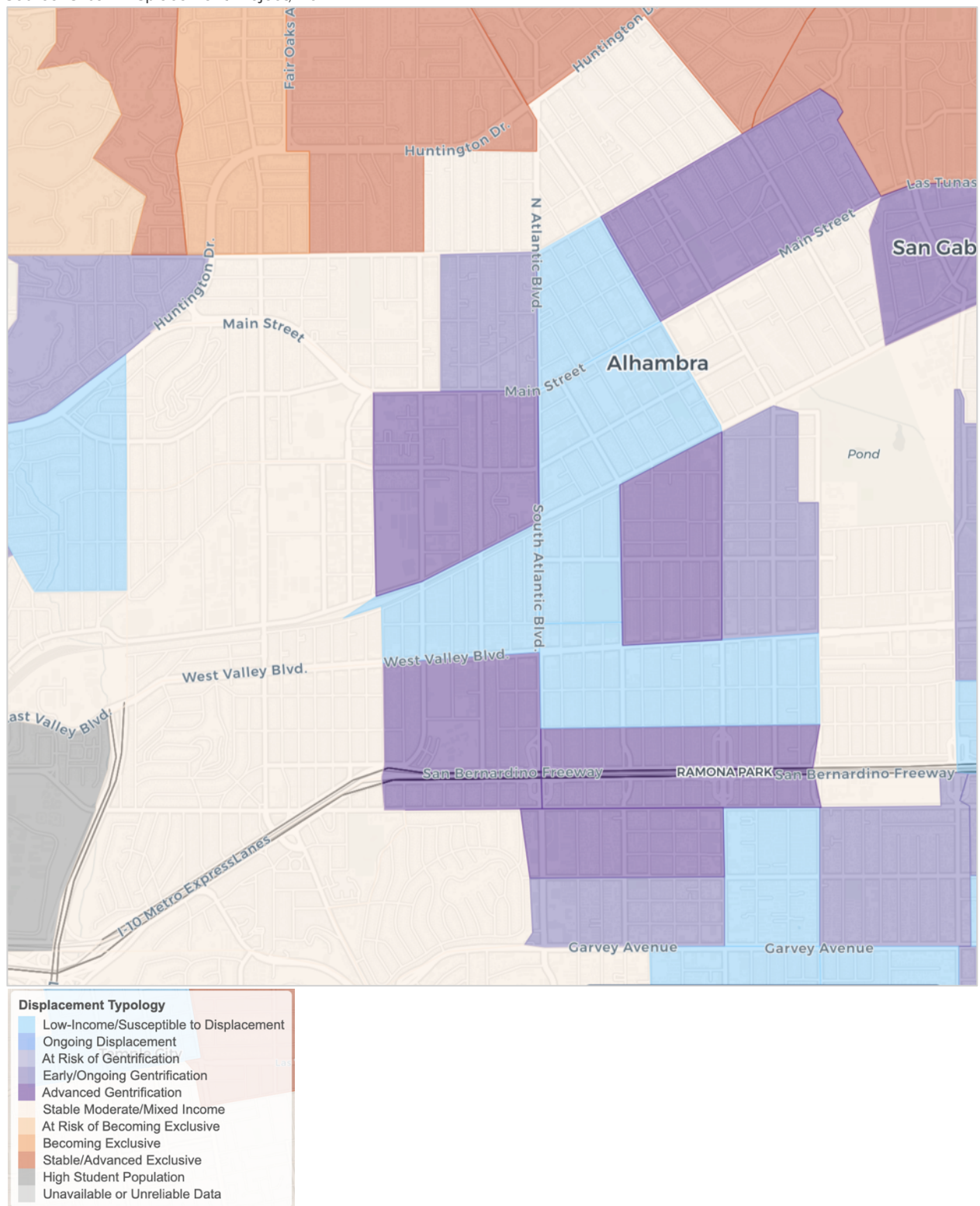
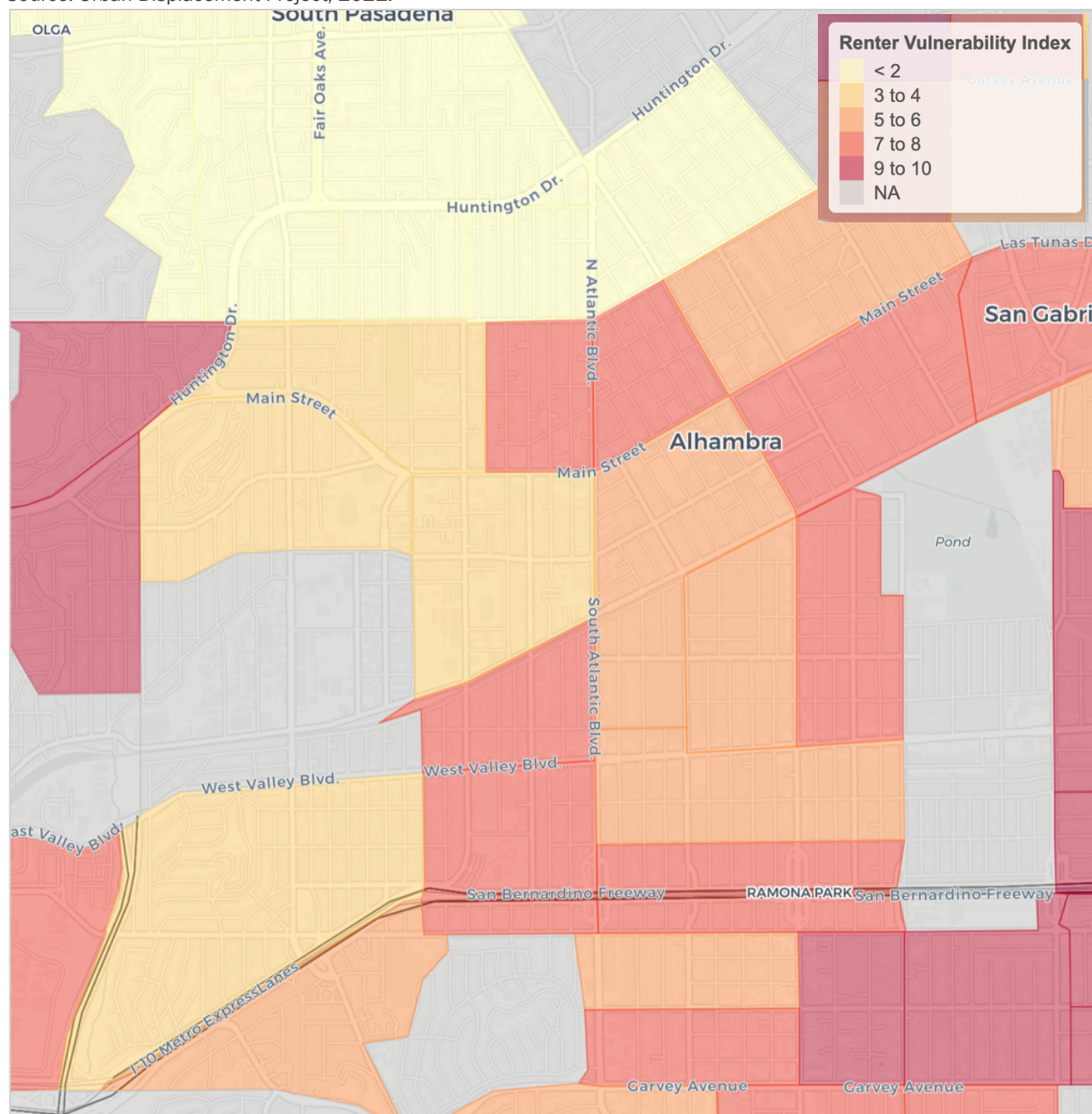


Figure 79. Renter Vulnerability Index by Census Tract, Alhambra
Source: Urban Displacement Project, 2021.



Analysis of Sites

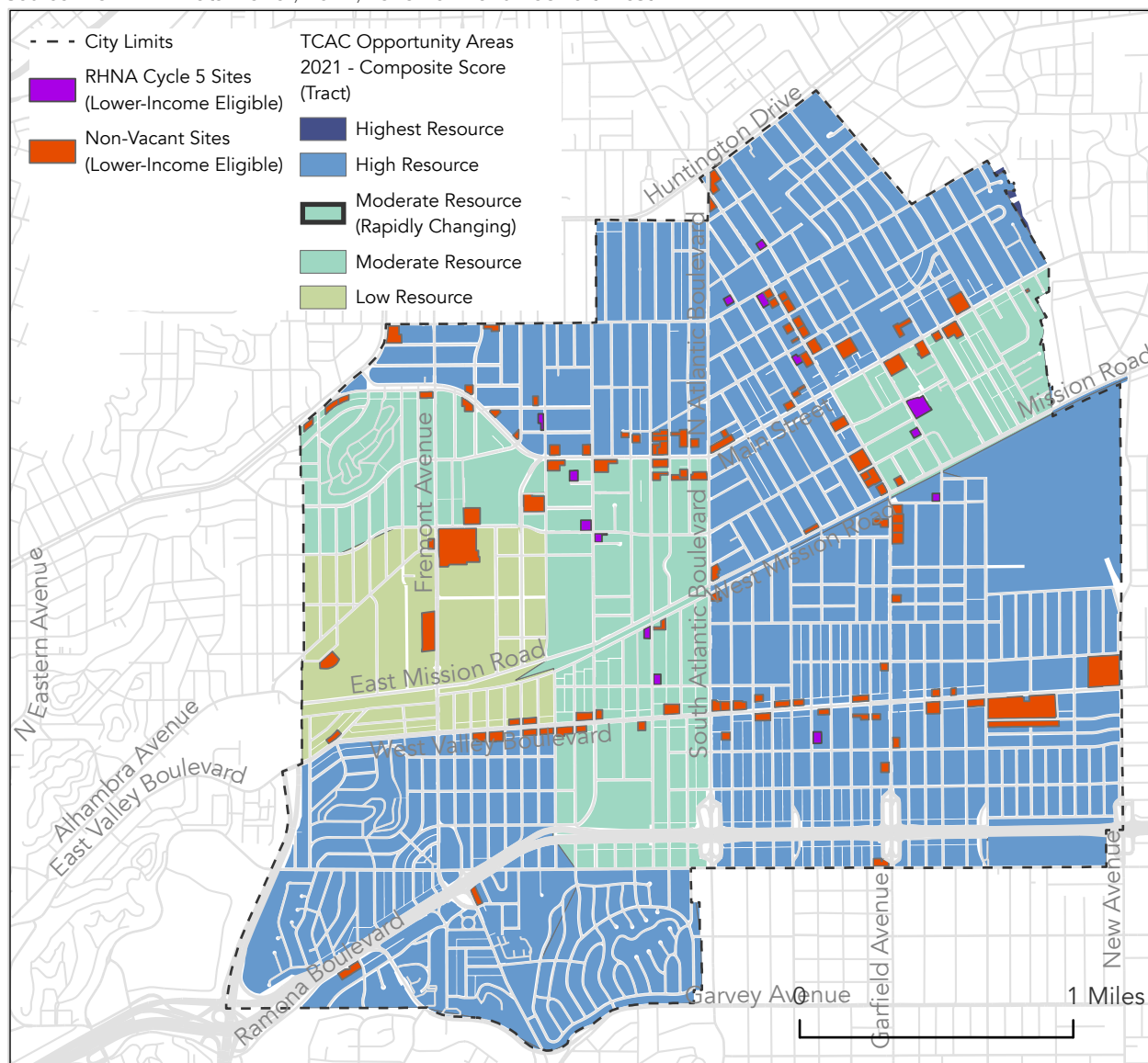
Alhambra's strategy of a combination of upzoning and rezoning to meet its RHNA obligation was in part designed to provide access to new and existing neighborhoods. Alhambra's constrained land supply and parcelized nature contribute to limited sites that meet the criteria necessary to support lower-income housing development. In the site inventory, **nearly all sites that met minimum criteria** (between .5 and 10 acres and density at a minimum of 30units/ac) were required to be used to meet lower income obligations. This constrain limits the city's ability to be strategic about the location of lower-income site allocation. However, Alhambra only has one Census Tract that is classified as a low resource area according to the TCAC/HCD opportunity

analysis. The major contributor to this classification is the tract's environmental score because it includes large portions of the city's industrial area. This tract scores high on both economic and education factors. Figure 80 below shows **that 87% percent of identified Lower Income capacity is in moderate or high resource areas** and should serve to improve access to higher opportunity areas, mitigate displacement, and unwind concentrations of poverty.

Identified site capacity across all income levels is well-distributed along corridors and in medium and high-density zones throughout the community. Site inventory capacity was further prioritized by transit access. Alhambra is generally a high transit access city. Nearly all capacity located west of Chapel is located in a SCAG designated 2016 High Quality Transit Area (HQTa) and **86 percent of all capacity is located within ¼ mile of a transit stop.**

Figure 80. Lower Income RHNA Allocation and Composite TCAC Opportunity Score: Alhambra, CA

Source: HCD AFFH Data Viewer; 2021, TCAC 2021 and ECONorthwest



Chapter 5: Evaluation of Accomplishments Under Adopted Housing Element

State law requires the Housing Element Update to evaluate the effectiveness and progress of the city's programs in meeting the community's housing goals and implementing the city's Housing Plan. Where possible, results should be quantified but may be qualitative where necessary. Programs are also assessed based on their appropriateness in further contributing to housing goals. A program-by-program review is included below. The city's programs are organized into six categories:

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 and diversity of housing
4. Remove constraints to housing development
5. Promote equal housing opportunity
6. Housing element maintenance

The table below lists the 2013-2021 Housing Plan programs and policies, as well as a review of accomplishments and consideration for suitability going forward.

Program	Objectives	Accomplishments
Goal #1: Maintain and improve the quality of existing housing and residential neighborhoods in Alhambra.		
Program 1: Housing Rehabilitation Program Responsible Agency: Development Services Department—Housing Division	- 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.	The Housing Rehabilitation Program is available to income-qualified Alhambra homeowners to assist them in completing minor and major repairs. Eligible improvements consist of building/property deficiencies that bring the property up to health and safety standards, to correct code violations, and work necessary to preserve or protect the dwelling unit and/or ADA accessibility requirements. In 2019 the program includes minor rehabilitation deferred loans utilizing CDGB funds for projects where total improvements and softs are costs below \$50,000. The major rehabilitation deferred loan program utilizes HOME funds and may fund projects where total costs exceed \$50,000. Over the planning period the city has assisted 54 households through this program. The City continues to allocate CDBG and Home funds for this program and permits funding to promote energy-efficient improvements. The city partners with CHDO, a non-profit organization to act as a developer or project sponsor. The program continues to be advertised through the city's website, the Around Alhambra newsletter, and social media platforms.
	Assessment and Recommended Action: The program has been effective in preserving the deterioration of housing stock in Alhambra. It has been utilized by residents at a rate consistent with program objectives. The program continues to be appropriate and is included in the 2021-2029 Housing Element.	
Program 2: Code Enforcement	Continue to implement the Code Enforcement program to bring substandard housing units into	As a part of the city's code correction efforts, the Code Enforcement Staff connects eligible households to the city's Housing

Program	Objectives	Accomplishments
Responsible Agency: Development Services Department—Code Enforcement Division	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.	Rehabilitation program for assistance. In the 2019-2020 fiscal year, the city investigated 913 code violations, 54 percent of these were located in low- and moderate-income areas. Code enforcement staff made 506 referrals to the Housing Rehabilitation Program for assistance. Over the entire planning period 54 households being assisted through the program. The city updated its Housing Rehabilitation Program Flyer in 2020 and it is translated into English, Spanish, and Chinese.
	Assessment and Recommended Action: The program has been effective in addressing code violations for owner-occupied households and acting as a pipeline for the Housing Rehabilitation Program. However, the city has emerging concerns about substandard housing among rental properties. This program will be expanded in the 2021-2029 Housing Element to address rental housing concerns.	
Program 3: Preservation of At-Risk Rental Housing Responsible Agency: Development Services Department—Housing Division	▪ 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.	The city continues to monitor the 234 units of affordable housing inventoried in the 2013-2021 Housing Element. These units are included in three projects. These projects are all owned by non-profits and all had covenants extended during the planning period. Among these projects, only one, Wysong Plaza (94 units) has covenants that could potentially expire during the 2021-2029 planning period. Long-term affordability is fairly secure for these projects as this is consistent with the non-profits' mission to provide affordable housing for the low-income elderly. The California Housing Partnership now also identifies an additional affordable 110 units at Plaza on Main. Over the planning period the city has added the East LA Community Corporation (ELACC) to its network of affordable housing non-profit organizations.

Program	Objectives	Accomplishments
	Assessment and Recommended Action: The city has been successful in preserving its affordable housing stock and continues to work with property owners and pursue partnership opportunities with non-profits. The city will continue to maintain this program in the 2021-2029 Housing Element.	
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.		
Program 4: First-Time Homebuyer Program Responsible agency: development services department—housing division	■ Provide homeownership opportunities to residents through down payment 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.	This program offers down payment assistance to Alhambra residents with an income of 80 percent or below the Los Angeles area median. Over the planning period the program provided assistance to 12 low-income households. The City has continued to promote the program through its Website and its community newsletter (Around Alhambra). The city contracts with a housing consultant to provide an annual analysis of market conditions. The most recent market analysis was completed in August January 2021.
	Assessment and Recommended Action: The program was effective in surpassing its objective of serving eight households during the cycle by serving nine households. However, market conditions have driven prices in Alhambra considerably higher, and the program is no longer cost-effective in providing adequate down payment assistance. In 2020 the HCDA committee recommended discontinuing the First Time Homebuyer program. This program is no longer appropriate and will be removed from the 2021-2029 Housing Element.	
Program 5: Affordable Housing Development	■ Continue to provide financial incentives through HOME funds, as well as regulatory incentives, including but not limited to density bonuses and flexible development	The city continues to use Housing Assets funds for the purchase, CHDO funds for rehabilitation, and disposition of properties. Over the planning period the city purchased

Program	Objectives	Accomplishments
Responsible Agency: Development Services Department—Planning Division, Housing Division	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).	two properties that were renovated and sold through the first-time homebuyer program. The 50-unit Mariposa project currently proposed on a city-owned site will be 100 percent affordable at supportive and very low-income levels. American Family Housing and National CORE were selected to develop the project through a bid process. The city continues to investigate options including site purchase and disposition to utilize available housing funds remaining following the dissolution of the Redevelopment Authority. Financial and discretionary incentives continue to be offered on a discretionary basis. In 2020, the city adopted an inclusionary housing ordinance (IHO) to facilitate the development of affordable housing. The IHO includes scaled set-aside requirements by affordability level and flexible alternative means of meeting the requirement such as land donation, off-site units, and in-lieu fees.
Assessment and Recommended Action: Promotion of affordable housing remains a priority for the city's Housing Plan and this program remains appropriate. In light of limited affordable housing development over the planning period and new ordinances, this program will be amended and expanded to include monitoring of inclusionary housing policies in the 2021-2029 Housing Element.		
Program 6: Section 8 Housing Choice Voucher Program Responsible Agency: Housing Authority of the County of Los Angeles,	- 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	As of June 20021, 533 Alhambra residents were receiving Section 8 Housing Choice Vouchers, and as of November 2019 LACDA's closed its Housing Choice Voucher waitlist. With limited funding and a long waitlist, LACDA is not able to estimate the length of wait, according to information posted on its website.

Program	Objectives	Accomplishments
Development Services Department—Housing Division	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.	Assessment and Recommended Action: This program has been effective in providing affordable housing in the city and will remain in the 2021-2029 Housing Element.
Goal #3: Identify adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the city’s share of regional housing needs.		
Program 7: Adequate Sites for Regional Housing Needs Allocation Responsible Agency: Development Services Department—Housing Division	- 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 of 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	The city continues to provide a density incentive in the R-3 zone that incentivizes lot consolidation. Over the planning period the city has had 12 lot consolidations. The city continues to provide technical assistance consistent with the objectives of this program. The city maintains records of development activity on all sites through assessor and planning records. The Planning Department website prominently displays recently completed, approved, and proposed projects that are of significant scale. The city’s 2013-2021 Housing Element remains its only site inventory. Assessment and Recommended Action: The program will continue to be appropriate in the 2021-2029 planning period. This program will be amended and expanded to include policies and objectives that reflect new state regulations requiring that the city maintain its inventory at all income levels through the planning period and that it presents the site inventory in a standardized format to HCD.

Program	Objectives	Accomplishments
	inventory every two years to maintain accurate information.	
Program 8: Residential Development in Central Business District (CBD) Responsible Agency: Development Services Department— Planning Division	- 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 CBD 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.	Five of the City's Specific Plan areas with residential components are located adjacent to the CBD zone and/or within the Downtown Specific Plan overlay or the Downtown Revitalization District. Over the planning period three of these areas developed totaling 402 units (the other two areas developed prior to the 5th Cycle planning period). The CBD is largely built out and future development will be contingent on lot consolidations. The city continues to promote redevelopment and lot consolidations through a density bonus and technical assistance. The city continues to waive new construction tax and public art fees for affordable housing projects. However, due to the dissolution of redevelopment in California along with diminished housing funds from the State and Federal levels, Two 100% affordable projects are currently proposed on city lots. The city will continue to pursue affordable housing opportunities in the CBD but without redevelopment funds, the city is not likely to offer significant financial incentives for affordable housing. The city has identified through discussions with developers that density limits in the district may be a barrier to development.
	Assessment and Recommended Action: The CBD will remain an important district in accommodating the city's share of regional housing need. Given limited development activity and identified barriers, this program will be amended and expanded in the 2021-2029 housing element.	

Program	Objectives	Accomplishments
Program 9: Residential Development in Valley Boulevard Specific Plan Area Responsible Agency: Development Services Department – Planning Division; Housing Division	- 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.	The Valley Boulevard Corridor Specific Plan (VSP) was adopted in 1990. The plan includes a range of land uses including the Residential Specific Plan (RSP) designation that allows residential density up to 43 units per acre. While residential may be conditionally permitted in other land use designations, the RSP is not broadly distributed in the plan area. While the city continues to pursue mixed-use development and offer flexible development standards, The plan area has not seen any residential development during the planning period. Assessment and Recommended Action: This program was not effective at facilitating development over the previous planning period. This program will be removed and replaced with a more comprehensive set of policies and programs to promote redevelopment in the plan area.
Program 10: Second Units Responsible Agency: Development Services Department – Planning Division	- 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 of second unit requirements.	The city's ADU ordinance took effect in January 2018. Subsequent amendments have been made to clarify lot area and setback requirements. The city's ordinance was nullified by changes in State ADU laws that took effect on January 1, 2020. The city is currently applying the default State ADU laws in processing ADU applications. The city has a draft ADU ordinance approved by the Planning Commission that meets or exceeds the State's minimum requirements. The draft is pending adoption by the City Council. The city has continually tracked ADU applications and development. The city's 2020 ADU status report shows

Program	Objectives	Accomplishments
		that since 2017 the city has received 108 ADU applications. A total of 16 units have been completed and an additional 37 have had building permits issued. An additional 44 ADUs are pending approval. The city continues to promote ADUs through flyers and on the city’s website.
Assessment and Recommended Action: ADUs will continue to play an increasing role in meeting the city’s share of regional housing needs. This program will be amended and expanded to reflect new state requirements and strengthen policies to promote ADU development to meet housing need.		
Goal #4: Mitigate potential governmental constraints to housing production and affordability.		
Program 11: Flexible Development Standards Responsible Agency: Development Services Department— Housing Division	Continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the R-3 zone.	The City of Alhambra has three residential zones: R-1, R-2, and R-3. R-1 is designated a single-family while R-2 and R-3 are designated multifamily. The R-3 zone allows for high density residential development of a maximum of 43 units per acre. To encourage high density multifamily developments, the city offers several variations to projects in order to achieve better building design and contribute to better overall development. These variations that the city offers through the flexible development standards include three variations for each of the following: R-3 zone regulations, development standards, and design standards. The city continues to use flexible development standards along with density bonuses to promote the development of affordable housing.
Assessment and Recommended Action: Flexible development standards will continue to play an important role in reducing governmental constraints to housing production, feasibility, and affordability. This program will be amended and expanded to reflect state density minimum requirements and strengthen policies to promote affordable housing development to meet housing need.		

Program	Objectives	Accomplishments
Program 12: Density Bonuses Responsible Agency: Development Services Department— Planning Division	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. Assessment and Recommended Action: Density bonuses will continue to play an increasing role in meeting the city's share of regional housing needs and increasing the number of affordable housing units. This program will be continued in the 2021-2029 Housing Element.	The City of Alhambra continues to provide density bonuses to affordable housing projects consistent with the requirements of the California Government Code. During the planning period one (currently proposed) project utilized the density bonus program to deliver low-income affordable housing units. The city continues to contract with the Housing Rights Center to communicate this program to residential developers. Density bonuses coupled with flexible development standards help reduce constraints to housing production and aid to further increase the city's affordable housing supply. Density bonuses, flexible development standards, and other incentives will play an increasing role in conjunction with the city's recently adopted inclusionary housing ordinance.
Program 13: Extremely Low Income and Special Needs Housing Responsible Agency: Development Services Department – Planning Division	- 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-	The city continues to make progress in amending the zoning code to facilitate housing opportunities for extremely low-income persons and persons with special needs. In addition, prioritization of projects with affordable housing projects continues to be an objective for the city toward increasing extremely low-income and special needs housing. Assessment and Recommended Action: Increasing housing opportunities for extremely low-income and special needs housing continues to be an

Program	Objectives	Accomplishments
	income households and persons with special needs, provided the projects are consistent with the city's General Plan.	objective for the city. This program will be updated and maintained in the 2021-2029 Housing Element.
Program 14: Zoning Ordinance Amendments Responsible Agency: Development Services Department – Planning Division	- 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.	The city has successfully amended the zoning code to allow transitional and supportive housing in all zones and for the zoning code to accurately reflect the residential uses permitted and conditionally permitted. The city is currently contracted with a consultant for a comprehensive zoning code update. The city continues to make progress in this program toward meeting the provisions of the California Employee Housing Act.
Assessment and Recommended Action: The city has made great progress in aligning its zoning code to reflect new state legislation requirements. This program will be removed from the 2021-2029 Housing Element and replaced with a new program that will maintain a focus in amending the Zoning Code to meet state requirements as well as new requirements for sites in the city's Housing Element sites inventory.		
Goal #5: Goal: Promote equal housing opportunity for all residents.		
Program 15: Fair Housing Program Responsible Agency: Development Services Department – Housing Division; Housing Rights Center	- Assist approximately 400 persons annually, for a total of 3,200 persons during the 2013- 2021 Housing Element planning period. - Continue to contract with 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	The city continues to contract with the Housing Rights Center. In 2020 this contract was awarded through 2027. In the 2019-2020 fiscal year, the city assisted 318 households through its Fair Housing Program, the city has made considerable progress alleviating impediments identified in the 2013 Analysis of Impediments and updated these implementation actions in 2020 to reflect new conditions and objectives. Assessment and Recommended Action: Promotion of fair housing remains an objective for the city and this program has been effective in

Program	Objectives	Accomplishments
	landlords regarding fair housing laws.	meeting fair housing objectives. This program will be updated to reflect new objectives and maintained in the 2021-2029 Housing Element.
Goal #6: Goal: Ensure that City housing goals are met.		
Program 16: Housing Element Maintenance Responsible Agency: Development Services Department – Planning Division; City Manager’s Office	- 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).	The city has annually prepared and submitted its Annual Review Statement and Progress Report. The 2019 APR was adopted in March 2020. The city continually monitors CDBG and HOME-funded projects. The city’s fiscal year 2019-2020 CAPER was completed in September 2020. Assessment and Recommended Action: This program continues to be appropriate and will be included in the 2021-2029 Housing Element.

Summary of Quantified Objectives

State Housing Element law requires the development of quantified objectives with respect to new construction, rehabilitation, and conservation/preservation activities in the city’s Housing Plan. Figure 81 summarizes the city’s quantified objectives from the 2013-2021 Housing Element and the progress identified through this review.

Figure 81. 2013-2021 Quantified Objectives and Progress

Source: City of Alhambra, ECONorthwest

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)						
Objectives	190	190	224	246	642	1,492
Progress	0	0	2	3	297	302
Rehabilitation						
Objectives	5	10	25	0	0	40
Progress	N/A	N/A	N/A	N/A	N/A	54
Homebuyer Assistance						
Objectives	0	4	4	0	0	8
Progress	N/A	N/A	N/A	N/A	N/A	11
At-Risk Housing Units to be Conserved						
Objectives	167	167	0	0	0	234
Progress	167	167	0	0	0	234

New Construction

Through the city's 2020 Annual Progress Report, the city had issued permits for 302 units. The majority of these were for above moderate-income households. The city currently has six projects totaling 1,155 units pending approval in addition to 44 ADU units pending approval. These projects are expected to be approved during the 2013-2021 planning period. The majority of these planned units are also likely to be above moderate income. If approved, the city will come close to meeting its total construction target but would maintain shortfalls at lower income levels.

Rehabilitation

The city's Home Rehabilitation program includes minor rehabilitation deferred loans utilizing CDGB funds for projects where total improvements and softs are costs below \$50,000. The major rehabilitation deferred loan program utilizes HOME funds and may fund projects where total costs exceed \$50,000. So far in the planning period the city has assisted 54 households through this program. The city continues to allocate CDBG and Home funds for this program and permits funding to promote energy-efficient improvements.

Conservation

The city's quantified conservation objective included the preservation of 234 "at-risk" affordable units within three projects that were identified in the Housing Element. All of these units had covenants extended through the planning period and none were converted to market rate.

Other

Increasing homeownership has been an important city goal. The city's Homebuyer Assistance Program set out to assist eight lower-income households achieve homeownership. Through 2019 a total of 11 households were assisted through the program.

Chapter 6: Housing Plan

This Chapter provides the Housing Action Plan which is a required component of the housing element update. HCD requires the following:

“Each jurisdiction must identify specific programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs must include specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must also include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, describe the jurisdiction’s specific role in implementation, and (whenever possible) identify specific, measurable outcomes.”

As this is an update of Alhambra’s prior Housing Element, the programs and policies listed herein build on those listed in the 2013-2021 Housing Element. Edits to past programs, as well as new programs come from the following documents and sources:

1. City of Alhambra staff edits and feedback on the “Chapter 5 Evaluation of Accomplishments under Adopted Housing Element”
2. Results and recommendations offered in the *Analysis of Impediments to Fair Housing Choice* (2020)
3. Findings from “Chapter 3 Constraints Analysis”
4. Changes needed to accommodate all the sites included in “Appendix A: Adequate Sites Inventory”
5. Changes needed to adhere with new state laws
6. Changes based on best practices from other cities and guidance from HCD

Alhambra Housing Goals and Policies

The City of Alhambra’s long-term housing goal is to facilitate and encourage housing that fulfills the diverse needs of the community. This Chapter 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 2021-2029 planning period.

Goal 1: Preservation and improvement of the existing supply of housing and prevention of displacement among existing tenants.

Preserving the existing housing stock in Alhambra is a high city priority. Continued maintenance of the existing housing stock helps to ensure that housing is safe and habitable and helps to ensure Alhambra has high-quality neighborhoods. Housing activities that help achieve these goals include rehabilitation of single- and multifamily housing units, code enforcement, and the preservation of publicly supported 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.

Policy 1.1: Pursue state and federal funding to support local housing programs that provide housing assistance in the rehabilitation and preservation of the existing housing stock.

Policy 1.2: Provide rehabilitation and home improvement assistance to lower-income households, seniors, and the disabled.

Policy 1.3: Cooperate with interested individuals, nonprofit housing providers, and developers in the acquisition, rehabilitation, and maintenance of housing in need of rehabilitation to maintain long-term housing for lower-income households.

Policy 1.4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term affordable housing. Ensure that property owners are aware of city programs to promote improvements to rental housing and encourage continued maintenance, repair, and rehabilitation.

Policy 1.5: Enforce the building, safety, and housing codes through active code enforcement efforts.

Policy 1.6: Encourage and support creative strategies for the rehabilitation and adaptation and reuse of residential, commercial, and industrial structures for housing.

Policy 1.7: Encourage the preservation of naturally occurring and restricted affordable rental housing.

Policy 1.8: Work to preserve existing affordable low-income housing in the city that is considered at risk of converting to market-level rents.

Policy 1.9: The city shall ensure the replacement of lower-income multi-unit housing that is demolished, consistent with State Law.

Policy 1.10: Within established neighborhoods, the city shall promote residential development that respects existing neighborhood character.

Goal 2: Assist in the maintenance and production of a wide range of housing types to meet existing and future housing needs in the community.

Alhambra encourages the development of housing units affordable for 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

Policy 2.1: Encourage the production of housing affordable to extremely low, very low, low, and moderate-income households through continued focus of available resources, such as

city-owned land and financial resources to assist nonprofit housing providers and for-profit developers develop housing consistent with the city's housing needs.

Policy 2.2: Support partnerships with new and existing organizations and nonprofit groups to explore new funding sources to facilitate housing affordable to extremely low, very low, low, and moderate-income households and households with special needs.

Policy 2.3: Support the passing of federal, state, and local legislation to provide funding to assist in affordable housing production and pro-housing programs.

Policy 2.4: Use financial and/or regulatory incentives where feasible to encourage the development of affordable housing.

Policy 2.5: Streamline and speed up the permitting and review processes for affordable housing developments.

Policy 2.6: Encourage housing development throughout the city that meets a broad range of special housing needs, including single parents, large families, multigenerational households, large families, the elderly, veterans, and the unhoused.

Policy 2.7: Continue to support regional efforts to address homelessness.

Policy 2.8: Encourage the development of a variety of missing middle-density housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) housing types.

Policy 2.9: Explore innovative pro-housing programs to assist in the production of a variety of housing types.

Goal 3: Identify adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the city's share of regional housing needs.

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing. Appendix A of the Housing Element identifies the inventory of sites identified to meet the 2021-2029 Regional Housing Needs Assessment. The city of Alhambra will update its Zoning Code to ensure that the sites identified in the RHNA have the appropriate zoning designations as suggested in the inventory. 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.

Policy 3.1: Maintain an adequate supply of residential land in land use designations to accommodate the city's RHNA production targets by income category throughout the planning period, consistent with State Law.

Policy 3.2: Promote infill development, commercial redevelopment, and higher density residential development where feasible.

Policy 3.3: The city shall allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).

Policy 3.4: Implement rezoning and changes in development standards identified in the city's Comprehensive Zoning Code Update.

Policy 3.5: Facilitate parcel assemblage in areas zoned for high-density residential development consistent with the Land Use Element of the General Plan.

Policy 3.6: Support the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by working with applicants to integrate ADUs into existing development patterns of the neighborhood, consistent with state law provisions related to lot size, parking, height, setbacks, and minimum/maximum ADU size requirements.

Policy 3.7: The city will respond to opportunities to acquire surplus government land and underutilized commercial, industrial, or properties owned by religious institutions for development of affordable housing.

Goal 4: Develop regulations and strategies that mitigate potential governmental and nongovernmental constraints to housing production and affordability.

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.

Policy 4.1: 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 4.2: Coordinate with developers, lenders, consultants, and other entities to monitor trends in nongovernmental factors that could influence the feasibility of housing production.

Policy 4.3: Offer financial and/or regulatory incentives, where feasible, to offset or reduce the costs of developing affordable housing.

Policy 4.4: Continue to make efforts to streamline the review process for extremely low, very low, and low-income housing development and special needs housing.

Policy 4.5: Ensure the Zoning Code is user-friendly, streamlined, and flexible to accommodate new housing development.

Goal 5: A community that provides equitable housing access to all neighborhoods and provides housing opportunities for all persons regardless of race, sex, marital status, religion, color, national origin, disability color, or family status.

To fully meet the community’s housing needs, the city must ensure that housing is accessible to all residents.

Policy 5.1: Continue to support 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: Partner with local community organizations to engage in outreach strategies that raise awareness of fair housing laws.

Policy 5.4: Enforce the housing code to eliminate and prohibit unsafe, unsanitary, and illegal conditions.

Policy 5.5: Ensure that extremely low, and very low-income housing may be located in any zone that allows housing and should be dispersed throughout Alhambra and not concentrated in one geography or zone.

Policy 5.6: In its housing programs and activities, the city shall affirmatively further fair housing and promote equal opportunities for all social and economic segments of the community.

Policy 5.7: Continue to provide reasonable accommodations to support persons with disabilities in accessing housing units that have been designed to be accessible or adaptable to meet their needs.

Policy 5.8: Promote access to neighborhoods that offer proximity to jobs, transportation services, high-performing schools, and healthy environments—particularly in areas that have historically excluded segments of the population.

Policy 5.9: Provide support to local agencies that ensure the provisions of federal and state laws that prohibit housing discrimination are enforced.

Goal 6.0 A community that has a balance of employment and housing in proximity to one another and offers opportunities for access to affordable housing near employment concentrations.

Policy 6.1: Encourage higher density housing in proximity to commercial and civic services, public transportation, and employment centers.

Policy 6.2: Promote mixed-use development where housing is located adjacent to jobs, shopping, schools, transportation services, and amenities.

Policy 6.3: Promote economic development strategies to grow living wage jobs in Alhambra in proximity to housing opportunities.

Policy 6.4: Continue to work with the Alhambra Chamber of Commerce and other business organizations to recruit businesses to Alhambra and expand and diversify the economic base.

Goal 7.0 Ensure that the City's housing goals are met, and its housing policies are consistent with State law and the General Plan

Policy 7.1: Monitor state housing legislation and evaluate the potential impacts on the city's Housing Element policies and programs.

Policy 7.2: Conduct a mid-cycle review of progress toward meeting the city's regional housing needs allocation and the city's policies and programs.

Implementation Programs

The implementation programs outlined in this section reflect seven broad categories that align with the goals and policies outlined in the above. Each program may address the implementation of one or more policy objectives.

Housing Rehabilitation and Preservation

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 Deferred Loan: This program utilizes CDBG funds and is available for rehabilitation projects where the total costs of improvements and "soft costs" associated with the rehabilitation to the property are less than \$50,000.
- Major Rehabilitation Deferred Loan: This program utilizes HOME funds and is available for rehabilitation projects where the total development costs for the improvements to the property exceed \$50,000.

Other program elements include:

- Promote energy efficiency improvements to households participating in rehabilitation programs.
- Explore the feasibility of purchasing foreclosed or auctioned properties for the acquisition and rehabilitation program. This would allow the city to sell these properties to mission-oriented affordable housing providers at below-market rates to reduce the cost of supplying affordable housing.
- Continue to advertise the Housing Rehabilitation Programs through brochures available at the Community Development Department, information on the city's website, and through the City's social media accounts. For example, the city could include advertisements or notices in the city's newsletter, *Around Alhambra*, to provide information on the available Housing Rehabilitation Programs.

Objective: Quantified objective of six households under Minor Housing Rehabilitation component and three households under the Major Housing Rehabilitation component.

Timeframe: Ongoing, as homeowners apply

Responsible Agency: Community Development 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.

Objectives:

- 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 multiple languages.

Timeframe: Ongoing

Responsible Agency: Community Development 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. According to data provided by the California Housing Partnership, SCAG (using the HCD pre-approved data), and the City of Alhambra, there were six properties in Alhambra in 2020 providing 366 affordable housing units to lower-income households. Over the next eight years (2021-2029), three properties that provide 215 affordable units have expiring affordability restrictions: 11 units at 17. S. Olive Ave., 110 units at Plaza on Main, and 94 units at Wysong Plaza. However, all three of these properties are owned by established mission-driven organizations and covenants are unlikely to convert. City staff reports that there are other affordable ownership units in the community built in the last 20-years with unknown covenant expirations that could be at risk over the planning period. An example of this is the Alhambra Regency project at 500 West Main Street that has 16 owner-occupied affordable units.

Program actions include:

- Monitor the status of the 366 affordable housing units that are at risk of converting to market-rate during the 2021-2029 Housing Element.
- Identify funding sources and/or other organization and partnership strategies to acquire units at risk if they become available.
- Contact property owners of units at risk of converting to market-rate housing within three year of covenant expiration to discuss extending covenants or other preservation alternatives.
- Continue to pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the city.

- Work with tenants to provide education regarding tenant rights and conversion procedures and regulations.
- Explore financing opportunities to offer loans with generous or flexible terms (such as grants, forgivable loans, below-market interest rates, deferred interest payments, interest-only loans, cash flow dependent loans) to reduce the borrowing costs associated with buying or developing a home. This can also be by enhancing partnerships with mission-oriented funders and lenders already working in the area.

Objective: Annually monitor the city's supply of at-risk units and apply for funding for preservation activities where available.

Timeframe: Ongoing

Responsible Agency: Community Development Department – Housing and Planning Divisions

Funding Sources: Departmental Budget

Addressing Affordable and Special Housing Need

Program 4: Section 8 Housing Choice Voucher Program

The Los Angeles County Development Authority (LACDA, formerly known as the Housing Authority of the County of Los Angeles) administers the Housing Choice Voucher Program for most County residents, including Alhambra residents. The program extends rental subsidies to very-low-income households, as well as elderly and disabled persons. As of June 30, 2021, 553 households in Alhambra received Housing Choice Vouchers. The city shall continue to advocate for Section 8 funding and pursue funding to expand voucher programs.

Objectives:

- Maintain voucher programs to preserve the 553 households receiving vouchers in Alhambra to ensure housing choice across all income levels.
- Expand the number of households receiving vouchers through tenant and landlord engagement.

Timeframe: Ongoing

Responsible Agency: Los Angeles County Development Authority; Alhambra Community Development Department – Housing Division

Funding Sources: HUD

Program 5: Inclusionary Housing Requirement for Residential Development

To facilitate the construction of affordable housing across the entire community, the city established an Inclusionary Housing Ordinance in 2020. The ordinance includes a maximum 15-percent affordability requirement at low- and moderate-income levels for all projects with seven or more units. Credit is given for including a larger number of units at progressively lower income levels.

For all applicable projects, the ordinance will require a total of fifteen percent (15%) of all newly constructed dwelling units to be offered for sale or for rent to low- and moderate-income households comprising of:

- 3) Nine percent (9%) of all required inclusionary units to be sold or rented to low-income households (80% of LA County area median income or AMI); and,
- 4) Six percent (6%) of all required inclusionary units to be sold or rented to moderate-income households (120% of LA County AMI).

The city will continue to evaluate the effectiveness of the inclusionary ordinance in facilitating affordable housing development through integrated mixed-income development or resources for affordable housing development through in-lieu fees. If the program is found to be a constraint on development the city will make appropriate amendments and modify the policy as needed. This will include consideration of added incentives such as a density bonus, fee reduction, or flexible parking and development standards.

Objectives:

- Continue to implement the inclusionary housing program to facilitate affordable housing production.
- Ensure the program does not constrain development.

Timeframe: Ongoing, biennial review of program effectiveness

Responsible Agency: Alhambra Community Development Department – Housing Division, Planning Commission, and City Council

Funding Sources: Department Budget

Program 6: Unit Replacement Program for Residential Demolitions (new law)

In accordance with California Government Code Section 65583.2(g), the city will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

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

Objective: Maintain the city's inventory of affordable units and mitigate displacement risk

Timeframe: Ongoing, replacement requirement will be enforced immediately during project review and processing.

Responsible Agency: Alhambra Community Development Department – Planning Division,

Funding Sources: Department Budget

Program 7: Low Barrier Navigation Centers as a By-Right Use (new law)

Amend the city's zoning regulations to add low-barrier entry practices to the city's Navigation Housing use and permit them by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses if the center meets certain statutory requirements consistent with SB48 changes to California Government Code Section 65583.

Objective: Ensure that the city's regulations and are in conformance with State Law

Timeframe: Within one year of Housing Element Adoption

Responsible Agency: Alhambra Community Development Department – Planning Division,

Funding Sources: Department Budget

Program 8: Supportive Housing Zoning Amendment (new law)

Amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units in all zoning districts where multifamily and mixed-use development is permitted consistent with AB2162 changes to California Government Code Section 65583.

Objective: Ensure that the city's regulations and are in conformance with State Law

Timeframe: Within one year of Housing Element Adoption

Responsible Agency: Alhambra Community Development Department – Planning Division

Funding Sources: Department Budget

Program 9: Expanded Density Bonus in the Downtown Revitalization District

Provisions enacted under AB1763 allows housing development located within one-half mile of a major transit stop and meeting specific affordability requirements to receive a height increase of up to three additional stories and a density bonus of 80%, exempting the housing development from any maximum controls on density. The city will apply the provisions of AB1763 across the entire Downtown Revitalization District. The city will conduct outreach with affordable housing developers and partners to raise awareness of density bonuses and other incentive programs. Based on the use and effectiveness of this program, the city will also consider expanding this incentive through an Affordable Housing Overlay Zone along other high resource areas.

Objective: Encourage and facilitate affordable housing development in the downtown revitalization area

Timeframe: Within one year of Housing Element Adoption

Responsible Agency: Alhambra Community Development Department – Planning Division

Funding Sources: Department Budget

Program 10: Cooperation with Affordable Housing Developers and Providers

The city will conduct outreach and cooperate with affordable housing providers and developers in the region. The city will offer financial and regulatory incentives consistent with Programs 12 through 14 to assist in the acquisition of land, rehabilitation of housing stock, or the redevelopment of housing affordable to extremely low-, very-low-, low-, or moderate-income households.

Objective: Strengthen coordination with affordable housing developers and operators to meet the City's affordable housing RHNA targets.

Timeframe: Ongoing

Responsible Agency: Alhambra Community Development Department – Housing Division

Funding Sources: Department Budget

Program 11: Expand Affordable Housing Funding

The city will continue to monitor the federal, state, and local funding landscape to identify and expand on funding sources available. The city will support affordable housing by development applying, facilitating, or directly placing financial resources for the construction, rehabilitation, and/or preservation) of extremely low, very low, low, and moderate-income households. Through this program the city will explore opportunities to:

- Utilize city-controlled funding sources such as the Inclusionary Trust Fund or the Alhambra Housing Asset Fund.
- Continue to support the San Gabriel Valley Housing Trust Fund
- Support developers' applications for State and Federal affordable housing funding.
- Direct application for available federal and state funding sources.
- Explore the feasibility of local funding sources including real estate transfer taxes, public service sales taxes, affordable housing linkage fees, and other mechanisms available to local governments.
- Work with, and encourage, local financial institutions to help meet the credit needs of residents in low- and moderate-income neighborhoods.

Objectives:

- Strengthen coordination with affordable housing developers and operators to meet the city's affordable housing RHNA targets.
- Increase local financial resources to support housing production

Timeframe: Ongoing

Responsible Agency: Alhambra Community Development Department – Housing Division,

Funding Sources: Potential funding sources include: The San Gabriel Valley Housing Trust Fund, the Alhambra Housing Asset Fund, HOME, CDBG, or other California HCD funding programs that become available.

Incentives for Housing Production

Program 12: Update Density Bonus Ordinance to be Consistent with State Law and Continue to Promote as a Housing Production Incentive (new law)

The city will update the density bonus ordinance to ensure consistency with changes to California Government Code 65915 and integration with the city's land use system and other incentives. The city commits to review and approve eligible requests so that projects that are eligible to benefit from the bonus are allowed to develop and entitled densities. The city will also promote its own new density bonus developed under Program 9 that extends the provisions of the AB1763 density bonus throughout the Downtown Revitalization District.

Objective: Ensure consistency with State Law and facilitate affordable housing production

Timeframe: Concurrent with Adoption of the city's Comprehensive Zoning Code Update

Responsible Agency: Alhambra Community Development Department – Planning Division

Funding Sources: Department Budget

Program 13: Flexible Development Standards

The city allows for flexible development standards in the R-3 zone to promote higher quality multifamily residential development; to encourage innovative design, efficient use of land, and 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 will continue to use this flexible development standards to facilitate the development of large-scale multifamily housing, including housing for special needs groups (large households, seniors, and persons with disabilities, including persons with developmental disabilities).

Objective: Encourage lot assemblage and assist in the facilitation of large-scale multifamily housing

Timeframe: Ongoing

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Departmental Budget

Program 14: Developer Fee Assistance Program (recommended)

Through Program 5 in the city's 5th Cycle Housing Element, the city had previously committed to discretionary exemption of affordable housing from public art and some construction impact fees. This program will commission a study of the feasibility and effectiveness of a developer fee assistance program that provides deferrals or exemptions from select fees for targeted housing types, which could include lower-income development, ADUs, or missing middle housing types.

Objective: Evaluate the effectiveness of a fee incentive program to assist in supporting development of targeted housing types

Timeframe: Ongoing

Responsible Agency: Community Development Department – Planning and Housing Divisions

Funding Sources: LEAP Grant, General Fund

Adequate Site Strategies and Requirements

Program 15: Rezone Sites Used in Previous Housing Element Inventories (new law)

The City of Alhambra will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower-income households on sites identified as subject to AB1397 in Appendix A to accommodate the lower-income RHNA that was previously identified in past housing elements. Specifically, the city will rezone the nonvacant sites previously identified in the 5th cycle housing element.

Objective: Create an opportunity for housing production for units suitable for lower-income households

Timeframe: Concurrent with Adoption of the city's Comprehensive Zoning Code Update or within one year of Housing Element Adoption.

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Department Budget

Program 16: Rezone and Upzone Strategies to Meet RHNA Targets and Buffers

The City of Alhambra has a Regional Housing Need Allocation of 6,825 units. Of these, 2,810 units are for sites suitable for lower-income households. At the same time, Alhambra only has 5.5 acres of vacant land capable of accommodating 58 units. Alhambra is also built out to a moderate level of existing density along corridors and in high-density zones. To meet its RHNA targets, Alhambra has identified nine rezoning and upzoning strategies that increase allowed densities in most existing residential and commercial areas that allow housing. Further, all or portions of all zones that currently do not allow housing will be rezoned to allow housing at a range of densities. Identified strategies include:

- Upzone by increasing the maximum allowed density in the R-2 zone from 12 to 18 units/ac. This change is complemented by Program 21 to encourage middle housing types.
- Upzone by increasing maximum density in the R-3 zone to 24 units/ac for sites under 10,000 feet and increasing maximum density up to 43 units/ac for sites larger than 10,000 square feet.
- Removing density "step down" reductions in the R-3 zone for "proximity"³⁵ to the R-2 zone.
- Upzone by increasing maximum density in the CPD zone outside of the Downtown Revitalization District from 30 units/ac to 48 units/ac.

³⁵ See Municipal Code Section § 23.20.050 for methodology of calculating density adjustments for lower zone proximity.

- Upzone by increase maximum density in the geographic area bounded by Atlantic Blvd., W. Woodward Ave., W. Commonwealth Ave., and Chapel Ave. from 43 to 64 units/ac.
- Rezone to allow housing in the EMC zone on sites west of Granada Ave. at a maximum density of 30 units/ac.
- Rezone to allow housing in the PO zone along Garfield Blvd. consistent with the R-3 zone.
- Rezone to repeal the Valley Boulevard Specific Plan and replace with a new zone and development standards allowing housing along the corridor at a maximum density of 43 units/ac.
- Rezone to allow limited housing types in the IPD zone at a maximum density of 43 units/ac.

Collectively, these changes reflect an increase in “theoretical capacity” of 23,491 units. However, this capacity should reflect the realistic development potential of sites given information available. Table 100 of the Adequate Sites Inventory Analysis identifies the specific parcels and assemblages of parcels that exhibit the greatest redevelopment potential³⁶, amounting to 5,571 units of realistic capacity.

The strategies in this program will work in connection with many of the other programs designed to further housing production. Specifically, Program 17: Development Feasibility Study exists to provide greater clarity around the realistic redevelopment capacity among identified sites. Program 24 directs the city to monitor development standards and to adjust where appropriate to allow development to reach targeted densities. Finally, Program 18 directs the city to adopt the ongoing Comprehensive Zoning Code Update Project in 2022, which will implement the strategies of this program.

Objective: Provide adequate sites to meet the city’s RHNA targets across all income categories.

Timeframe: Concurrent with Adoption of the city’s Comprehensive Zoning Code Update or within one year of Housing Element Adoption.

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Department Budget

Program 17: Development Feasibility Study (recommended)

The city shall conduct a study exploring in detail the feasibility of residential redevelopment along corridors and in high-density residential areas. The study will use a pro forma based approach to explore site-specific redevelopment potential and impediments on identified nonvacant sites for lower-income and market-rate development. The output of this study will be used to prioritize sites with the greatest redevelopment potential for acquisition, assemblage, and promotion to the development community. It will also be used to make amendments to the site inventory where assumed achievable densities are found to be less financially feasible. Considering new legislation passed in September 2021 that will take effect in January 2022, this study will also explore the potential capacity available under SB10 to inform the city if an SB10 ordinance would have meaningful impact on housing capacity. It will also estimate the potential for SB9 uptake in single-family zones.

³⁶ See section 7 for methodological approach to this determination.

Objective: A comprehensive understanding of the redevelopment potential in the city and a prioritization of sites to inform investment decisions

Timeframe: Completion within two years of Housing Element Adoption

Responsible Agency: Community Development Department – Planning Division

Funding Sources: LEAP Grant/General Fund

Program 18: Adopt the Comprehensive Zoning Code Update

Code Alhambra is an ongoing effort to complete a comprehensive update to the city's municipal zoning code. Early findings of the Code Update and the findings of the Housing Element Constraints Analysis determined the existing code is antiquated, difficult to use, and includes development standards that may be constraining development potential. This program directs the city to implement and adopt upzoning and rezoning strategies identified in Program 16 along with the code update's recommended changes to development standards to achieve assumed densities as a part of the Code Alhambra Comprehensive Zoning Code Update. If the analysis of Code Alhambra determines that assumed densities in the adequate sites inventory cannot be achieved through adjustments in development standards, if necessary, the city will adjust the sites inventory to reflect realistic capacity as needed.

Objective: Improvement in the usability of the zoning code and adoption of amendments necessary to achieve realistic zoned capacity to meet the city's RHNA targets across all income categories.

Timeframe: Adoption in 2022

Responsible Agency: Community Development Department – Planning Division

Funding Sources: SB2 Planning Grant/General Fund

Program 19: Prioritize Affordable Housing Production on City-Owned Land (recommended)

Offering publicly owned land for affordable housing development can be a useful way to reduce development costs and increase the supply of affordable housing. The city will inventory and assess the city's publicly owned land, and publicly owned land from other public agencies for appropriateness to accommodate affordable housing development.

Objective: Increased land supply to accommodate affordable housing production

Timeframe: Ongoing

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Departmental Budget

Program 20: Adaptive Reuse of Commercial and Industrial Buildings for Residential Use (recommended)

The city shall encourage and incentivize the adaptive reuse of existing commercial or industrial space for residential uses. The city shall explore flexibility in parking standards, building code,

unit size, and open space requirements. The city shall also explore funding opportunities to subsidize seismic upgrades and retrofit requirements, where appropriate.

Objective: Increase existing land efficiency and reuse of underutilized structures for residential use.

Timeframe: Ongoing

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Departmental Budget, Other

Program 21: Zoning for Missing Middle Housing Types (recommended)

The city shall review and amend the Zoning Code and applicable design guidelines to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings) in the R-2 and R-3 zones to create housing for middle- and moderate-income households.

Objective: Increase existing land efficiency and reuse of underutilized structures for residential use.

Timeframe: Within three years of adoption of the Housing Element

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Departmental Budget, LEAP/REAP Funding

Program 22: Lot Consolidation and Assemblage

Alhambra's development pattern is highly parcelized with limited nonvacant underutilized parcels of the scale necessary to facilitate affordable housing production. To increase opportunities for redevelopment of affordable housing and ensure a sufficient supply of land to meet lower income RHNA targets, within its legal capacity, the city will help facilitate lot consolidations to combine small lots with larger development sites. The city will explore actions and adopt incentives for lot consolidation including, but not limited to, fast-tracking applications, developer outreach, flexible development standards, and seeking funding for land banking and site acquisition. The city will continue its partnership with the San Gabriel Valley Regional Housing Trust to identify opportunities for affordable housing site assemblage. Subject to available funding, the city will continue to explore property acquisition opportunities and land subsidies such as write-downs for affordable housing.

Objective: Facilitate parcel assemblage to increase supply of feasible sites for affordable multifamily housing

Timeframe: Ongoing as feasible during the planning period

Responsible Agency: Community Development Department – Planning Division

Funding Sources: General Fund, Alhambra Housing Asset Fund, Inclusionary Housing Trust Fund

Program 23: Accessory Dwelling Unit Program

The city shall develop a comprehensive ADU program to assist in the facilitation of ADU production in the city. This program will amend the city's regulations and zoning code to be consistent with recent updates to state law. The city shall evaluate and adjust ADU requirements to promote ADU construction, including parking, height, unit size, allowed ADUs per lot, and setbacks. The ADU program shall also include:

- An ADU Amnesty program for property owners to bring unpermitted ADUs up to code.
- An affordable ADU incentive program offering fee waivers, reductions, deferrals, or streamlined processing for ADUs offered for lower-income households.
- Create and maintain a set of pre-approved building plans to support ADU development and streamline the plan check process for ADUs.
- Expanding on current education and outreach by developing a formal homeowner outreach program.
- A continuation of the city's ADU monitoring program that produces a report annually at a minimum on ADU production and applications and development. Expand this program to include ADU affordability levels where information is available.

Objective: Update the city's ADU ordinance to be in compliance with State Law. Approve up to 75 ADUs per year over the planning period.

Timeframe: Within two years of Adoption of the Housing Element

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Departmental Budget, LEAP/REAP Funding

Mitigation of Potential Development Constraints

Program 24: Reduce Development Constraints for Affordable Housing

Through its ongoing Comprehensive Zoning Code Update, the city will initially address identified constraints in the zoning code and development regulations, including development standards, review procedures, and design standards. Strategies may include:

- Establishing objective design standards
- Revise thresholds for Planning Commission review along with Program 26
- Consider amendments to height, FAR, parking, and open space requirements to allow for development to better achieve maximum allowed densities.
- Review development standards for Accessory Dwelling Units to improve compatibility with local characteristics.

Along with Program 30, the city will evaluate its zoning code, development standards, and fees mid-Housing Element cycle to identify and address constraints to development of housing.

Objective:

Reduce development constraints for market-rate and affordable housing projects by increasing achievable maximum densities within the zoning code, reducing the total cost of development, or speeding up the development review process.

Timeframe: Ongoing

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Departmental Budget

Program 25: Housing Production Education Program

Community input into planning and approval processes is a necessary and important function. However, Community opposition to new housing production and development was identified in the constraints analysis as a nongovernmental constraint. One of the tools the city can implement to improve community interactions with development processes is an education and outreach program that demonstrates the role of new housing production to mitigate existing housing problems (such as cost burdening, displacement, homelessness, and properties falling into disrepair) that were identified as important to the community. The city will work with the community to achieve support for housing across income levels. The city will provide information to residents about local housing needs, changes in state law, and other planning and housing-related topics. This program should engage with the established Housing and Community Development Citizen Advisory Committee (HCDA) or other committee as a liaison in crafting community outreach and communication strategies.

Objective: Improve community understanding of the importance of housing production

Timeframe: Ongoing

Responsible Agency: Community Development Department – Housing and Planning Divisions

Funding Sources: Departmental Budget

Program 26: Development Streamlining

The City's Residential Planned Development Permit requires Planning Commission review of nearly all residential construction. In 2020 the city amended this process to allow administrative review of applications in the R-1 zone. The city will continue to find opportunities to streamline the permitting process to remove unnecessary barriers, without compromising public health and community character. The city shall review its development review procedures for compliance with state law and potential constraints on development. The city shall adopt new streamlining procedures to expedite the permitting and design review of certain housing projects. It will also maintain consistency with the Housing Crisis Act and utilize the state's standard preliminary application checklist to facilitate project review. Within the first three years of the planning period the city will further explore:

- Processes to streamline development review and objective standards for 100% affordable projects. Along with program 9, this will explore developing an Affordable Housing Overlay Zone.
- Develop a written procedure for processing projects eligible for streamlined review and approval under SB35.

- Continue to identify opportunities to streamline processing procedures, including identifying additional exemptions to the Residential Planned Development Permit process for project's that meet objective criteria.

Objective: Remove regulatory barriers to housing production

Timeframe: Ongoing

Responsible Agency: Community Development Department – Planning Division

Funding Sources: Departmental Budget

Affirmatively Furthering Fair Housing (AFFH)

Program 27: Affirmatively Furthering Fair Housing

The city will implement its recent Analysis to Impediments to Fair Housing Choice (April 2020) to address disparities in housing needs and access to opportunity for all persons.

The 2020 Analysis of Impediments and the Housing Element AFFH Analysis identified barriers to fair housing based on local and regional data and local community insights. Actions the city may take to address identified barriers include:

- Convene with peer jurisdictions to identify regional barriers and develop fair housing strategies that may benefit from regional coordination
- Continue to recruit a diverse and multilingual staff and continue to provide language translation services where it is appropriate and cost feasible
- Continue to provide reasonable accommodations in compliance with the Fair Housing Act
- Continue to use development incentives, density bonuses, financial resources, inclusionary housing policies, and the zoning code to encourage affordable housing that is dispersed throughout the community in areas of high opportunity
- Utilize state, regional, and local data sources to monitor areas of high opportunity and prioritize affordable housing investments in areas that provide access to opportunity
- Utilize available data sources to consider displacement risk and explore strategies to mitigate displacement

The city will also market the availability of housing programs through brochures and fliers, newsletter announcements, social media, and other public information sources. This city will provide focused promotion of housing programs in neighborhoods with concentrations of housing problems.

Objective: Ensure equitable access to opportunity for all persons in the community

Timeframe: Ongoing

Responsible Agency: Community Development Department – Housing Division, Housing Rights Center

Funding Sources: Departmental Budget, CDBG Funds

Program 28: Fair Housing Programs

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 city will continue to contract with the Housing Rights Center or other qualified fair housing service providers 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.

Objective: Education of tenants and landlords of their rights and responsibilities under fair housing laws. Assist approximately 400 persons annually, for a total of 3,200 persons during the 2021-2029 Housing Element planning period.

Timeframe: Ongoing

Responsible Agency: Community Development Department – Housing Division; Housing Rights Center

Funding Sources: CDBG Funds

DRAFT

Housing Element Maintenance

Program 29: General Plan Updates

The city completed an update of the General Plan in 2019. However, upzoning and rezoning strategies along with other programs will require further updates to ensure internal consistency of the 2021-2029 Housing Element with other elements of the General Plan. The city will address updates to the Land Use, Circulation, Safety, and Environmental Justice elements, and other elements of the General Plan where appropriate.

Objective: Ensure ongoing internal consistency of the General Plan

Timeframe: Within one year of Housing Element Adoption

Responsible Agency: Community Development Department – Housing and Planning Divisions

Funding Sources: Department Budget

Program 30: Housing Element Maintenance

City staff will report to the City Council annually on the progress in implementing the Housing Element. Staff will 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. Department staff will also monitor progress of Community Development Block Grant (CDBG) and HOME-funded projects through the Consolidated Annual Performance Evaluation Report (CAPER).

This program will also include a mid-cycle Housing Element review. This review will assess production at income levels on inventory sites, ADU production, SB9 production not included in

capacity estimates, and existing buffers to ensure RHNA no-net-loss. At this review, if the city is not meeting its housing production goals, it will review and revise Land Use policy, development standards, and review processes. By state law, the City will rezone new sizes or upzone inventory sites to accommodate capacity shortfalls. This mid-cycle review will also assess the effectiveness and implementation of Housing Element Programs and adjust where appropriate and possible.

An annual review of ADU production is also included in Program 23 and a bi-annual review of the city's IHO program is included in Program 5.

Objectives:

- Evaluate and understand housing production by type and affordability.
- Proactively make zone changes to ensure a stable availability of sites to accommodate the city's Regional Housing Needs across all income levels.

Timeframe: Annually

Responsible Agency: Community Development Department – Housing Division

Funding Sources: Departmental Budget

Summary of Quantified Objectives

Figure 82 summarizes the city's quantified objectives for the 2021-2029 planning period. Many of the city's programs list specific actions with associated objectives and outcomes. Some programs include quantified objectives relating to unit capacity. These objectives have been aggregated by type consistent with State Housing Element Law. In addition to these quantified objectives, the city plans to assist 3,700 households through code enforcement and fair housing services.

Figure 82. Summary of Quantified Objectives

Source: City of Alhambra and ECONorthwest

Objectives	Income Levels				Total
	Very Low	Low	Moderate	Above Mod.	
Production Objective ^A	1,680	981	980	2,029	5,670
Rehabilitation Objective	5	2	0	0	7
Conservation/Preservation Objective	899		0	0	899
Total	3,567		980	2,029	6,576

^A The City of Alhambra is not responsible for physically constructing units. The City's responsibility is to create a regulatory environment through land use, zoning, incentives, and programs to encourage the private market to develop units across a variety of housing types.

Production Objective. This objective reflects the City's remaining RHNA after considering current projects approved.

Rehabilitation Objective. This objective is an outcome of the City's Housing Rehabilitation Program (Program 1). The objective is split between very low and low-income households.

Conservation Objective. This objective refers to the preservation of 366 units of affordable housing units at risk and the maintenance of the current level of assistance from the Section 8 Voucher program (533 vouchers).

Chapter 7: Sites Inventory Summary and Methods

The residential sites inventory identifies land available for new housing development and compares this “capacity” to the city’s Regional Housing Need Allocation (RHNA). California’s Government Code requires the Housing Element to include this inventory demonstrating “adequate sites” that are or will be made available during the planning period to accommodate housing production targets. Jurisdictions are further required to demonstrate that zoning and infrastructure are available or planned to be available to support housing development.

Summary of Alhambra’s Regional Housing Need

To meet its RHNA for the 2021-2029 planning period, the city of Alhambra must show capacity for a minimum of 6,825 units. Among these, approximately 41 percent must be appropriate for lower-income (very low, low) households.

Figure 83. Summary of Alhambra’s Regional Housing Need Allocation

Source: SCAG

Income Level	Number	Percentage
Very Low	1,774	26%
Low	1,036	15%
Moderate	1,079	16%
Above Moderate	2,936	43%
Total	6,825	100%

Site Inventory Organization

While over 52 percent of Alhambra’s gross land area is zoned for residential use, Alhambra is a built-out community with very little vacant land. Alhambra’s 6th Cycle RHNA allocation represents 21.4 percent of the current housing stock, nearly all of which will need to be met by redevelopment and infill capacity. In the 5th Cycle, Alhambra identified 102 sites with capacity for 1,530 units³⁷. It is clear that under existing zoning, Alhambra falls well short of having zoned capacity to meet its allocated share of regional housing need for the 2021-2029 planning period. Therefore, we organize the city’s inventory into categories representing existing and potential candidate residential capacity.

Existing Site Capacity

Represents capacity from sites available under existing zoning and policy conditions.

- 1) Projects planned, proposed, or entitled that are expected to be delivered during the planning period.
- 2) Capacity identified within Existing Specific Plan/Master Planned Areas with the potential to be delivered during the planning period.

³⁷ Excludes planned and proposed projects

- 3) Vacant sites with zoning that allows for residential development.
- 4) Nonvacant, underutilized sites identified in the 5th Cycle Housing Element that remain undeveloped, have zoning that allows for residential development, and meet our current criteria for exhibiting demonstrated potential for redevelopment at higher density/greater intensity³⁸

Potential Candidate Site Capacity

Represents capacity that results from rezoning, upzoning, and other policy and program changes to support and facilitate housing production. Potential candidate capacity includes:

- 1) Projected Accessory Dwelling Unit Capacity.
- 2) Vacant and/or underutilized sites that are not currently zoned to allow for residential uses and will be rezoned to allow residential uses.
- 3) The marginal change in capacity resulting from actions to increase allowed and realized density (upzoning, changes in development standards, incentives) on sites that currently allow residential uses, including existing capacity on sites carried over from the 5th Cycle Sites inventory.

Assumptions and Methodology

Alhambra Zoning Code

The City of Alhambra is in the process of completing a comprehensive zoning code update. We expect that potential candidate site capacity that will be made available through rezones or other zone amendments will be adopted as a part of the code update project. It is expected that this process will be completed sometime in 2022, early in the planning period. Land-use changes that occur at the beginning of the planning period (in contrast to the three-year window that is allowed by State Law) are more likely to have an impact on development and increase the likelihood of redevelopment during the planning period.

Existing Allowed Density

Alhambra's zoning code does not have a minimum density and allows densities up to maximum thresholds. In the Low-Density Residential Zone (R-1) one unit is allowed per lot. In the Medium-Density Residential Zone (R-2), the maximum is 12 units per acre. In many of Alhambra's commercial zones, residential uses are allowed conditionally consistent with the city's High-Density Residential Zone (R-3). This includes the Central Business District (CBD), the Parking Zone (P), and Commercial Planned Development (CPD) zones. The R-3 Zone is designed to facilitate subtle transitions between lower density zones and to facilitate lot aggregation. Allowed densities in R-3 range from 12 to 43 units per acre depending on site size and proximity to lower density zones.

³⁸ Some previously identified sites were removed from consideration because they do not meet our definition of having redevelopment potential or they were partially developed, and the remnant portion of the site is not likely to be redevelopable on its own.

Figure 84. Allowed Densities in High-Density Zones

Source: City of Alhambra

Allowed Density	Condition
12 units per acre	For any parcel located on Curtis or Electric Lane without frontage on any other street.
18 units per acre	All parcels within 50 feet (less street and alley right-of-way) of properties designated as low Density Residential in the General Plan.
24 units per acre	All parcels within 50 feet (less street and alley right-of-way) of properties designated as Medium Density Residential in the General Plan
24 units per acre	Parcel size less than 20,000 square feet and not within 50 feet (less street or alley right-of-way) of properties designated as low or Medium Density Residential in the General Plan
30 units per acre	Parcel size 20,000 square feet or greater and not within 50 feet (less street or alley right-of-way) of properties designated as Low or Medium Density Residential in the General Plan
43 units per acre	Parcel size 20,000 square feet or greater (within areas bounded by Woodward Avenue, Chapel Avenue, Commonwealth Avenue and Atlantic Boulevard or within Central Business District) and not within 50 feet (less street or alley right-of-way) of properties designated Low or Medium Density Residential in the General Plan

The city's high density zoning structure presents both practical and analytical challenges in the context of size and density requirements for meeting lower-income RHNA. Analytically, determining if a parcel is within 50 feet of a lesser zone, considering street and alley right-of-way is an arduous task in a citywide inventory. Where applicable, any parcel directly adjacent or across the street from a lower zone is classified at the lower allowed density. This will result in the most conservative allowed density assumption³⁹.

Density and Size Requirement for Meeting Lower Income RHNA

California Housing Element law recommends that sites identified as suitable to accommodate lower-income RHNA be zoned at a minimum density of 30 units per acre and be between 0.5 and 10 acres in size unless local development patterns suggest otherwise.

The city does not have an exhibited trend from the 5th Cycle demonstrating the scale and density at which lower-income affordable housing is being developed. However, Alhambra has two projects in the pipeline that are 100% affordable projects on city-owned sites. Both projects are utilizing density bonuses to achieve densities well above the base zone and are located on sites that are less than 0.5 acres in size. Examples of similar projects in peer cities are included in Figure 85.

Alhambra's 6th Cycle sites inventories rely on the 30 units per acre default density. The majority of lower-income sites are greater than 0.5 acres, but some sites may be less than 0.5 acres where other factors are optimal.

Site Size

Sites smaller than half an acre or larger than 10 acres are considered inadequate to accommodate lower-income housing need without demonstrative evidence that such development is realistic and feasible.

Density and Income

Government code section 65583.2(c)(3) establishes a default density of 30 units per acre for Alhambra. This density is deemed appropriate to accommodate lower-income RHNA.

³⁹ Recommended changes to increase capacity include removing the scaled zoning between the R-3 and R-2 zones.

Figure 85. Affordable Housing Projects on Sites Less than a Half-Acre

Source: CoStar

Address	City	Units	Stories	Built	Land Area	Density	Developer
143 Mar Vista Ave	Pasadena	20	3	2016	0.47	43	Westport Construction
236 S Ramona Ave	Monterey Park	31	2	2016	0.31	100	LINC Housing Corporation
1311 N San Fernando Rd	East LA	68	3	2014	0.38	179	McCormack Baron West Coast Development
3348 Tyler Ave	El Monte	20	3	2013	0.35	57	Domus Development, LLC
4260 Eagle Rock Blvd	East LA	56	4	2015	0.45	124	WORKS
3638 Center Ave	El Monte	53	4	UC	0.31	171	The Cesar Chavez Foundation
452-458 Milford Street	Glendale	15	2	Proposed	0.30	50	J P Allen Co
Main & 2nd (Mariposa)	Alhambra	50	5	Proposed	0.42	119	National CORE
Chapel Lot	Alhambra	44	5	Proposed	0.32	138	Related California
400 N Maryland Avenue	Glendale	28	3	Proposed	0.48	58	N/A
11016 Ramona Boulevard	El Monte	50	4	Proposed	0.46	109	Newport Partners

Lot Assemblage

The City of Alhambra is characterized by a highly parcelized land pattern with smaller sites. Sites along most corridors are narrow and, in many cases, are adjacent to low-density residential uses. Under existing zoning, many high-density sites are also adjacent to low-density residential uses and currently require a step-down in maximum allowed density to maintain a subtle form transition that is emphasized in the Land Use Element of the General Plan. Under existing zoning, of all parcels in the city, only 3.8 percent are greater than 0.5 acres in size. Of those, 2.5 percent are zoned to allow residential use, and only 1.1 percent have densities greater than 30 units per acre. These calculations include all parcels regardless of existing development. Much of the land area on larger parcels have productive uses that are not likely to redevelop. Examples include Costco, Home Depot, Kohls, private schools, new car dealerships, and existing condominium development. These calculations underscore the necessity of lot assemblage to achieve sites that have the scale to efficiently deliver new housing, especially affordable housing. The City of Alhambra will promote aggressive policies and programs that directly and indirectly facilitate lot assemblage. Program 22 directs the city to play an active role in lot assemblage.

Figure 86. Share of all Parcels by Size and Density Threshold, City of Alhambra

Source: ECONorthwest

	Total of all parcels	Parcels > .5 acres		
		Total	Residential allowed (includes commercial)	Residential allowed (includes commercial) @>30/ac.
Parcels	15,597	593 (3.8%)	395 (2.5%)	178 (1.1%)
Acres	3,873	1,333 (34.4%)	553 (14.3%)	272 (7.0%)

Values in parentheses represent share of all parcels/land area

Assumption of Achievable Density

When conditions are optimal, sites can develop at or near the maximum allowed density, but this is not always the case. To establish an assumption of the rate of maximum density that development is achieving, Figure 87 includes a survey of recent and planned development in Alhambra. This inventory includes 17 projects that were completed through 2020 and 17 projects that are currently under construction or proposed. An additional four projects are included separately because they are partial redevelopments and data available to calculate density was incomplete.

Projects in the survey have developed on average at a rate of 105% of allowed density. This reflects projects that have or are planned to receive density bonuses. Both the Mariposa project and the 103 N Chapel Ave project are on city-owned sites with development commissioned through a developer RFP. The Mariposa project is 100% affordable and is currently under planning commission review. It is within ½ mile of a major transit stop and qualifies for a density bonus under AB1763. The city recently selected a developer proposal for the Chapel project. This project is located within the Downtown Revitalization District. To further promote affordable housing development downtown proximate services and transit, the city is currently working to extend AB1763 density bonus standards across the entire Revitalization District. This is reflected in Program 9.

Omitting projects that received density bonuses for affordable development, projects completed and proposed are building to an average density of 96 percent of allowed density. Based on these findings, the sites inventory assumes sites can achieve on average **90 percent of allowed density. The assumed rates are slightly lower than observed trends.**

Figure 87. Recent Development History and Pipeline, City of Alhambra

Source: ECONorthwest

Address	Zoning	Acres	Allowed Density	Allowed Units	Units	% of Allowed	Year/status	RHNA5 Site
1008 N Monterey St	R-3	0.63	30	16	15	94%	2014	No
210 N Monterey St ⁴⁰	R-3	0.79	43	34	42	124%	2015	97
700 N Atlantic Ave	R-3	0.42	24	9	9	100%	2015	105
798 S Stoneman Ave	R-3	0.67	30	20	18	90%	2015	44
822 N Monterey St	R-3	0.34	18	6	6	100%	2015	No
518 Howard St	P	0.41	30	9	9	100%	2015	No
88 S Garfield Ave	SP	10.6	43	260	260	100%	2016	11
115 E Mclean St	R-3	0.29	24	6	6	100%	2017	13
1203 N Monterey St	R-3	0.38	24	9	8	89%	2017	No
800 N Garfield Ave	R-3	0.49	30	14	14	100%	2018	109
825 S Sierra Vista Ave	R-3	0.21	24	4	4	100%	2019	2
101 N 3rd St	R-3	0.52	43	22	14	64%	2019	No
101 Palmetto Dr	R-3	0.21	24	5	4	80%	2019	No
108 E Mclean St	R-3	3.04	30	91	79	87%	2020	13
117 N Palm Ave	R-3	0.37	24	8	7	88%	2020	71
719 S Stoneman Ave	R-3	0.66	24	15	10	67%	2020	51
1116 N Monterey St	R-3	0.33	24	7	7	100%	2020	No
201 E Bay St	CBD	1.44	43	62	62	100%	UC/Prop.	No
(Mariposa) No Address ⁴¹	CBD	0.42	24	10	50	400%	UC/Prop.	No
123 S Chapel Ave	CBD	0.93	43	39	37	95%	UC/Prop.	83
101-107 S Chapel Ave	CBD	0.65	43	28	28	100%	UC/Prop.	83
110 S Chapel Ave	R-3	0.91	30	27	24	89%	UC/Prop.	No
510 N 3rd Street	R-3	0.19	24	4	5	125%	UC/Prop.	99
300 E Alhambra Rd	R-3	0.28	18	6	6	100%	UC/Prop.	No
727 S Sierra Vista	R-3	0.21	24	4	4	100%	UC/Prop.	47
123 S Marguerita Ave	R-3	0.17	24	4	4	100%	UC/Prop.	No
1720 Acacia St	R-3	0.23	24	5	5	100%	UC/Prop.	No
749 S Stoneman Ave	R-3	0.45	24	10	10	100%	UC/Prop.	41
103 N Chapel Ave ⁴²	CBD	0.32	43	13	44	338%	UC/Prop.	No
234 S Marguerita Ave	R-3	0.54	30	16	11	69%	UC/Prop.	No
720 S Stoneman Ave	R-3	0.30	24	7	7	100%	UC/Prop.	50
1501 S 2nd St	R-3	0.23	24	5	5	100%	UC/Prop.	No
209 Monterey St	R-3	0.41	24	9	9	100%	UC/Prop.	No
1416 Benito Ave	R-3	0.32	24	7	7	100%	UC/Prop.	15
			Total	791	830	105%		
Other Development								
2400 Freemont	SP	RHNA5 Site 10. Specific Plan development of 70 SF Homes						
1118 N Stoneman	R-3	RHNA5 Site 114. Expansion of memory care facility adding 38 beds.						
1412 S Marengo Ave	Split	RHNA5 Site 17. Expansion of existing skilled nursing facility, redevelopment of a site with 125 new townhomes and office space.						
1000 S Fremont	PO	RHNA5 Site 24. Proposed redevelopment of a parking lot and office space to include 790 units in buildings up to 5-stories.						

⁴⁰ 55+ Senior Restricted

⁴¹ AB768 Density Bonus

⁴² Proposed density assumes Alhambra revised density program in Downtown Revitalization District

Pattern of Redevelopment

The pattern of redevelopment in Alhambra over the last cycle can help inform estimates of how redevelopment may occur in the future. However, Alhambra is proposing zoning amendments in the 6th Cycle designed to increase redevelopment likelihood considerably.

The recent development pattern in Alhambra has been largely characterized by densification and redevelopment of underutilized sites in existing high-density residential areas. The magnitude of the increase in densification or densification potential (the number of units built or allowed compared to existing units on a site) is an important indicator of redevelopment likelihood in residential areas. Among recent development or proposed projects surveyed, 25 projects were residential redevelopments. The average project redeveloped at a 3:1 ratio, however, 40 percent of projects redeveloped as low as 2:1.

Figure 88. Densification of Residential Redevelopment, City of Alhambra (2014-current)

Source: ECONorthwest

	Projects	Existing Units	New Units	Densification Factor
Developed/Under Construction	12	40	110	2.75
Proposed	13	36	132	3.60

The inventory in Alhambra's 5th Cycle Housing Element did a reasonable job at identifying redevelopment potential. Over half of the projects identified in Figure 87 were on sites that were identified in the previous inventory. The 5th Cycle inventory included 13 proposed projects, 4 vacant sites, and 98 nonvacant sites. Of the 13 proposed projects, 9 redeveloped at or higher than rates expected. Among the proposed projects that did not move forward, we estimate that three of these projects should not have been included as proposed projects⁴³:

- RHNA5 Site 8. R-1 site with an existing structure would not have increased the number of units because only 1 unit is allowed per lot in R-1.
- RHNA5 Site 9. Listed the full build-out of the Atherton Baptist assisted living community's master plan. This is a long-term master plan the full build-out should not have been counted.
- RHNA5 Site 14. City staff reports that this was a mixed-use project based on initial technical conversations with the city. The site is in an industrial zone (IPD) that did not, and currently does not allow housing. The 5th Cycle Housing Element did not include a program to rezone this site to allow for housing. As a vacant site along a strong commercial corridor, this would be a viable site with provisions to provide appropriate entitlements.

RHNA5 sites 8 and 9 are not included in the 6th Cycle Housing Element Inventory because they are not suitable sites. Adjusting for these sites, all but one proposed project moved forward, and **80 percent of the unit capacity on proposed sites developed.**

⁴³ Refer to the City of Alhambra 2013-2021 Housing Element Update for site references

For vacant and nonvacant sites in the 5th Cycle inventory, five sites were identified that should not be included in a sites inventory. An example is RHNA5 Site 49, which included capacity from an internal parking access for the Zen Terrace condominium development. These five sites are not included in the 6th Cycle inventory. Adjusting for these sites, 19 of the remaining 93 developed or have development currently planned or proposed. These 19 sites redeveloped at 124% of their capacity identified in the 5th Cycle. In addition to sites in the 5th cycle inventory, redeveloped occurred or is proposed on 18 additional sites that were not in the previous inventory. Taken together, redevelopment occurred or is proposed on 37 sites. Realized or planned development on these sites is 1,503⁴⁴ units.

Market Context

Alhambra is an inherently built-out community with very little vacant land. Whether through existing residentially zoned sites or zoning amendments to allow housing in more areas, the majority of housing need in the community will be met through redevelopment of existing sites.

Land scarcity, escalating home prices and rents, and low inventories of available units are all factors that collectively result in a market environment that is conducive to redevelopment. Strong redevelopment interest has emerged in Alhambra in recent years, and this section further outlines the extent to which market conditions are likely to support further redevelopment and reuse potential.

Vacant Land Scarcity

A vacant site for the purpose of the Housing Element is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property. Alhambra only has 11 parcels totaling 5.5 acres allowing residential uses that meet these criteria. Nine of these parcels are low density (R-1) infill sites with capacity of nine units. According to CoStar, there are no vacant residential sites available for sale in the city⁴⁵.

Escalating Residential Prices

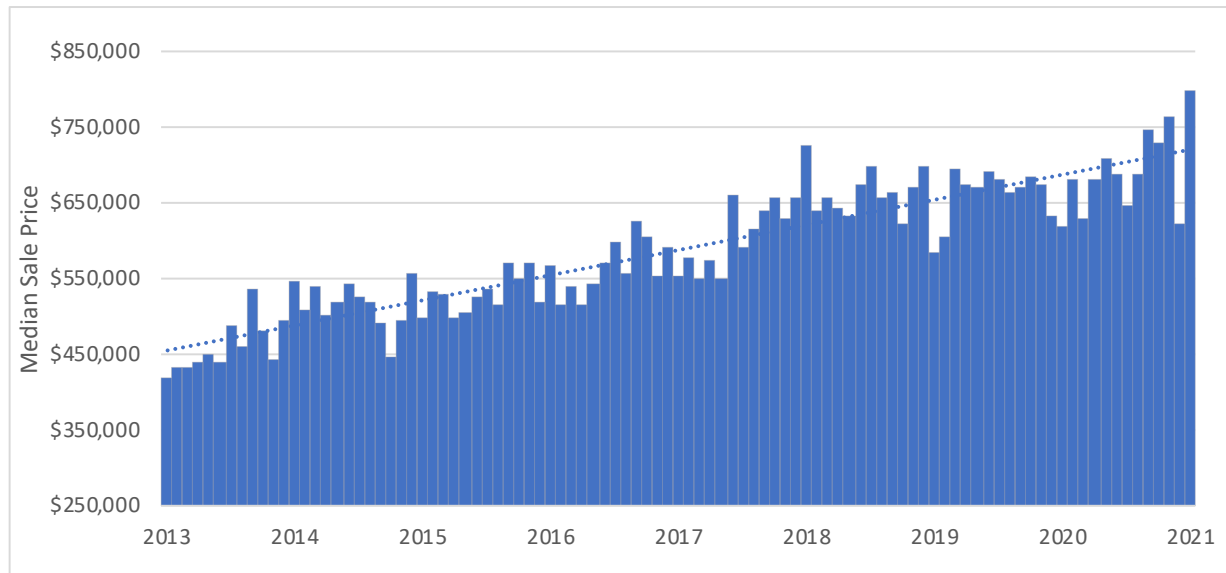
For-sale home prices have been increasing rapidly in recent years. Between January 2013 and 2021, median home values have increased by 90 percent. The current median is \$800,000.

⁴⁴ This includes currently proposed projects that are included in the 6th Cycle Housing Element.

⁴⁵ As of July 2021

Figure 89. Median Sale Price Growth, City of Alhambra

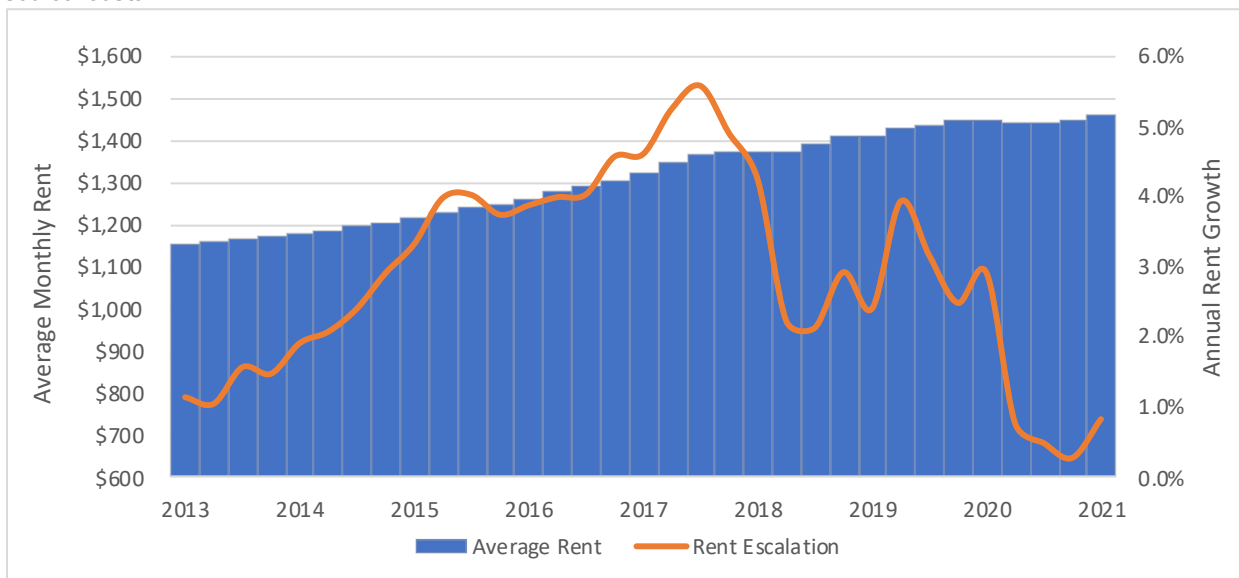
Source: Redfin



In the rental residential market, survey data from CoStar inventories 82 rental properties in Alhambra totaling 8,422 units across all property classes. Since 2013, average unit rental rates have increased by 27 percent. Rent growth stagnated in 2020 during the COVID-19 pandemic. Forecasts estimate that annual rent growth returns to 2 to 3 percent by 2023.

Figure 90. Average Monthly Rent Growth, City of Alhambra

Source: CoStar



Low Inventories

According to Redfin, a national leader in housing data, for-sale housing inventory in Alhambra was at 2.0 months in January 2021. This means that if no additional homes were put on the market, there would be no homes left to sell in 2 months. Inventory below 5 months is representative of a tight market and indicative of future price escalation.

In the rental market, despite negative impacts of the COVID-19 pandemic, the rental vacancy rate in Alhambra was 4 percent in the first quarter of 2021, according to CoStar. Rental vacancy was below 3 percent prior to the pandemic.

Land Costs

A sample of land sales reported by CoStar since 2016 is included in Figure 91. Most of the properties in this inventory had existing underutilized uses but were sold for the value of land. Land prices are high in Alhambra, ranging from \$2.8 to \$7.0 million per acre or \$65 to \$162 per square foot with an average around \$85 to \$90 per square foot. This finding is consistent with an In-Lieu Fee Study conducted as a part of its Inclusionary Housing Ordinance⁴⁶.

Figure 91. Recent Example Land Sales, City of Alhambra

Source: CoStar

Address	Sale Price	Size (acres)	Sale Date	\$/ Acre	\$/ Sq. Ft.
1412 S Marengo Ave	\$4,538,500	1.11	Dec-20	\$4,088,738.74	\$93.86
747 S Stoneman Ave	\$2,600,000	0.44	Oct-20	\$5,909,090.91	\$135.65
1428 S Marengo Ave	\$32,500,000	8	Jul-18	\$4,062,500.00	\$93.26
229 S 5th St	\$720,000	0.17	Mar-18	\$4,235,294.12	\$97.23
305-315 N Monterey St	\$2,750,000	0.52	Dec-17	\$5,288,461.54	\$121.41
1825 Cedar St	\$1,550,000	0.22	Oct-17	\$7,045,454.55	\$161.74
15 S Chapel Ave	\$1,650,000	0.28	Sep-17	\$5,892,857.14	\$135.28
2400 S Fremont Ave (Midwick)	\$27,316,000	8.8	Feb-17	\$3,104,090.91	\$71.26
1215-1237 E Main St	\$5,500,000	1.2	Dec-16	\$4,583,333.33	\$105.22
107 S Chapel Ave	\$651,000	0.23	Aug-16	\$2,830,434.78	\$64.98
TOTAL	\$79,775,500	20.97		\$3,804,268.00	\$87.33

Existing Capacity

Projects Planned or Proposed

There are currently 19 projects in Alhambra at various stages of planning and entitlement. All are expected to become available during the planning period. Where the number of units available by income level is known or estimated, we use this number as a default allocation. Where the allocation is unknown, we assume that units will be available at moderate or above moderate-income levels. Taken together, these projects represent 1,163 units, of which 221 will be available for lower-income households. A brief description of larger projects is also included.

⁴⁶ Keyser Marston Associates. Inclusionary Housing Ordinance: In-Lieu Fee Analysis. January 2021

Figure 92. Planned and Proposed Project Inventory, City of Alhambra

Source: City of Alhambra

Address	APN	Size	Zoning	Income Level ⁴⁷			
				VL	LI	MI	AM
201 E Bay St	5345004040, 5345004050, 5345004051, 5345004052, 5345004055	62,833	CBD	0	0	0	62
(Mariposa) No Address	5344026915	18,399	CBD	50	0	0	0
123 S Chapel Ave	5345004033	40,358	CBD	0	0	0	37
101-107 S Chapel Ave	5345004006, 5345004007, 5345004049	30,379	CBD	0	0	0	28
110 S Chapel Ave	5345015003	40,476	R-3	0	0	0	24
510 N 3rd Street	5337013011	8,402	R-3	0	1	0	4
300 N Alhambra Rd	5337001001	12,390	R-3	0	0	0	6
727 S Sierra Vista Ave	5347021003	9,001	R-3	0	0	0	4
123 S Marguerita Ave	5343010016	7,500	R-3	0	0	0	4
1720 Acacia St	5342026005	10,000	R-3	0	0	0	5
747 - 749 S Stoneman Ave	5347014002, 5347014001	19,424	R-3	0	0	0	10
103 N Chapel Ave	5337026907	13,750	CBD	44	0	0	0
234 S Marguerita Ave	5343017026, 5343017003, 5343017005, 5343017004	38,654	R-3	0	0	0	11
720 S Stoneman Ave	5347017020	12,985	R-3	0	0	0	7
1501 S 2nd St	5357008020	10,064	R-3	0	0	0	5
209 Monterey St	5337022030	17,940	R-3	0	0	0	9
1416 Benito Ave	5356009004	13,750	R-3	0	0	0	7
1000 Fremont	5342001006, 5342001007, 5342001008, 5342001009, 5342001010, 5342001019, 5342001021, 5342001022, 5342001023, 5342001024, 5342001025, 5342001026, 5342001027	897,771	PO	0	71	47	672
625 Commonwealth	N/A	N/A	R-3	0	55	0	0
TOTAL:				94	127	47	895

The projects identified in Figure 92 have a very high likelihood of being developed over the planning period. A brief summary of the major projects identified is included below for context.

⁴⁷ VL=Very Low Income;

The Villages at The Alhambra



The proposed project is a redevelopment of a 20.61-acre portion of The Alhambra with residential uses and structured parking to support the broader development. The project would retain 902,001 square feet of existing office space, demolish approximately 104,242 square feet of office, industrial and storage buildings, and construct 230 for-sale condominium units and 545 rental residential units. 75 rental units are planned to accommodate residents at the moderate-income level.

Mariposa



In May 2021, the city approved a development proposal for the proposed Mariposa Affordable Housing Development. The project is a mix of 1- and 2- bedroom units for a total of 50 units in a 7-story building with on-site support services. The project is being developed by American Family Housing. The housing project will be located in downtown Alhambra between 1st and 2nd Street, south of Main Street immediately adjacent to the AT&T property. The project will sit on a 0.42 acre former parking lot. It qualifies for an AB1768 density bonus and will be developed at a density of 119 units per acre.

103 N Chapel Avenue (Related)



In April 2021, the city entered an Exclusive Negotiating Agreement with an affordable housing developer (Related California) for the development of an affordable housing project on a 0.32-acre city-owned site at 103 N Chapel Avenue. The proposed project will be 100% affordable and will include 44 units at low and very low-income levels. A total of 22 units are planned for large families, 11 units for persons struggling with HIV/AIDS, and 11 units for persons experiencing homelessness. The site will be developed at a density of 139 units per acre. This density is not currently allowed on the site, but the city is in the process of amending its zoning ordinance to allow density bonuses consistent with AB1763 throughout the Revitalization District.

Monterey Bay Square (201 E Bay Street)



Monterey Bay Square will be a mixed-use residential and commercial center located on a 1.45-acre site. The site was a consolidation of five separate parcels. The project consists of a six-story mixed-use building with 14,068 square feet of ground-floor retail (3,650 square foot retail and five floors of for-sale residential totaling 62 units). A second building will include a 7-level parking structure with 6,500 square feet of ground-floor retail. The project is developing at 100 percent of allowed density at 43 units per acre. It is expected to be completed in late 2021 or early 2022.

123 Chapel Avenue



The project is a redevelopment of an existing underutilized commercial building on a 0.93-acre site. The project is a commercial/residential mixed-use development that will consist of 3,212 square feet of ground-floor office, and 3 floors residential condos totaling 37 units. The project is developing at 40 units per acre.

101 – 107 Chapel Avenue



The mixed-use commercial/residential project will consist of a 1,000 square foot office area and a 492 square foot residential lobby. A total of 28 residential units will be built on the second, third, and fourth floors. The project site was a consolidation of three separate parcels totaling 30,397 square feet. This consolidation pushed the project over the city's 20,000 square foot threshold to qualify for additional density up to 43 units per acre. The site is developing at 40 units per acre.

Atherton Baptist Homes (625 Commonwealth Avenue)



Atherton Baptist Homes is a multi-life stage community offering independent living, assisted living, and skilled nursing facilities. Atherton's 20-year master plan includes plans to develop 220 additional units on the site. This capacity was included in the city's 5th Cycle Housing Element inventory, but no units were developed in the cycle. In 2017 Atherton amended its development agreement with the city to allow for greater flexibility in the phasing and timing of its site development (Ordinance 4716, 2017). Atherton intends to plan future development in response to market needs. We do not expect all 220 units to develop over the

planning period. Given the uncertainty of future development, we assume only 25 percent of build-out capacity may develop over the planning period.

Specific Plan Capacity

Specific Plans have been highly effective in facilitating development in Alhambra. Among Alhambra's 10 Specific Plans, nine have been fully developed. In addition, of four opportunity sites identified in the West Main Corridor Master Plan, three have fully developed. Alhambra has two plan areas, West Main Master Plan and Valley Boulevard Specific Plan, with remaining development capacity with the potential to develop/redevelop over the planning period.

West Main Corridor Master Plan (2006)

The West Main Corridor Master Plan identified four opportunity sites along the West Main Corridor between 5th Street and 2nd Street. Among these, the only remaining undeveloped site is Site 4. This 1.6-acre site was included as a proposed project in the 5th Cycle Housing Element inventory with a 90-unit capacity consistent with the plan. The site remains a viable redevelopment opportunity.

Valley Boulevard Specific Plan (1990)

The Valley Boulevard Specific Plan (VBSP) was developed in 1990 to guide development and redevelopment of the Valley Boulevard Corridor. The Plan extends along Valley Boulevard from Westmont Drive to New Avenue. It includes 413 parcels totaling 131.5 acres. The plan is divided into five districts and seven land use designations. Residential uses are allowed in the RSP designation, which allows residential development at 43 units per acre. Lot assembly is specifically encouraged in the VBSP:

"An important element of the land use policy is to encourage the assembly or "joining together" of smaller lots into larger parcels, thus discouraging sprawl or strip commercial. In this way, new development can more efficiently utilize the land contained within the planning area. For example, a larger development can benefit from the economy of scale, with increased setbacks, more efficient parking, better on-site circulation and better overall design."

However, the RSP designation also has a 40,000 square foot minimum lot size for residential development. As it stands, only four blocks within the RSP have contiguous parcels capable of meeting the 40,000 square foot threshold, effectively making residential development highly unlikely along Valley Boulevard. This condition is in stark contrast to policies and programs in the city's 5th Cycle Housing Element, which promotes housing development along Valley Boulevard.

Because the Valley Boulevard Specific Plan is antiquated and generally not supportive of housing production, Program 16 directs the city to conduct a new Specific Plan for Valley Boulevard or remove the existing Specific Plan and rezone the corridor to be more effective at promoting housing production. For this reason, the sites inventory does not include VBSP capacity here. Instead, housing capacity along Valley Boulevard is treated as potential candidate capacity.

The removal of VBSP from existing capacity estimates means that the only remaining specific plan capacity in the city is opportunity Site 4 in the West Main Corridor Master Plan.

Figure 93. Existing Specific Plan Capacity

Source: City of Alhambra

ID	AIN	Lot Size	Zone/SP	Site Size	Allow. Den.	Existing Use	Real Cap. %	Assumed Capacity
SP.1	5338034901	7,637	WMCMP-P	64,451	43	Parking lot	90%	57
	5338034900	15,009	WMCMP-P		43	Parking lot		
	5338034016	6,387	WMCMP-CPD		43	Com. Storefront		
	5338034015	6,625	WMCMP-CPD		43	Com. Storefront		
	5338034014	6,948	WMCMP-CPD		43	Com. Prof. Building		
	5338034037	7,159	WMCMP-CPD		43	Com. Storefront		
	5338034036	3,099	WMCMP-CPD		43	Com. Storefront		
	5338034035	11,587	WMCMP-CPD		43	Com. Storefront		

Existing Vacant Site Capacity

The City of Alhambra has very little existing vacant land available for residential uses. There are only 11 vacant sites totaling 5.5 acres. Most of this capacity is on R-1 sites. At existing zoning, these sites have the capacity for 59 residential units.

Figure 94. Existing Vacant Site Capacity

Source: ECONorthwest and City of Alhambra

ID	AIN	Zoning	Size	Max Density	Realistic Capacity	Realistic Units
V.1	5345017015	R-3	0.87	24	90%	41
	5345018901	R-3	1.03			
V.2	5352020006	R-3	0.14	24	90%	3
V.3	5351019028	R-1	0.16	1	100%	1
V.4	5351019027	R-1	0.16	1	100%	1
V.5	5351021034	R-1	0.12	1	100%	1
V.6	5353013020	R-1	0.14	1	100%	1
V.7	5346015004	R-1	0.19	1	100%	1
V.8	5322008007	R-1	1.44	5	100%	5
V.9	5322008038	R-1	0.57	2	100%	2
V.10	5322008037	R-1	0.42	2	100%	2
V.11	5322008036	R-1	0.26	1	100%	1
		Total	5.5			59 units

A R-1 allows for one unit per lot. Density calculations reflect lot split potential consistent with neighboring lot sizes.

Existing Nonvacant Underutilized Site Capacity

These sites are those that were previously identified to meet the city's RHNA in the 5th Cycle but were not developed. Using available information, we did not identify any new constraints on these sites that were not previously identified. These sites were evaluated for their appropriateness to remain in the inventory under current conditions. Examples of sites that were removed include sites that do not meet current state criteria for redevelopment inclusion, remnant portions of sites

that were part of an assemblage that was partially developed and are not likely to redevelop on their own, and sites that did not redevelop but did have some meaningful improvement that makes redevelopment less likely. This process removed all or portions of nine previously identified sites.

Taken together there are 64 sites that were previously identified and remain appropriate to include in the inventory. Under existing zoning these sites have the total theoretical capacity for 606 units. Among these, 277 are at densities suitable for lower-income units. In the 5th Cycle, all sites with lower income capacity were allocated to lower income units. In this cycle, lower-income is allocated only to a portion of lower-income sites to reflect the likelihood that mixed-income properties have better potential to deliver lower-income units.

Figure 95. Summary of Existing Residential Capacity

Source: ECONorthwest and City of Alhambra

Category	Theoretical Capacity	Existing Units	Realistic %	Realistic Net-new Capacity ⁴⁸
RHNA5 Existing Capacity	606	145	90%	412

Lower Income Sites Identified in the Previous Housing Element

California Housing Element law states that a nonvacant site identified in the previous planning period and a vacant site that has been identified in the previous two consecutive planning periods cannot be used to accommodate lower-income RHNA unless the site is subject to a policy in the Housing Element that requires rezoning within three years of the start of the planning period to allow residential uses by right for projects where at least 20 percent of the units are made affordable to lower-income households.⁴⁹ Some sites designated for lower-income housing have been used in previous housing element cycles and are denoted as such in the inventory. Housing Element Program 15 commits the city to allow residential uses by right on these sites consistent with State law.

Potential Candidate Capacity

Existing residential capacity defined above falls well short of meeting the city's RHNA targets. Taken together, The city of Alhambra has existing capacity of 1,691 units with only 471 units allocated on sites suitable to accommodate lower-income development. **This leaves a residual shortfall of 5,134 units.**

⁴⁸ Calculated as the maximum achievable capacity on RHNA5 sites for determination of RHNA shortfall. Actual capacity included on RHNA5 site reported in Figure 103 includes the impact of upzoning on these sites as well as the calculation of development likelihood as described in the methodology below.

⁴⁹ Government Code Section 65583.2(c)

Figure 96. Summary of Existing Residential Capacity

Source: ECONorthwest and City of Alhambra

Capacity Type	Lower	Moderate	Above Mod.	Total
Proposed	221	47	895	1,163
Specific Plan	24	14	19	57
Vacant	0	19	40	59
Existing Nonvacant Capacity	226	83	103	412
Total	471	163	1,057	1,691
6 th Cycle RHNA	2,810	1,079	2,936	6,825
Residual Shortfall	2,339	916	1,879	5,134

Market conditions are conducive to redevelopment in Alhambra, but redevelopment is not occurring at a pace consistent with the city's RHNA target. The ratio of available zoned capacity relative to existing developed density is a contributing factor. In other words, the maximum value that could be created by redevelopment is commonly not sufficient to outperform the existing use. An increase in allowed capacity that translates into greater residual land values can improve this condition. Other governmental and nongovernmental constraints have also been identified.

Residential capacity defined in this section is reflective of actions the city will take to increase residential capacity and remove constraints through policies, programs, and land use amendments to promote redevelopment.

Accessory Dwelling Units (ADUs)

ADUs are an effective housing type that leverages existing infrastructure and can increase residential capacity in single-family neighborhoods that are typically located in high-resource areas. ADUs can be successful in eliminating overcrowding in existing households and serving multigenerational housing needs. ADU production has accelerated in California in recent years following State legislation in 2017 and 2019 that limited local restrictions on ADUs.

The City of Alhambra enforces State ADU guidelines and Program 10 of the 5th Cycle Housing Element directs the city to offer development assistance and monitor ADU trends. The city maintains a bi-annual report tracking ADU production. ADU interest and activity has accelerated in recent years. Between January 2017 and December 2020, the city received 170 ADU development applications. In 2020 it received 67 applications, an 87.5 percent increase in the annual rate from the previous years. The city's May 2020 status report shows that of the initial 104 applications between 2017 and 2019, 16 units had been completed, 37 were under construction, and 23 were in plan check. A total of 10 applications had expired or been withdrawn and the remainder were in planning review.

Estimated ADU Capacity

HCD allows jurisdictions to rely on a safe harbor calculation of projected ADU capacity where meaningful analysis supporting an alternative assumption cannot be provided. This calculation allows jurisdictions to project forward the local trend in ADU construction since 2018. In 2018 Alhambra produced 7 ADUs and 30 in 2019. Data from 2017-2019 suggest that a maximum of 90 percent of applications move forward to a development permit. In 2020 the city received 67 applications, indicating an expectation of 60 ADUs per year under existing conditions. This data would result in a safe harbor calculation of 256 units. However, this assumption omits a clear upward trend in ADU development. The increase in ADU applications more than doubled from 2019 to 2020. This trend has continued into 2021. According to the city's most recent ADU

Progress Report, the city received 122 ADU applications in the first six months of 2021. If only the first 6 months of 2021 are included, the safe harbor calculation from 2018 to 2021 would result in 413 units.

Over the 6th Cycle, Alhambra intends to redouble its efforts to promote ADU production in the 6th Cycle. Program 23 commits the city to updating its ADU ordinance and to study and implement a comprehensive ADU program to accelerate ADU production.

Combined with new programs, the development pattern in Alhambra is very suitable for ADU development. The characteristics of properties that saw ADU production in Alhambra between 2017 and 2019 were studied. This survey included 50 properties and revealed common characteristics of ADU sites in Alhambra:

- Sites with R-1 or R-2 zoning
- Existing improvements built prior to 1960
- Lots that were bigger than 6,000 square feet and less than 12,000 square feet
- Existing lot coverage between 15 and 45 percent
- Lots with a detached garage

We compared these characteristics to the universe of R-1 and R-2 sites in Alhambra to calculate that there are 7,396 qualified lots in Alhambra that meet all these criteria. This represents total ADU potential in Alhambra. Alhambra's ability to convert just 0.75 to 1.25 percent of these lots annually would result in 443 to 740 ADUs over the planning period, which is in line with trends under existing policies. It is reasonable to assume the city could expect to produce 600 ADUs over the planning period.

We attempted to conduct a survey of ADU rental data in Alhambra to determine ADU affordability, but there were no meaningful observations. In lieu of local data, SCAG has produced a regional survey outlining ADU affordability levels that we use as a foundation.

Figure 97. Summary of Estimated ADU Capacity

Source: ECONorthwest, SCAG, and City of Alhambra

	Extremely Low/Very Low	Low	Moderate	Above Mod.	Total	% of qualified lots
% ⁵⁰	17%	43%	6%	34%	100%	N/A
Units	102	258	36	204	600	8.1%

ADU capacity assumed in this sites inventory is reflective of stronger policies and programs to support ADU development. Given uncertainty of these impacts on actual production, Program 23 commits the city to continue to conduct an annual ADU production survey and Program 30 includes a mid-cycle evaluation of ADU production and an adjustment to its capacity estimates if ADU production falls well short of estimates.

New Nonvacant Infill/Redevelopment Capacity

New redevelopment capacity is estimated as the result of proposed amendments to the city's zoning code to increase allowed density in existing residential areas and allow housing where it

⁵⁰ Allocations from SCAG survey of regional ADU affordability

is not currently allowed. Program 16 commits the city to make these zone changes and study necessary amendments to development standards to achieve assumed densities as a part of its ongoing Comprehensive Zoning Code update. We expect that flexibility or changes in height limits, parking requirements, and FAR would be necessary to achieve higher redevelopment densities in some areas. Implementing these changes early in the planning period as a part of the Code Update increases the likelihood of redevelopment. Proposed amendments include:

- 1) Increasing maximum density in the R-2 zone from 12 to 18 units/ac to encourage middle-housing typologies. This change is strengthened by Program 21 to encourage middle-housing.
- 2) Increase maximum density in R-3 to 24 units/ac for sites under 10,000 square feet. Allow density up to 43 units/ac for sites larger than 10,000 square feet.
- 3) Removing density reductions in the R-3 zone for adjacency to R-2. Preserve density reduction in R-3 for adjacency to R-1 at a maximum of 24 units/ac and density reduction to 12 units/ac along Electric Lane.
- 4) Increase maximum density in the CPD and P zones outside of the Downtown from 30 to 48 units/ac.
- 5) Increase maximum density in the area bounded by Atlantic Boulevard, West Woodward Avenue, West Commonwealth Avenue, and Chapel Avenue from 43 to 64 units/ac.
- 6) Allow housing in the EMC zone at a maximum density of 30 units/ac between Chapel Avenue and Granada Avenue.
- 7) Allow housing in the PO zone along Garfield Boulevard consistent with the R-3 zone.
- 8) Repeal the Valley Boulevard Specific Plan and replace with a new zone and development standards allowing housing along the corridor at a maximum density of 43 units/ac.
- 9) Allow limited housing types in the IPD zone at a maximum density of 43 units/ac.

Figure 98. Summary of Proposed Land Use Changes

Source: ECONorthwest and City of Alhambra

Zone	Current Maximum Density	Proposed Maximum Density
R-2	12/ac	18/ac
R-3 (not include adjacent zone reductions)	24/ac (less than 20,000 sq. ft.) 30/ac (greater than 20,000 sq. ft.)	24/ac (less than 10,000 sq. ft.) 43/ac (greater than 10,000 sq. ft.)
CPD/P	24/ac (less than 20,000 sq. ft.) 30/ac (greater than 20,000 sq. ft.)	48/ac
CBD	43/ac	64/ac
EMC	Not allowed	30/ac
PO (Garfield)	Not allowed	24/ac (less than 10,000 sq. ft.) 43/ac (greater than 10,000 sq. ft.)
VBSP (RSP)	43/ac (greater than 40,000 sq. ft.)	43/ac
IPD	Not allowed	43/ac

Underutilized Nonvacant Site Capacity Model Methodology

Because larger sites are more flexible and allow for economies of scale, they tend to attract greater interest from housing developers and are more likely to redevelop. Alhambra's zoning code also incentivizes larger site development through greater allowed densities and minimum project size for ownership product. The parcelized nature of Alhambra's development pattern presents a challenge for redevelopment, and the assemblage of parcels into more scalable development sites will play a significant role in development moving forward.

To identify assemblage opportunities, the city developed an algorithmic spatial model to estimate capacity on nonvacant sites in the context of proposed zoning and programming actions. Proposed rezoning allows for new capacity by allowing housing in more places. Proposed upzoning increases capacity in two ways. First, increases in allowed density increases capacity on sites that are currently market feasible. Secondly, the increase in density can create value that makes redevelopment more likely on sites that previously had lower redevelopment potential. The model considers current market conditions that are supportable for redevelopment and the city's efforts to promote lot consolidation through its policies and programs.

Modeling Framework

This process begins with the universe of parcels in Alhambra and excludes parcels from consideration, removing parcels with proposed projects, sites from the previous inventory, open space, public facilities, and R-1 parcels with existing residential. Within the model each parcel is spatially assembled with all its neighboring parcels (and its neighbors' neighbors, etc.) that are located on the same city block until all possible permutations of contiguous parcel assemblages have been created. Assemblages do not mix zones (e.g., an R-2 parcel will not be assembled with an R-3 parcel, even if they are touching), and must be contiguous (they do not cross from one city block to another).

This process creates tens of thousands of new hypothetical parcels and site assemblages, for which are calculated the new allowed density based on the assemblage's zoning designation (with proposed amendments) and its surface area. In order to more accurately align with housing market characteristics and promote sites with the greatest redevelopment likelihood, the model again filters to select *only* assemblages that:

- Omit parcels that were manually identified as having critical economic or other unique significance that would make redevelopment very unlikely. Taken together 116 parcels totaling 164 acres were omitted outright.
- Have constituent parcels with improvements built before 2000. 94 percent of all parcels in the model had improvements built before 1980.

Efforts to Support Lot Consolidation

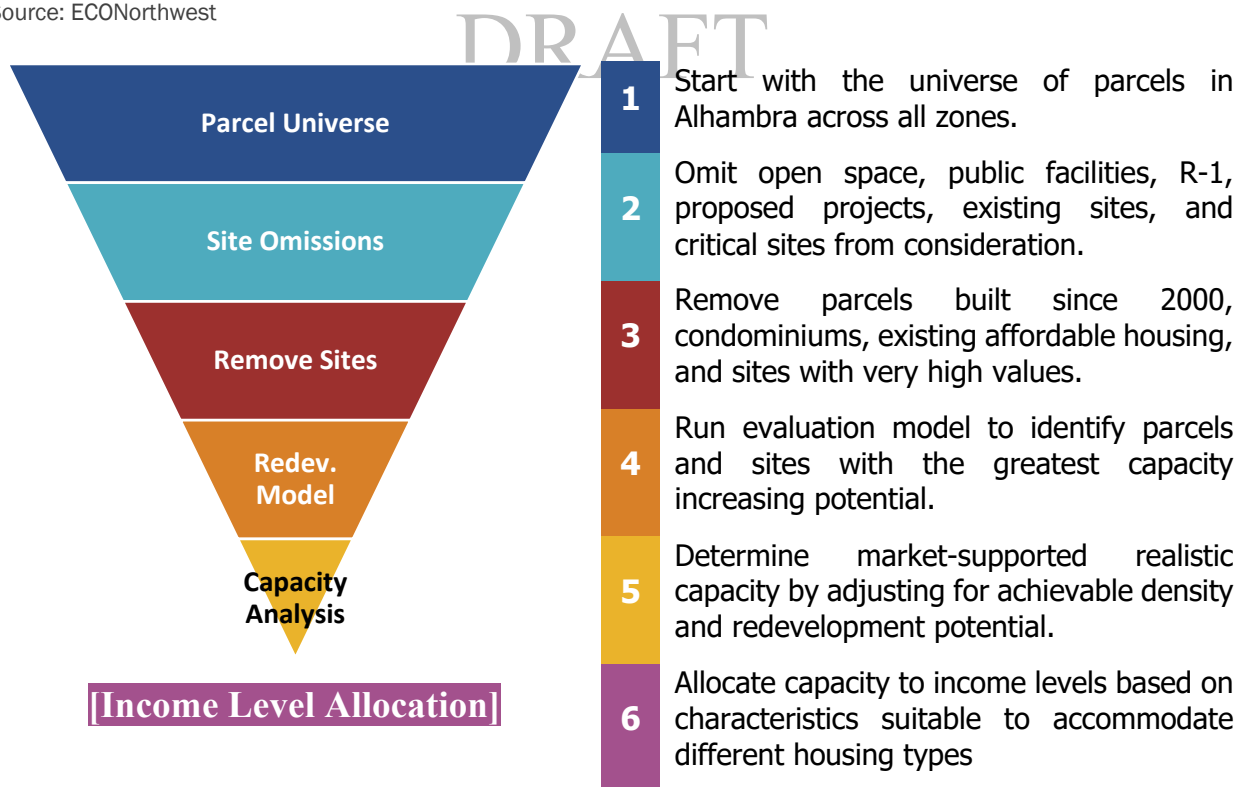
Under Goal 3.0 of the city's 5th Cycle Housing Element, Program 7 and Program 8 include program objectives to support lot consolidation through processing assistance, counseling, and technical assistance, and within the CBD, encouraging lot consolidation for mixed-use development and facilitate the assembly of land and recycling of underutilized properties. Support for lot consolidation is embedded in the city's zoning and development standards. As previously discussed, high-density residential zones have higher allowed densities for sites greater than 20,000 square feet. The city also requires for-sale condominium development have a minimum of six units. In the 6th Cycle Housing Element, the city is further strengthening its lot consolidation policy by Program 22.

- Limit the number of assembled parcels to four or less consistent with recent patterns⁵¹. 93 percent of all assemblages has three or fewer parcels.
- For existing residential uses, including a redevelopment factor (increase in net units) of 2.5 or greater in the R-2 zone and 3.0 or greater in all other zones.

From the remaining assemblages, the model selects the most efficient assemblages (in terms of net new units) on each block that do not overlap with one another and calculates the total number of net-new units by zone, for each site. The effectiveness of this approach is an identification of optimal parcels or parcel assemblages that deliver the greatest increase in redevelopment capacity and realistic development likelihood. By deploying a model that identifies assemblages that optimize an increase in value, the site inventory can assist the city in identifying opportunities to facilitate lot consolidation and serve as a resource for the market. Taken together the model identified 1,300 unique sites or assemblages totaling 23,491 units of theoretical capacity. However, this calculation does not include the rate at which sites can develop to maximum density or the likelihood that redevelopment to residential uses could replace in-place value of an existing use.

Figure 99. Candidate New Non-Vacant Site Identification Methodology

Source: ECONorthwest



Capacity Analysis: Impediments and Redevelopment Likelihood

To further establish the realistic market-supportive capacity of sites identified in the model, we evaluated each site across a series of factors that are indicative of realistic capacity and redevelopment potential. These include:

⁵¹ Subsequent manual amendments to sites was made manually on sites where greater assemblage was likely.

1. Development Likelihood Adjustment

Existing uses are the primary impediment to redevelopment. Many of the sites with known impediments due to social, economic, and cultural factors were already removed from consideration (i.e., newly renovated structures, high-performing auto dealerships and shopping centers, historic buildings, institutional uses). Development likelihood is further determined based on the following factors:

Age of Existing Improvements. All tax lots where the primary structure was built within the last 20 years were omitted outright. Tax lots with older structures were considered more likely to redevelop.

Redevelopment Indicators. Common metrics that are indicative of redevelopment potential are land to improvement ratio (L: I) and total value per square foot. L: I measure the value of land relative to improvements. The greater the ratio the more likely development is to occur. Value per square foot calculates the assessed in-place value of both land and improvements per square foot of land. This rate is compared to thresholds observed in the market for what developers are paying for redevelopment sites. All sites were scored based on these criteria. Sites that score strongly in both metrics are considered the strongest candidates for redevelopment. Sites scoring poorly are not considered reuse sites.

Figure 100. Redevelopment Factor Scoring
Source: ECONorthwest

L: I Ratio	Total Value Per-Square Foot of Land		
	< \$65	\$65 - \$90	>\$90
> 2.0	Strong	High	Medium
1.0 – 1.99	High	Medium	Low
< 1.0	Medium	Low	Weak

- For commercial zones, only sites with strong, high, and some medium redevelopment potential are eligible for inclusion as sites. All low and weak scoring sites were not included at all.
- For residential zones (R-2, R-3), only sites in the strong and high categories were included. All other sites were not included.

Residential Redevelopment Factor. As a baseline in the model, only residential sites that had the ability to increase capacity by 2.5x in the R-2 zone and 3.0x in the R-3 zone were included for consideration in the inventory. However, candidate sites were further limited to those with a 4.0x factor for R-3 sites and 3.0x factor for R-2 sites. For example, for an R-3 site to be considered at all, it must have the ability to accommodate a minimum of 4.0x the existing number of units on the site. R-2 sites are further constrained. We assume a 50% factor *of remaining sites* to account for lower rates of residential recycle.

Existing Use. Condominium development and existing affordable housing was omitted outright. To the extent data was available, non-residential uses considered the character and nature of the existing use. Where available, site location, lease data, vacancy rates, recent

transactions, tenant profile, improvement quality, and site utilization was also considered to manually revise site inventory where appropriate.

1. Realistic Capacity Adjustment

Figure 87 previously reported that development in Alhambra is currently able to build to 90% of maximum capacity on average. This rate is assumed in this analysis. However, a subset of sites identified are relatively small, irregular, or otherwise constrained that may limit the ability to reach higher maximum densities. For sites that are smaller than a half-acre and have a maximum of 30 units/ac or more, realistic capacity is reduced to 70% of maximum.

Figure 101 includes some example capacity calculations based on these assumptions.

Figure 101. Example Capacity Calculations

Source: ECONorthwest

Zone	Size (ac.)	Allowed units/ac	Max Capacity	Redev. Factor	Realistic Capacity	Redev. Strength	Assumed Capacity ⁵²	Notes
R-3	1.00	43	43.0	4.0	90%	High (80%)	31	Standard calculation for High
CBD	1.00	64	64.0	4.0	90%	Med (50%)	29	Standard calculation for Med
R-3	1.00	43	43.0	4.0	90%	Med (50%)	19	Standard calculation for High
R-3	1.00	43	43.0	3.5	90%	High (80%)	0	Redev. Factor < 4, site not included
R-3	0.45	43	19.4	4.0	70%	High (80%)	11	Lower realistic capacity for small size with high DUA
R-2	0.30	18	5.4	3.5	90%	High (80%)	2	Capacity reduced for R-2 residential recycle

Summary of Potential Candidate Site Analysis

The combination of comprehensive rezoning and upzoning strategies identified in Program 23 results in significant increases in realistic market supportive residential capacity in Alhambra. In total, changes resulted in 1,299 sites totaling 23,470 units of maximum theoretical capacity. ***Only a share this capacity is located on sites with any potential to redevelop.*** Our model identified 509 sites with theoretical capacity for 8,983 units, roughly 38% of total theoretical capacity. Many of these sites are small, or residential recycle sites in the R-2 and R-3 zones. Further adjustments to capacity were included to reflect realistic capacity and redevelopment potential. Taken together, adjusted capacity on these sites is 5,571 units.

Site capacity is dispersed throughout zones across the city. Nearly all sites that met the minimum threshold for lower-income allocation (between .5 and 10 acres, minimum density of 30/ac) were necessary to address lower-income RHNA need.

⁵² Rounded

Figure 102. Summary of Potential Candidate Nonvacant Sites

Source: ECONorthwest

	Sites	Parcels	Theoretical Capacity
In Model	1,299	2,742	23,470
On Potential Candidate Sites included in inventory	509	1,113	8,983
Share of Model	39%	41%	38%
Counted Capacity	5,571		
Share of Site Capacity	62%		
Share of Model Capacity	24%		

Zone	Lower	Moderate	Above Mod.	Total
CBD/P	249	84	170	502
CPD	753	208	425	1,386
EMC	125	32	65	222
PO	274	94	204	571
Valley	689	223	470	1,389
IPD	140	31	54	225
R-2	23	61	344	428
R-3	123	222	512	871
Total	2,375	954	2,243	5,571

Adequacy of Site Inventory

Once proposed zoning amendments are in place for sites in the inventory to be rezoned, the city can meet or exceed its RHNA for the 2021-2029 planning period. Figure 103 summarizes the sites inventory and RHNA status. Detailed information for each site is included in Appendix A.

Figure 103. Site Capacity by Source and Income Level. RHNA Surplus/Shortfall

Source: ECONorthwest

Site/Capacity Type	Income Category				Total
	Ex./Very Low Income	Low Income	Moderate Income	Above Mod. Income	
Proposed Projects	94	55	99	907	1,155
Specific Plan	0	24	14	19	57
Vacant	0	0	0	59	59
Existing Sites ^A	52	156	111	239	558
ADUs	141	267	14	178	600
New Sites	1,543	831	954	2,243	5,571
Total Sites	1,830	1,333	1,192	3,645	8,000
2021-2029 RHNA	1,774	1,036	1,079	2,936	6,825
Surplus/Shortfall	56	297	113	709	1,175

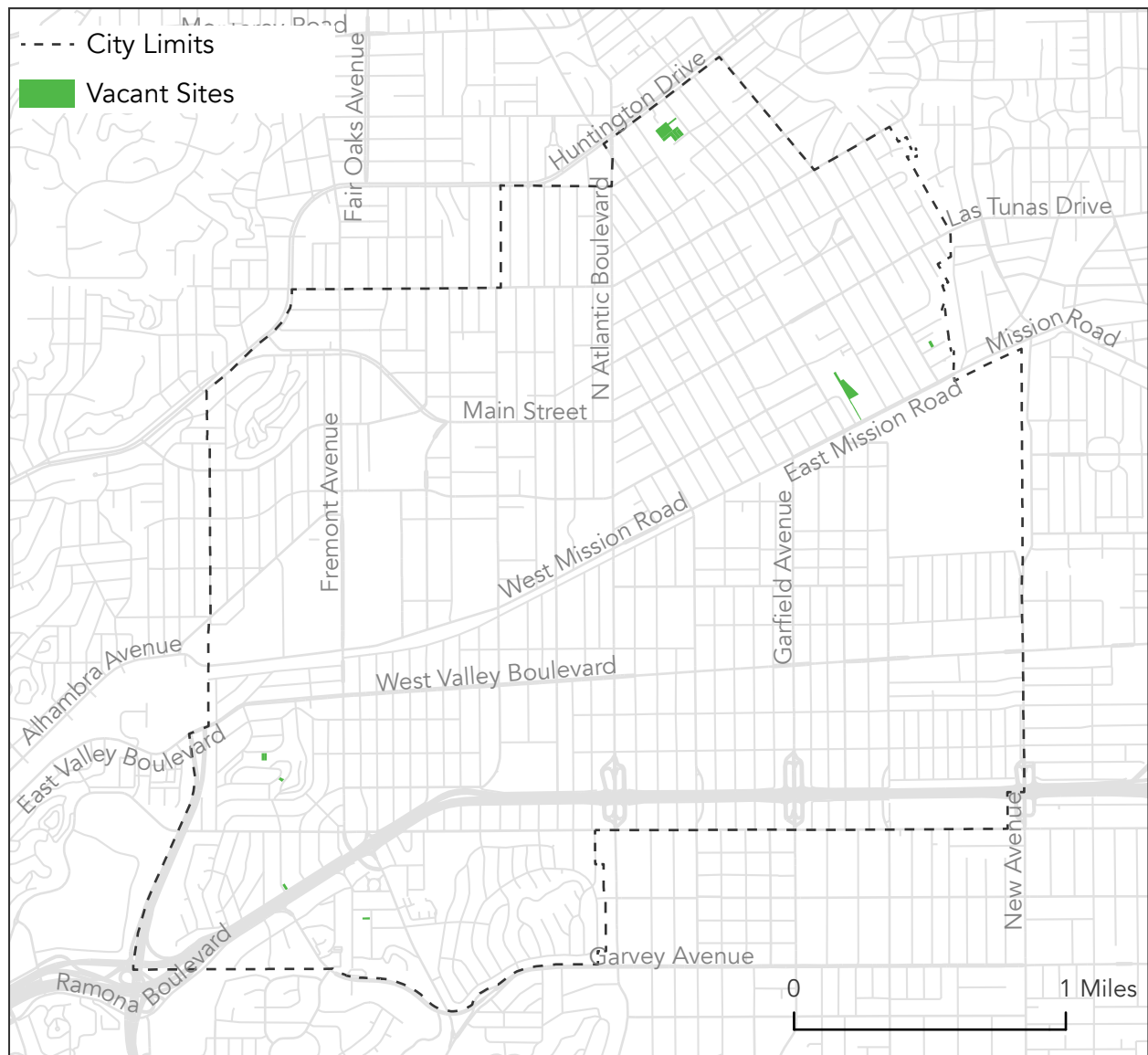
^A Includes capacity from increases in allowed density on existing sites

APPENDIX A

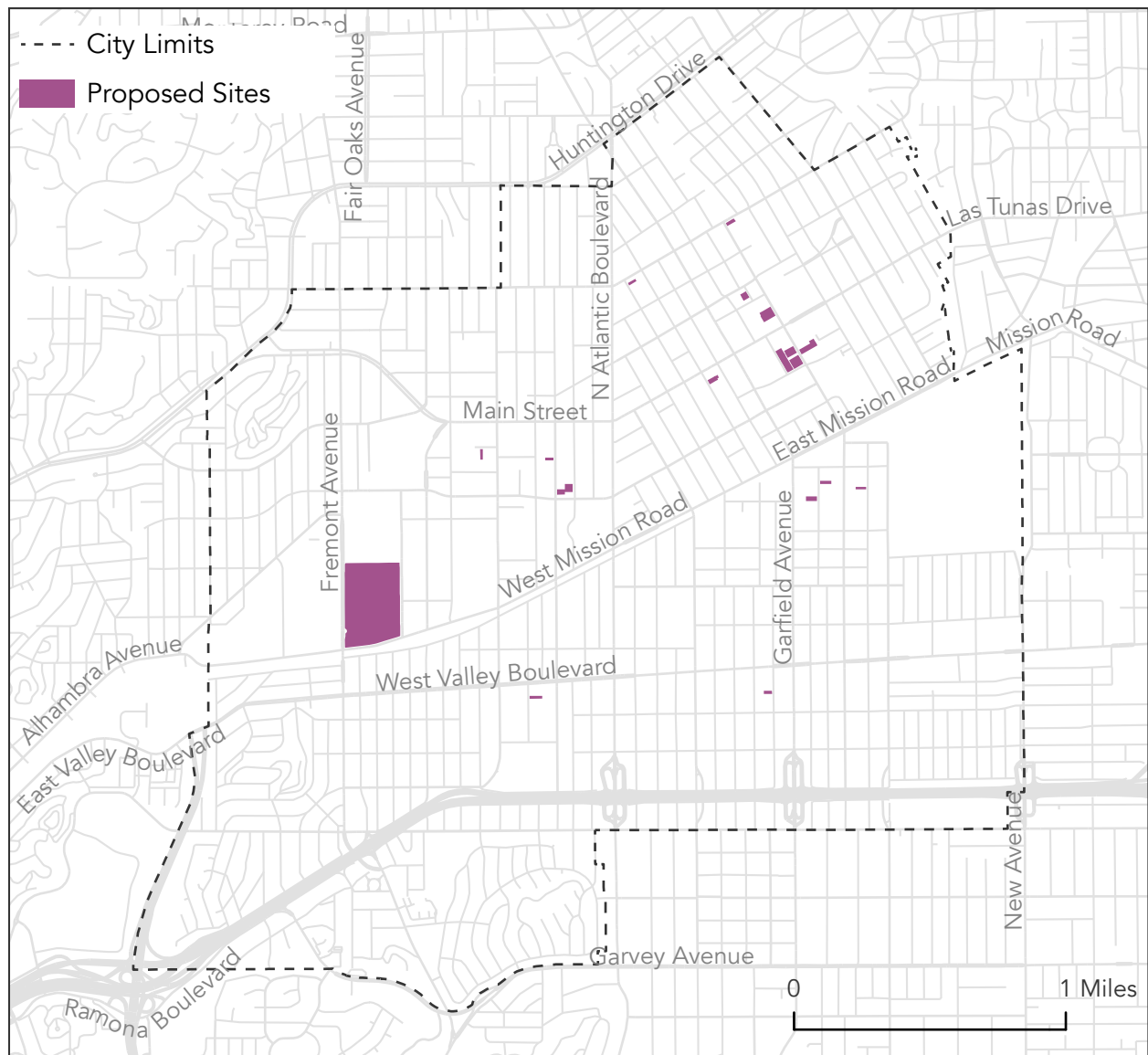
SITES INVENTORY

DRAFT

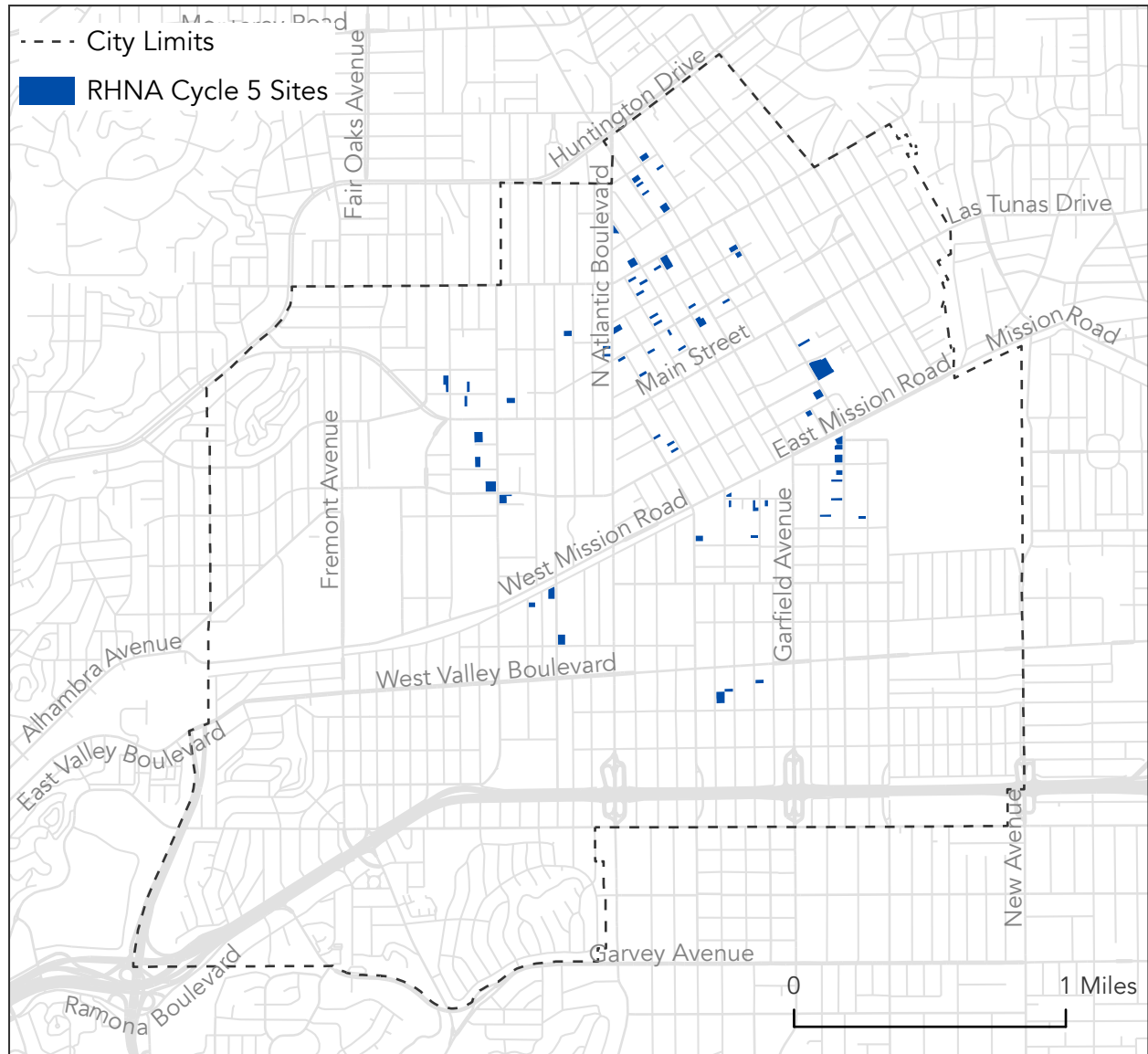
Map of Existing Vacant Sites



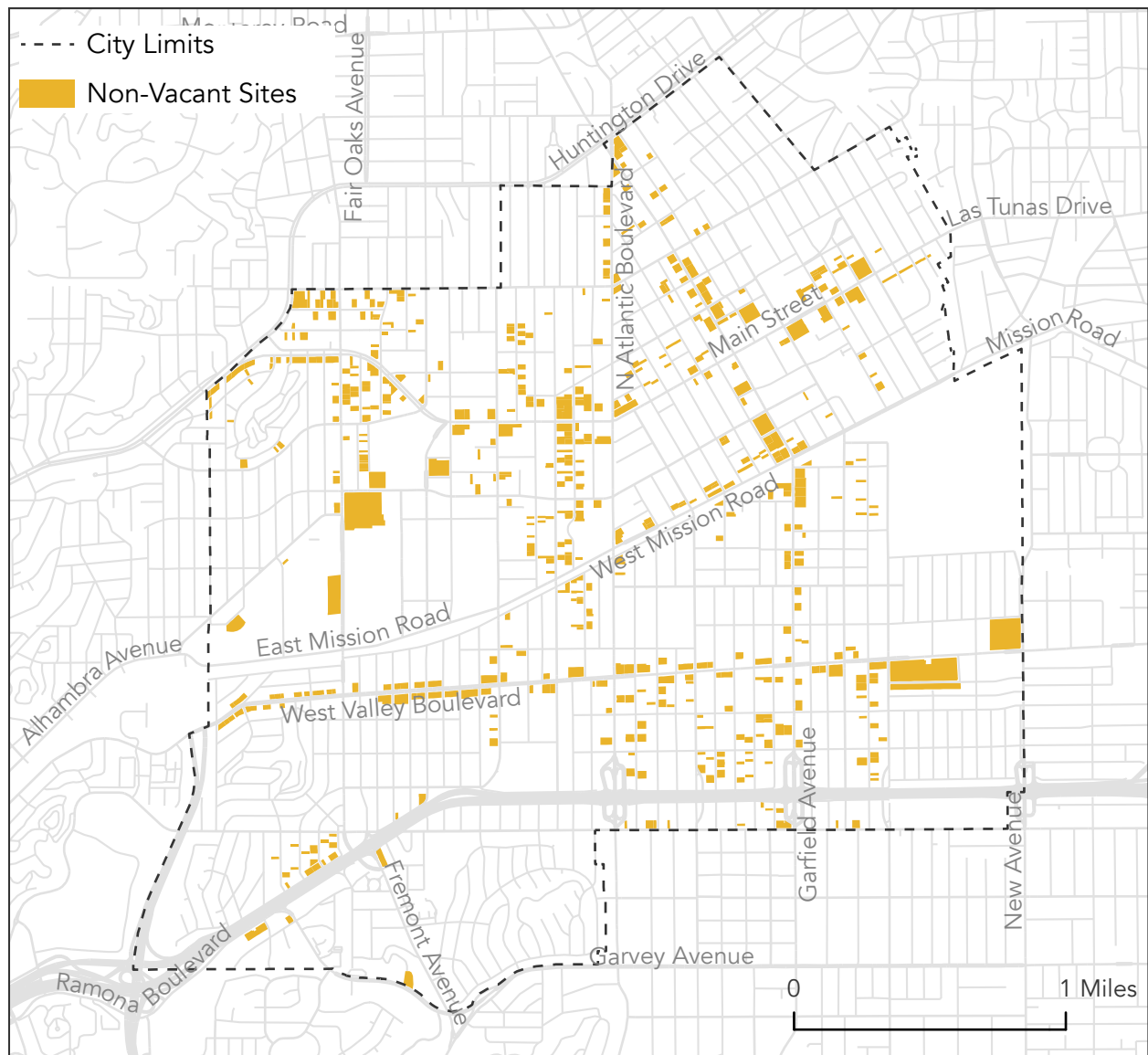
Map of Planned and Proposed Projects



Map of Existing Nonvacant Sites (from RHNA5 Inventory)



Map of New Nonvacant Sites



Detailed Site Inventory Table

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
V.1	5345017015	0.87	N/A	R-3	Vacant	1.90	Vacant	No	24	41	100%	N/A	41	Above Moderate	0	0	41
V.1	5345018901	1.03	N/A	R-3	Vacant	1.90	Vacant	No	24	41	100%	N/A	41	Above Moderate	0	0	41
V.2	5352020006	0.14	N/A	R-3	Vacant	0.14	Vacant	No	24	3	90%	N/A	3	Above Moderate	0	0	1
V.3	5351019028	0.16	N/A	R-1	Vacant	0.16	Vacant	No	1 per lot	1	100%	N/A	1	Above Moderate	0	0	1
V.4	5351019027	0.16	N/A	R-1	Vacant	0.16	Vacant	No	1 per lot	1	100%	N/A	1	Above Moderate	0	0	1
V.5	5351021034	0.12	N/A	R-1	Vacant	0.12	Vacant	No	1 per lot	1	100%	N/A	1	Above Moderate	0	0	1
V.6	5353013020	0.14	2419 LA CRESCENTA AVE	R-1	Vacant	0.14	Vacant	No	1 per lot	1	100%	N/A	1	Above Moderate	0	0	1
V.7	5346015004	0.19	N/A	R-1	Vacant	0.19	Vacant	No	1 per lot	1	100%	N/A	1	Above Moderate	0	0	1
V.8	5322008007	1.44	N/A	R-1	Vacant	1.44	Vacant	No	1 per lot	5	100%	N/A	5	Above Moderate	0	0	5
V.9	5322008038	0.57	407 E PINE ST	R-1	Vacant	0.57	Vacant	No	1 per lot	2	100%	N/A	2	Above Moderate	0	0	2
V.10	5322008037	0.42	415 E PINE ST	R-1	Vacant	0.42	Vacant	No	1 per lot	2	100%	N/A	2	Above Moderate	0	0	2
V.11	5322008036	0.26	N/A	R-1	Vacant	0.26	Vacant	No	1 per lot	1	100%	N/A	1	Above Moderate	0	0	1
SP.1	5338034901	0.1753	N/A	P	Parking Lot	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
SP.1	5338034900	0.3446	N/A	P	Parking Lot	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
SP.1	5338034016	0.1466	441 W MAIN ST	CBD	Commercial - Store	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
SP.1	5338034015	0.1521	433 W MAIN ST	CBD	Commercial - Store Combination	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
SP.1	5338034014	0.1595	425 W MAIN ST	CBD	Commercial - Professional Building	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
SP.1	5338034037	0.1643	411 W MAIN ST	CBD	Commercial - Store	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
SP.1	5338034036	0.0711	409 W MAIN ST	CBD	Commercial - Store	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
SP.1	5338034035	0.266	401 W MAIN ST	CBD	Commercial - Store Combination	1.48	Specific Plan	No	56	82	70%	Strong	57	Mixed	24	14	19
R.1	5357006023	0.2028	1433 S 4TH ST	R-3	Residential - Single Family Residence	0.20	RHNA5 Existing	No	24	5	90%	High	3	Mod./Above Mod.	0	1	2
R.2	5357008011	0.2419	1420 S 3RD ST	R-3	Residential - Single Family Residence	0.24	RHNA5 Existing	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
R.3	5350027002	0.1226	904 BENITO AVE	R-3	Residential - Single Family Residence	0.24	RHNA5 Existing	No	43	10	70%	High	4	Mod./Above Mod.	0	1	3
R.3	5350027003	0.1195	908 BENITO AVE	R-3	Residential - Single Family Residence	0.24	RHNA5 Existing	No	43	10	70%	High	4	Mod./Above Mod.	0	1	3
R.4	5347003002	0.1707	708 S 6TH ST	R-3	Residential - Single Family Residence	0.34	RHNA5 Existing	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
R.4	5347003003	0.1707	704 S 6TH ST	R-3	Residential - Single Family Residence	0.34	RHNA5 Existing	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
R.5	5347007012	0.1574	921 S 2ND ST	R-3	Residential - Single Family Residence	0.16	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.6	5347022006	0.1286	833 S SIERRA VISTA AVE	R-3	Residential - Single Family Residence	0.13	RHNA5 Existing	No	24	3	90%	Strong	2	Mod./Above Mod.	0	1	1
R.7	5347018020	0.1987	830 S STONEMAN AVE	R-3	Residential - Single Family Residence	0.20	RHNA5 Existing	No	24	5	90%	Strong	4	Mod./Above Mod.	0	1	3
R.8	5347005007	0.1433	314 PALMETTO DR	R-3	Residential - Single Family Residence	0.14	RHNA5 Existing	No	24	3	90%	Strong	2	Mod./Above Mod.	0	1	1
R.9	5347006013	0.1607	204 PALMETTO DR	R-3	Residential - Single Family Residence	0.34	RHNA5 Existing	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
R.9	5347006011	0.1773	811 S 2ND ST	R-3	Residential - Single Family Residence	0.34	RHNA5 Existing	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
R.10	5347009006	0.1653	110 PALMETTO DR	R-3	Residential - Single Family Residence	0.39	RHNA5 Existing	No	24	9	90%	High	5	Mod./Above Mod.	0	2	3
R.10	5347018012	0.2236	801 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.39	RHNA5 Existing	No	24	9	90%	High	5	Mod./Above Mod.	0	2	3
R.11	5347004001	0.1379	301 PALMETTO DR	R-3	Residential - Single Family Residence	0.14	RHNA5 Existing	No	24	3	90%	High	1	Moderate	0	1	0
R.12	5347017008	0.2111	721 S CHAPEL AVE	R-3	Residential - Double, Duplex, or Two Units	0.21	RHNA5 Existing	No	24	5	90%	High	2	Mod./Above Mod.	0	1	1
R.13	5347017010	0.1269	711 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.25	RHNA5 Existing	No	43	11	70%	High	5	Mod./Above Mod.	0	2	3
R.13	5347017011	0.1269	709 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.25	RHNA5 Existing	No	43	11	70%	High	5	Mod./Above Mod.	0	2	3
R.14	5347013011	0.1722	127 PARK ST	R-3	Residential - Double, Duplex, or Two Units	0.52	RHNA5 Existing	No	43	22	90%	High	12	Lower Mixed	8	1	3
R.14	5347013012	0.1722	131 PARK ST	R-3	Residential - Double, Duplex, or Two Units	0.52	RHNA5 Existing	No	43	22	90%	High	12	Lower Mixed	8	1	3
R.14	5347013013	0.1722	623 S CHAPEL AVE	R-3	Residential - Double, Duplex, or Two Units	0.52	RHNA5 Existing	No	43	22	90%	High	12	Lower Mixed	8	1	3
R.15	5344012030	0.1745	221 S 5TH ST	R-3	Residential - Single Family Residence	0.17	RHNA5 Existing	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1
R.16	5347013015	0.155	611 S CHAPEL AVE	R-3	Residential - Double, Duplex, or Two Units	0.30	RHNA5 Existing	No	43	13	70%	Strong	7	Mod./Above Mod.	0	2	5
R.16	5347013016	0.1483	607 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.30	RHNA5 Existing	No	43	13	70%	Strong	7	Mod./Above Mod.	0	2	5
R.17	5344012027	0.1745	209 S 5TH ST	R-3	Residential - Single Family Residence	0.17	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.18	5347013018	0.1563	519 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.40	RHNA5 Existing	No	43	17	70%	Strong	10	Mod./Above Mod.	0	3	7
R.18	5347013017	0.129	603 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.40	RHNA5 Existing	No	43	17	70%	Strong	10	Mod./Above Mod.	0	3	7
R.18	5347013019	0.1195	517 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.40	RHNA5 Existing	No	43	17	70%	Strong	10	Mod./Above Mod.	0	3	7
R.19	5344012006	0.1717	200 S 6TH ST	R-3	Residential - Single Family Residence	0.17	RHNA5 Existing	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
R.20	5345010033	0.1263	120 E BEACON ST	R-3	Residential - Single Family Residence	0.24	RHNA5 Existing	No	43	10	70%	High	4	Mod./Above Mod.	0	1	3
R.20	5345010002	0.1148	118 E BEACON ST	R-3	Residential - Single Family Residence	0.24	RHNA5 Existing	No	43	10	70%	High	4	Mod./Above Mod.	0	1	3
R.21	5338004012	0.199	23 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.37	RHNA5 Existing	No	43	16	70%	Strong	9	Mod./Above Mod.	0	3	6
R.21	5338004013	0.175	21 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.37	RHNA5 Existing	No	43	16	70%	Strong	9	Mod./Above Mod.	0	3	6
R.22	5339021013	0.2341	1816 VINE ST	R-3	Residential - Single Family Residence	0.23	RHNA5 Existing	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
R.23	5339022023	0.2269	1815 VINE ST	R-3	Residential - Single Family Residence	0.23	RHNA5 Existing	No	24	5	90%	Strong	4	Mod./Above Mod.	0	1	3
R.24	5338034011	0.1799	104 N 5TH ST	R-3	Residential - Single Family Residence	0.18	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.25	5338031007	0.1757	139 N 5TH ST	R-3	Residential - Single Family Residence	0.18	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.26	5338023003	0.1837	305 N ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.18	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.27	5338035033	0.1747	124 N 4TH ST	R-3	Residential - Single Family Residence	0.17	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.28	5338023013	0.18	317 N ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.18	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.29	5337015024	0.1781	105 N 2ND ST	R-3	Residential - Single Family Residence	0.18	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.30	5345015004	0.2828	106 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.28	RHNA5 Existing	No	43	12	70%	Strong	8	Mod./Above Mod.	0	2	6
R.31	5338015015	0.1793	325 N CURTIS AVE	R-3	Residential - Single Family Residence	0.35	RHNA5 Existing	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
R.31	5338015048	0.1729	323 N CURTIS AVE	R-3	Residential - Single Family Residence	0.35	RHNA5 Existing	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
R.32	5337015904	0.1447	N/A	R-3	Parking Lot	0.14	RHNA5 Existing	No	24	3	90%	Strong	3	Mod./Above Mod.	0	1	2
R.33	5338029012	0.2652	338 N ATLANTIC BLVD	R-3	Residential - Double, Duplex, or Two Units	0.44	RHNA5 Existing	No	43	19	70%	Strong	11	Mod./Above Mod.	0	3	8
R.33	5338029011	0.1702	340 N ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.44	RHNA5 Existing	No	43	19	70%	Strong	11	Mod./Above Mod.	0	3	8
R.34	5337014020	0.2147	310 N 3RD ST	R-3	Residential - Single Family Residence	0.21	RHNA5 Existing	No	24	5	90%	High	3	Mod./Above Mod.	0	1	2
R.35	5337020032	0.5901	N/A	R-3	Parking Lot	0.59	RHNA5 Existing	No	43	25	90%	Strong	23	Lower Mixed	15	3	5
R.36	5337014017	0.2143	320 N 3RD ST	R-3	Residential - Single Family Residence	0.21	RHNA5 Existing	No	24	5	90%	Strong	4	Mod./Above Mod.	0	1	3
R.37	5337008039	0.1782	304 N 1ST ST	R-3	Commercial - Parking Lot (Commercial Use Property)	0.18	RHNA5 Existing	No	24	4	90%	Strong	4	Mod./Above Mod.	0	1	3
R.38	5337021011	0.1755	213 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.18	RHNA5 Existing	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1
R.39	5337013005	0.2021	501 N 2ND ST	R-3	Residential - Single Family Residence	0.40	RHNA5 Existing	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
R.39	5337013017	0.1972	414 N 3RD ST	R-3	Residential - Single Family Residence	0.40	RHNA5 Existing	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
R.40	5337013011	0.1929	510 N 3RD ST	R-3	Residential - Single Family Residence	0.37	RHNA5 Existing	No	24	9	90%	Strong	6	Mod./Above Mod.	0	2	4
R.40	5337011003	0.182	505 N 1ST ST	R-3	Residential - Single Family Residence	0.37	RHNA5 Existing	No	24	9	90%	Strong	6	Mod./Above Mod.	0	2	4
R.41	5321025009	0.1812	609 N 2ND ST	R-3	Residential - Single Family Residence	0.54	RHNA5 Existing	No	43	23	90%	Strong	18	Lower Mixed	12	2	4
R.41	5321025008	0.1789	615 N 2ND ST	R-3	Residential - Single Family Residence	0.54	RHNA5 Existing	No	43	23	90%	Strong	18	Lower Mixed	12	2	4
R.41	5321025010	0.1763	605 N 2ND ST	R-3	Residential - Single Family Residence	0.54	RHNA5 Existing	No	43	23	90%	Strong	18	Lower Mixed	12	2	4
R.42	5337004015	0.1278	337 N CHAPEL AVE	R-3	Residential - Single Family Residence	0.24	RHNA5 Existing	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
R.42	5337004014	0.1139	341 N CHAPEL AVE	R-3	Residential - Single Family Residence	0.24	RHNA5 Existing	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
R.43	5337003022	0.1167	405 N CHAPEL AVE	R-3	Residential - Single Family Residence	0.37	RHNA5 Existing	No	43	16	70%	Strong	9	Mod./Above Mod.	0	3	6
R.43	5337003023	0.1154	401 N CHAPEL AVE	R-3	Residential - Single Family Residence	0.37	RHNA5 Existing	No	43	16	70%	Strong	9	Mod./Above Mod.	0	3	6
R.43	5337003024	0.137	215 E GRAND AVE	R-3	Residential - Single Family Residence	0.37	RHNA5 Existing	No	43	16	70%	Strong	9	Mod./Above Mod.	0	3	6
R.44	5321023001	0.231	813 N 2ND ST	R-3	Residential - Double, Duplex, or Two Units	0.23	RHNA5 Existing	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
R.45	5322012009	0.166	910 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.17	RHNA5 Existing	Yes	24	4	90%	High	2	Mod./Above Mod.	0	1	1
R.46	5322012006	0.1688	922 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.17	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.47	5322012003	0.1738	1006 N GARFIELD AVE, UNIT B	R-3	Residential - Double, Duplex, or Two Units	0.35	RHNA5 Existing	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
R.47	5322012004	0.1726	930 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.35	RHNA5 Existing	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
R.48	5322015065	0.1716	927 N MONTEREY ST	R-3	Residential - Single Family Residence	0.17	RHNA5 Existing	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
R.49	5357006003	0.202	1512 S 5TH ST	R-3	Residential - Single Family Residence	0.81	RHNA5 Existing	Yes	43	35	90%	Strong	26	Lower Mixed	17	3	6
R.49	5357006006	0.202	1500 S 5TH ST	R-3	Residential - Double, Duplex, or Two Units	0.81	RHNA5 Existing	Yes	43	35	90%	Strong	26	Lower Mixed	17	3	6
R.49	5357006004	0.2015	1510 S 5TH ST	R-3	Residential - Double, Duplex, or Two Units	0.81	RHNA5 Existing	Yes	43	35	90%	Strong	26	Lower Mixed	17	3	6
R.49	5357006005	0.2018	1504 S 5TH ST	R-3	Residential - Single Family Residence	0.81	RHNA5 Existing	Yes	43	35	90%	Strong	26	Lower Mixed	17	3	6
R.50	5350022034	0.159	1106 S MARGUERITA AVE	R-3	Residential - Double, Duplex, or Two Units	0.63	RHNA5 Existing	Yes	43	27	90%	High	14	Lower Mixed	9	1	4
R.50	5350022035	0.1518	1110 S MARGUERITA AVE	R-3	Residential - Double, Duplex, or Two Units	0.63	RHNA5 Existing	Yes	43	27	90%	High	14	Lower Mixed	9	1	4
R.50	5350022028	0.1623	1104 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.63	RHNA5 Existing	Yes	43	27	90%	High	14	Lower Mixed	9	1	4
R.50	5350022027	0.1532	1100 S MARGUERITA AVE	R-3	Residential - Double, Duplex, or Two Units	0.63	RHNA5 Existing	Yes	43	27	90%	High	14	Lower Mixed	9	1	4

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
R.51	5350027013	0.1104	801 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	Yes	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.51	5350027016	0.124	815 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	Yes	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.51	5350027017	0.1233	817 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	Yes	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.51	5350027014	0.1099	807 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	Yes	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.51	5350027015	0.1112	809 S MARGUERITA AVE	R-3	Residential - Double, Duplex, or Two Units	0.58	RHNA5 Existing	Yes	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.52	5343005004	0.1464	300 S MARENGO AVE	R-3	Commercial - Store Combination	0.59	RHNA5 Existing	Yes	43	25	90%	High	14	Lower Mixed	9	1	4
R.52	5343005001	0.1475	312 S MARENGO AVE	R-3	Residential - Single Family Residence	0.59	RHNA5 Existing	Yes	43	25	90%	High	14	Lower Mixed	9	1	4
R.52	5343005002	0.1475	310 S MARENGO AVE	R-3	Residential - Single Family Residence	0.59	RHNA5 Existing	Yes	43	25	90%	High	14	Lower Mixed	9	1	4
R.52	5343005003	0.1489	304 S MARENGO AVE	R-3	Residential - Double, Duplex, or Two Units	0.59	RHNA5 Existing	Yes	43	25	90%	High	14	Lower Mixed	9	1	4
R.53	5342027035	0.1722	221 S MARENGO AVE	R-3	Residential - Three Units (Any Combination)	0.92	RHNA5 Existing	Yes	43	39	90%	High	19	Lower Mixed	12	2	5
R.53	5342027037	0.0803	1709 W COMMONWEALTH AVE	R-3	Residential - Single Family Residence	0.92	RHNA5 Existing	Yes	43	39	90%	High	19	Lower Mixed	12	2	5
R.53	5342027036	0.1377	225 S MARENGO AVE	R-3	Residential - Single Family Residence	0.92	RHNA5 Existing	Yes	43	39	90%	High	19	Lower Mixed	12	2	5
R.53	5342027033	0.1722	1713 W COMMONWEALTH AVE	R-3	Residential - Double, Duplex, or Two Units	0.92	RHNA5 Existing	Yes	43	39	90%	High	19	Lower Mixed	12	2	5
R.53	5342027034	0.2296	217 S MARENGO AVE	R-3	Residential - Three Units (Any Combination)	0.92	RHNA5 Existing	Yes	43	39	90%	High	19	Lower Mixed	12	2	5
R.53	5342027038	0.1254	231 S MARENGO AVE	R-3	Residential - Double, Duplex, or Two Units	0.92	RHNA5 Existing	Yes	43	39	90%	High	19	Lower Mixed	12	2	5
R.54	5342026025	0.2296	1725 PEPPER ST	R-3	Residential - Double, Duplex, or Two Units	0.46	RHNA5 Existing	Yes	43	20	70%	Strong	12	Mod./Above Mod.	0	3	9
R.54	5342026024	0.2296	1801 PEPPER ST	R-3	Residential - Single Family Residence	0.46	RHNA5 Existing	Yes	43	20	70%	Strong	12	Mod./Above Mod.	0	3	9
R.55	5342025022	0.2296	1805 ACACIA	R-3	Residential - Single Family Residence	0.73	RHNA5 Existing	Yes	43	32	90%	Strong	24	Lower Mixed	15	3	6
R.55	5342025023	0.2296	1801 ACACIA	R-3	Residential - Double, Duplex, or Two Units	0.73	RHNA5 Existing	Yes	43	32	90%	Strong	24	Lower Mixed	15	3	6
R.55	5342025024	0.2755	1723 ACACIA	R-3	Residential - Double, Duplex, or Two Units	0.73	RHNA5 Existing	Yes	43	32	90%	Strong	24	Lower Mixed	15	3	6
R.56	5345007021	0.1809	317 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.54	RHNA5 Existing	Yes	43	23	90%	High	14	Lower Mixed	9	1	4
R.56	5345007020	0.1808	323 S CHAPEL AVE	R-3	Residential - Double, Duplex, or Two Units	0.54	RHNA5 Existing	Yes	43	23	90%	High	14	Lower Mixed	9	1	4
R.56	5345007022	0.1808	313 S CHAPEL AVE	R-3	Residential - Double, Duplex, or Two Units	0.54	RHNA5 Existing	Yes	43	23	90%	High	14	Lower Mixed	9	1	4
R.57	5339019002	0.0924	125 N RAYMOND AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.57	5339019003	0.0925	121 N RAYMOND AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.57	5339019004	0.0927	117 N RAYMOND AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.57	5339019021	0.1394	115 N RAYMOND AVE	R-3	Residential - Single Family Residence	0.58	RHNA5 Existing	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.57	5339019020	0.1628	2003 VINE ST	R-3	Residential - Three Units (Any Combination)	0.58	RHNA5 Existing	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
R.58	5337009011	0.1362	508 N 1ST ST	R-3	Residential - Single Family Residence	0.89	RHNA5 Existing	Yes	43	38	90%	Strong	28	Lower Mixed	18	3	7
R.58	5337009012	0.1689	504 N 1ST ST	R-3	Residential - Single Family Residence	0.89	RHNA5 Existing	Yes	43	38	90%	Strong	28	Lower Mixed	18	3	7
R.58	5337009014	0.1684	428 N 1ST ST	R-3	Residential - Single Family Residence	0.89	RHNA5 Existing	Yes	43	38	90%	Strong	28	Lower Mixed	18	3	7
R.58	5337009013	0.1718	500 N 1ST ST	R-3	Residential - Single Family Residence	0.89	RHNA5 Existing	Yes	43	38	90%	Strong	28	Lower Mixed	18	3	7
R.58	5337009026	0.242	14 W ALHAMBRA RD	R-3	Residential - Three Units (Any Combination)	0.89	RHNA5 Existing	Yes	43	38	90%	Strong	28	Lower Mixed	18	3	7
R.59	5322013020	0.1696	15 E MCLEAN ST	R-3	Residential - Three Units (Any Combination)	0.50	RHNA5 Existing	Yes	43	22	90%	High	12	Lower Mixed	8	1	3
R.59	5322013019	0.1446	805 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.50	RHNA5 Existing	Yes	43	22	90%	High	12	Lower Mixed	8	1	3
R.59	5322013018	0.1885	809 N STONEMAN AVE	R-3	Residential - Double, Duplex, or Two Units	0.50	RHNA5 Existing	Yes	43	22	90%	High	12	Lower Mixed	8	1	3
R.60	5322010022	0.2194	1104 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.40	RHNA5 Existing	Yes	43	17	70%	High	8	Mod./Above Mod.	0	2	6
R.60	5322010023	0.1779	1100 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.40	RHNA5 Existing	Yes	43	17	70%	High	8	Mod./Above Mod.	0	2	6
R.61	5345014016	2.314	220 S CHAPEL AVE	R-3	Institutional - Church	2.79	RHNA5 Existing	Yes	43	120	90%	High	86	Lower Mixed	54	12	20
R.61	5345014902	0.4788	N/A	R-3	Parking Lot	2.79	RHNA5 Existing	No	43	120	90%	High	86	Lower Mixed	54	12	20
NV.1	5254011039	0.202	2901 MONTEZUMA AVE	R-3	Residential - Single Family Residence	0.38	Nonvacant New	No	25.8	10	90%	Strong	7	Mod./Above Mod.	0	2	5
NV.1	5254011038	0.1743	2907 MONTEZUMA AVE	R-3	Residential - Single Family Residence	0.38	Nonvacant New	No	25.8	10	90%	Strong	7	Mod./Above Mod.	0	2	5
NV.2	5254013049	0.1725	3000 W RAMONA RD	CPD	Institutional - Church	1.43	Nonvacant New	No	48	69	90%	Medium	31	Lower Mixed	20	4	7
NV.2	5254013052	1.2566	3000 W RAMONA RD	CPD	Institutional - Church	1.43	Nonvacant New	No	48	69	90%	Medium	31	Lower Mixed	20	4	7
NV.3	5255001017	0.1402	2015 S 2ND ST	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.4	5255001020	0.1487	220 W RAMONA RD	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.5	5255001031	0.157	2008 S 2ND ST	R-2	Residential - Single Family Residence	0.31	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.5	5255001030	0.157	2012 S 2ND ST, APT A	R-2	Residential - Single Family Residence	0.31	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.6	5255001036	0.1748	2036 S 2ND ST	PO	Residential - Double, Duplex, or Two Units	0.90	Nonvacant New	No	43	39	90%	Medium	15	Lower Mixed	10	2	3
NV.6	5255001026	0.1676	2032 S 2ND ST	PO	Residential - Three Units (Any Combination)	0.90	Nonvacant New	No	43	39	90%	Medium	15	Lower Mixed	10	2	3
NV.6	5255001040	0.5585	N/A	PO	Parking Lot	0.90	Nonvacant New	No	43	39	90%	Medium	15	Lower Mixed	10	2	3

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.7	5255013018	0.1734	209 E HELLMAN AVE	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.8	5255022021	0.1749	309 E HELLMAN AVE	R-2	Residential - Single Family Residence	0.53	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.8	5255022022	0.1773	313 E HELLMAN AVE	R-2	Residential - Single Family Residence	0.53	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.8	5255022023	0.1813	317 E HELLMAN AVE	R-2	Residential - Single Family Residence	0.53	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.9	5256001034	0.173	913 W HELLMAN AVE	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.10	5256004058	0.1802	805 W HELLMAN AVE	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	High	3	Mod./Above Mod.	0	1	2
NV.10	5256004057	0.1804	809 W HELLMAN AVE	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	High	3	Mod./Above Mod.	0	1	2
NV.10	5256004056	0.1804	813 W HELLMAN AVE	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	High	3	Mod./Above Mod.	0	1	2
NV.11	5256004059	0.191	801 W HELLMAN AVE	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.12	5256004071	0.1768	709 W HELLMAN AVE	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.13	5256007053	0.1539	2034 S 4TH ST	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.14	5291011016	0.1492	503 S FREMONT AVE	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.15	5291011020	0.1403	517 S FREMONT AVE	R-2	Residential - Single Family Residence	0.45	Nonvacant New	No	18	8	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.15	5291011018	0.1492	509 S FREMONT AVE	R-2	Residential - Single Family Residence	0.45	Nonvacant New	No	18	8	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.15	5291011019	0.1582	515 S FREMONT AVE	R-2	Residential - Single Family Residence	0.45	Nonvacant New	No	18	8	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.16	5291012038	0.132	619 S FREMONT AVE	CPD	Commercial - Office Building	0.53	Nonvacant New	No	48	25	90%	Strong	17	Lower Mixed	11	2	4
NV.16	5291012037	0.132	621 S FREMONT AVE	CPD	Residential - Three Units (Any Combination)	0.53	Nonvacant New	No	48	25	90%	Strong	17	Lower Mixed	11	2	4
NV.16	5291012036	0.132	625 S FREMONT AVE	CPD	Residential - Three Units (Any Combination)	0.53	Nonvacant New	No	48	25	90%	Strong	17	Lower Mixed	11	2	4
NV.16	5291012035	0.132	629 S FREMONT AVE	CPD	Commercial - Store	0.53	Nonvacant New	No	48	25	90%	Strong	17	Lower Mixed	11	2	4
NV.17	5291024017	0.4195	3201 W MISSION RD	P	Commercial - Parking Lot (Commercial Use Property)	1.74	Nonvacant New	No	48	84	90%	Strong	76	Lower Mixed	48	10	18
NV.17	5291024021	1.3243	3201 W MISSION RD	P	Commercial - Parking Lot (Commercial Use Property)	1.74	Nonvacant New	No	48	84	90%	Strong	76	Lower Mixed	48	10	18
NV.18	5291026019	0.1447	N/A	P	Commercial - Commercial	0.34	Nonvacant New	No	48	16	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.19	5292001003	0.193	2604 W ALHAMBRA RD	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.19	5292001004	0.1936	2606 W ALHAMBRA RD	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.20	5292001008	0.1941	2626 W ALHAMBRA RD	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.20	5292001007	0.1911	2622 W ALHAMBRA RD	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.21	5292001017	0.1867	2721 BIRCH ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.21	5292001013	0.1953	2720 W ALHAMBRA RD	R-2	Residential - Double, Duplex, or Two Units	0.38	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.22	5292001021	0.1774	2705 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.22	5292001020	0.1892	2709 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.23	5292001022	0.1866	2701 BIRCH ST	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.24	5292001025	0.1884	2609 BIRCH ST	R-2	Residential - Single Family Residence	0.46	Nonvacant New	No	18	8	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.24	5292001024	0.2724	2615 BIRCH ST	R-2	Residential - Single Family Residence	0.46	Nonvacant New	No	18	8	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.25	5292001028	0.1414	2601 BIRCH ST	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.25	5292001026	0.1905	2605 BIRCH ST	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.26	5292002002	0.1925	2604 BIRCH ST	R-2	Residential - Single Family Residence	0.40	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.26	5292002003	0.2109	2608 BIRCH ST	R-2	Residential - Single Family Residence	0.40	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.27	5292002004	0.1751	2614 BIRCH ST	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.28	5292002009	0.1936	2708 BIRCH ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.28	5292002010	0.1911	2712 BIRCH ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.29	5292002023	0.1554	2825 W GRAND AVE	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.30	5292003013	0.1838	2804 W GRAND AVE	R-2	Residential - Single Family Residence	0.53	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.30	5292003014	0.1697	2808 W GRAND AVE	R-2	Residential - Single Family Residence	0.53	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.30	5292003012	0.1792	2800 W GRAND AVE	R-2	Residential - Single Family Residence	0.53	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.31	5292003017	0.1807	2820 W GRAND AVE	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.32	5292003020	0.1835	2904 W GRAND AVE	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.33	5292004001	0.1517	2632 W MAIN ST	CPD	Commercial - Store	0.71	Nonvacant New	No	48	34	90%	Medium	15	Lower Mixed	10	2	3
NV.33	5292004025	0.2751	9 S FREMONT AVE	CPD	Commercial - Restaurant, Cocktail Lounge	0.71	Nonvacant New	No	48	34	90%	Medium	15	Lower Mixed	10	2	3
NV.33	5292004003	0.1473	2618 W MAIN ST	CPD	Commercial - Office Building	0.71	Nonvacant New	No	48	34	90%	Medium	15	Lower Mixed	10	2	3
NV.33	5292004002	0.1394	2624 W MAIN ST	CPD	Commercial - Store	0.71	Nonvacant New	No	48	34	90%	Medium	15	Lower Mixed	10	2	3
NV.34	5292004022	0.1429	109 S FREMONT AVE	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.35	5292005015	0.143	129 S FREMONT AVE	R-2	Residential - Single Family Residence	0.42	Nonvacant New	No	18	8	90%	High	3	Mod./Above Mod.	0	1	2
NV.35	5292005016	0.1394	201 S FREMONT AVE	R-2	Residential - Single Family Residence	0.42	Nonvacant New	No	18	8	90%	High	3	Mod./Above Mod.	0	1	2
NV.35	5292005017	0.1405	205 S FREMONT AVE	R-2	Residential - Double, Duplex, or Two Units	0.42	Nonvacant New	No	18	8	90%	High	3	Mod./Above Mod.	0	1	2
NV.36	5292005024	0.1646	233 S FREMONT AVE	R-2	Commercial - Office Building	0.31	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.36	5292005023	0.1435	229 S FREMONT AVE	R-2	Residential - Single Family Residence	0.31	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.37	5292007002	0.1737	2724 W MAIN ST	CPD	Commercial - Office Building	0.42	Nonvacant New	No	48	20	70%	High	11	Mod./Above Mod.	0	3	8
NV.37	5292007003	0.1101	2718 W MAIN ST	CPD	Commercial - Store	0.42	Nonvacant New	No	48	20	70%	High	11	Mod./Above Mod.	0	3	8
NV.37	5292007001	0.1363	2736 W MAIN ST	CPD	Commercial - Office Building	0.42	Nonvacant New	No	48	20	70%	High	11	Mod./Above Mod.	0	3	8
NV.38	5292007015	0.1572	2700 W MAIN ST	CPD	Commercial - Professional Building	0.30	Nonvacant New	No	48	14	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.38	5292007014	0.1394	N/A	CPD	Commercial - Commercial	0.30	Nonvacant New	No	48	14	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.39	5292008001	0.1385	2834 W MAIN ST	CPD	Commercial - Store	0.29	Nonvacant New	No	48	14	70%	High	8	Mod./Above Mod.	0	2	6
NV.39	5292008002	0.1515	N/A	CPD	Commercial - Commercial	0.29	Nonvacant New	No	48	14	70%	High	8	Mod./Above Mod.	0	2	6
NV.40	5292008003	0.1396	2818 W MAIN ST	CPD	Industrial - Light Manufacturing	0.45	Nonvacant New	No	48	22	70%	Medium	7	Mod./Above Mod.	0	2	5
NV.40	5292008005	0.1698	2800 W MAIN ST	CPD	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry	0.45	Nonvacant New	No	48	22	70%	Medium	7	Mod./Above Mod.	0	2	5
NV.40	5292008004	0.1389	2812 W MAIN ST	CPD	Commercial - Store Combination	0.45	Nonvacant New	No	48	22	70%	Medium	7	Mod./Above Mod.	0	2	5
NV.41	5292010010	0.1593	2921 POPLAR BLVD	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.41	5292010011	0.1603	2925 POPLAR BLVD	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.42	5292010013	0.1486	2935 POPLAR BLVD	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.43	5292010029	0.1718	3141 POPLAR BLVD	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.43	5292010027	0.1719	3133 POPLAR BLVD	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.43	5292010028	0.1994	3137 POPLAR BLVD	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.44	5292015005	0.1437	126 WESTMONT DR	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.45	5292017001	0.1568	2934 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.27	Nonvacant New	No	48	13	70%	Medium	4	Mod./Above Mod.	0	1	3
NV.45	5292017002	0.1092	2926 W MAIN ST	CPD	Residential - Double, Duplex, or Two Units	0.27	Nonvacant New	No	48	13	70%	Medium	4	Mod./Above Mod.	0	1	3
NV.46	5292017004	0.163	2900 W MAIN ST	CPD	Commercial - Store	0.16	Nonvacant New	No	48	8	70%	High	4	Mod./Above Mod.	0	1	3
NV.47	5292018015	0.1512	3100 SHERWOOD AVE	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.48	5292019001	0.1669	3150 W MAIN ST	CPD	Commercial - Professional Building	0.31	Nonvacant New	No	48	15	70%	High	8	Mod./Above Mod.	0	2	6
NV.48	5292019003	0.0723	3140 W MAIN ST	CPD	Institutional - School (Private)	0.31	Nonvacant New	No	48	15	70%	High	8	Mod./Above Mod.	0	2	6
NV.48	5292019002	0.0727	3144 W MAIN ST	CPD	Commercial - Office Building	0.31	Nonvacant New	No	48	15	70%	High	8	Mod./Above Mod.	0	2	6
NV.49	5292019045	0.5462	3120 W MAIN ST	CPD	Commercial - Office Building	0.70	Nonvacant New	No	48	34	90%	High	24	Lower Mixed	15	3	6
NV.49	5292019004	0.0799	3136 W MAIN ST	CPD	Commercial - Office Building	0.70	Nonvacant New	No	48	34	90%	High	24	Lower Mixed	15	3	6
NV.49	5292019005	0.0719	N/A	CPD	Commercial - Commercial	0.70	Nonvacant New	No	48	34	90%	High	24	Lower Mixed	15	3	6
NV.50	5292019009	0.0651	3086 W MAIN ST	CPD	Commercial - Store Combination	0.51	Nonvacant New	No	48	24	90%	Strong	20	Lower Mixed	13	2	5
NV.50	5292019011	0.1252	3070 W MAIN ST	CPD	Commercial - Office Building	0.51	Nonvacant New	No	48	24	90%	Strong	20	Lower Mixed	13	2	5
NV.50	5292019012	0.1897	3056 W MAIN ST	CPD	Commercial - Office Building	0.51	Nonvacant New	No	48	24	90%	Strong	20	Lower Mixed	13	2	5
NV.50	5292019010	0.1282	3080 W MAIN ST	CPD	Commercial - Store	0.51	Nonvacant New	No	48	24	90%	Strong	20	Lower Mixed	13	2	5
NV.51	5292019022	0.0599	3000 W MAIN ST	CPD	Commercial - Store	0.12	Nonvacant New	No	48	6	70%	Strong	4	Mod./Above Mod.	0	1	3
NV.51	5292019021	0.0619	N/A	CPD	Commercial - Commercial	0.12	Nonvacant New	No	48	6	70%	Strong	4	Mod./Above Mod.	0	1	3
NV.52	5292019023	0.1449	23 HAMPDENTER	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.53	5292019032	0.1629	3037 SHERWOOD AVE	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.54	5292020001	0.0733	3240 W MAIN ST	CPD	Residential - Single Family Residence	0.22	Nonvacant New	No	48	11	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.54	5292020002	0.0733	3240 W MAIN ST	CPD	Residential - Single Family Residence	0.22	Nonvacant New	No	48	11	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.54	5292020003	0.0733	3240 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.22	Nonvacant New	No	48	11	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.55	5292020004	0.0733	3240 W MAIN ST	CPD	Commercial - Parking Lot (Commercial Use Property)	0.51	Nonvacant New	No	48	25	90%	Strong	23	Lower Mixed	15	3	5
NV.55	5292020005	0.0733	3240 W MAIN ST	CPD	Commercial - Parking Lot (Commercial Use Property)	0.51	Nonvacant New	No	48	25	90%	Strong	23	Lower Mixed	15	3	5
NV.55	5292020006	0.3667	3224 W MAIN ST	CPD	Institutional - Church	0.51	Nonvacant New	No	48	25	90%	Strong	23	Lower Mixed	15	3	5
NV.56	5292020021	0.2343	3221 SHERWOOD AVE	R-2	Residential - Single Family Residence	0.23	Nonvacant New	No	18	4	90%	High	1	Above Mod.	0	0	1
NV.57	5292021001	0.1563	3218 SHERWOOD AVE	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.58	5321020014	0.1793	1005 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV.58	5321020013	0.168	1003 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.59	5321020027	0.2195	1129 N GARFIELD AVE	CPD	Commercial - Restaurant, Cocktail Lounge	0.51	Nonvacant New	No	48	25	90%	Medium	11	Lower Mixed	7	1	3
NV.59	5321020028	0.14	1111 N GARFIELD AVE	CPD	Commercial - Store	0.51	Nonvacant New	No	48	25	90%	Medium	11	Lower Mixed	7	1	3
NV.59	5321020026	0.1546	1116 N ATLANTIC BLVD	CPD	Commercial - Store	0.51	Nonvacant New	No	48	25	90%	Medium	11	Lower Mixed	7	1	3
NV.60	5321021016	0.1751	804 N 1ST ST	R-3	Residential - Double, Duplex, or Two Units	0.34	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.60	5321021015	0.1688	810 N 1ST ST	R-3	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.61	5321022026	0.1465	815 N 1ST ST	R-3	Residential - Single Family Residence	0.32	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.61	5321022017	0.1715	812 N 2ND ST	R-3	Residential - Double, Duplex, or Two Units	0.32	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.62	5321025024	0.0795	301 W ALHAMBRA RD	CPD	Residential - Single Family Residence	0.47	Nonvacant New	No	48	22	70%	Strong	13	Mod./Above Mod.	0	4	9
NV.62	5321025026	0.0901	612 N ATLANTIC BLVD	CPD	Residential - Single Family Residence	0.47	Nonvacant New	No	48	22	70%	Strong	13	Mod./Above Mod.	0	4	9
NV.62	5321025028	0.0949	600 N ATLANTIC BLVD	CPD	Commercial - Office Building	0.47	Nonvacant New	No	48	22	70%	Strong	13	Mod./Above Mod.	0	4	9
NV.62	5321025025	0.1174	608 N ATLANTIC BLVD	CPD	Residential - Single Family Residence	0.47	Nonvacant New	No	48	22	70%	Strong	13	Mod./Above Mod.	0	4	9
NV.62	5321025027	0.0838	309 W ALHAMBRA RD	CPD	Residential - Single Family Residence	0.47	Nonvacant New	No	48	22	70%	Strong	13	Mod./Above Mod.	0	4	9
NV.63	5321026002	0.1396	609 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.64	5321026036	0.1577	615 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.64	5321026005	0.1607	621 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.64	5321026004	0.1598	617 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.65	5321026007	0.16	699 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.65	5321026008	0.1653	703 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.66	5321026014	0.1604	815 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.66	5321026013	0.1636	811 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.66	5321026015	0.1632	817 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.67	5321028004	0.1556	837 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.68	5321029002	0.1843	925 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.66	Nonvacant New	No	18	12	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.68	5321029039	0.2879	1003 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.66	Nonvacant New	No	18	12	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.68	5321029003	0.1841	921 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.66	Nonvacant New	No	18	12	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.69	5321029004	0.184	917 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.70	5321029008	0.1832	901 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.55	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.70	5321029006	0.1836	911 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.55	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.70	5321029007	0.1834	907 N ATLANTIC BLVD	R-2	Residential - Single Family Residence	0.55	Nonvacant New	No	18	10	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.71	5322010025	0.1274	117 E PINE ST	R-3	Residential - Single Family Residence	0.25	Nonvacant New	No	43	11	70%	Strong	6	Mod./Above Mod.	0	2	4
NV.71	5322010024	0.1267	115 E PINE ST	R-3	Residential - Single Family Residence	0.25	Nonvacant New	No	43	11	70%	Strong	6	Mod./Above Mod.	0	2	4
NV.72	5322011010	0.1136	1116 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.23	Nonvacant New	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
NV.72	5322011012	0.116	1112 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.23	Nonvacant New	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
NV.73	5322011020	0.3001	1205 N STONEMAN AVE	R-3	Commercial - Parking Lot (Commercial Use Property)	0.30	Nonvacant New	No	43	13	70%	Strong	9	Mod./Above Mod.	0	3	6
NV.74	5322011075	0.1416	1204 N ATLANTIC BLVD	CPD	Commercial - Restaurant, Cocktail Lounge	1.43	Nonvacant New	No	48	69	90%	Medium	31	Lower Mixed	20	4	7
NV.74	5322011045	0.3463	1132 N GARFIELD AVE	CPD	Commercial - Restaurant, Cocktail Lounge	1.43	Nonvacant New	No	48	69	90%	Medium	31	Lower Mixed	20	4	7
NV.74	5322011074	0.9471	1224 N ATLANTIC BLVD	CPD	Commercial - Restaurant, Cocktail Lounge	1.43	Nonvacant New	No	48	69	90%	Medium	31	Lower Mixed	20	4	7
NV.75	5322013022	0.253	833 N STONEMAN AVE	R-3	Residential - Three Units (Any Combination)	0.42	Nonvacant New	No	43	18	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.75	5322013011	0.1685	907 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	43	18	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.76	5322015060	0.1661	900 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV.76	5322015059	0.176	904 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV.77	5322031008	0.1398	111 E ALHAMBRA RD	R-3	Residential - Single Family Residence	0.27	Nonvacant New	No	43	12	70%	Strong	7	Mod./Above Mod.	0	2	5
NV.77	5322031009	0.1318	115 E ALHAMBRA RD	R-3	Residential - Single Family Residence	0.27	Nonvacant New	No	43	12	70%	Strong	7	Mod./Above Mod.	0	2	5
NV.78	5322031013	0.1453	133 E ALHAMBRA RD	R-3	Residential - Single Family Residence	0.31	Nonvacant New	No	43	13	70%	High	6	Mod./Above Mod.	0	2	4
NV.78	5322031012	0.1683	123 E ALHAMBRA RD	R-3	Residential - Double, Duplex, or Two Units	0.31	Nonvacant New	No	43	13	70%	High	6	Mod./Above Mod.	0	2	4
NV.79	5322032002	0.1563	706 N GARFIELD AVE	R-3	Residential - Single Family Residence	0.16	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.80	5322032024	0.1728	709 N STONEMAN AVE	R-3	Residential - Three Units (Any Combination)	0.49	Nonvacant New	No	43	21	70%	High	9	Mod./Above Mod.	0	3	6
NV.80	5322032001	0.1502	712 N GARFIELD AVE	R-3	Commercial - Office Building	0.49	Nonvacant New	No	43	21	70%	High	9	Mod./Above Mod.	0	3	6
NV.80	5322032025	0.1685	721 N STONEMAN AVE	R-3	Residential - Double, Duplex, or Two Units	0.49	Nonvacant New	No	43	21	70%	High	9	Mod./Above Mod.	0	3	6
NV.81	5336016008	0.157	25 N VALENCIA ST	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.82	5336021016	0.1746	106 N CORDOVA ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.83	5336022011	0.2745	105 N CORDOVA ST	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.83	5336022010	0.2068	25 N CORDOVA ST	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.84	5336022013	0.1927	115 N CORDOVA ST	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.85	5336022024	0.169	30 N HIDALGO AVE	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.86	5336023010	0.1549	111 N HIDALGO AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.86	5336023011	0.1541	107 N HIDALGO AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.86	5336023027	0.2119	106 N ALMANSOR ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.87	5336023012	0.1781	103 N HIDALGO AVE	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.88	5336023025	0.1917	100 N ALMANSOR ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.88	5336023026	0.1806	102 N ALMANSOR ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.89	5336023028	0.1767	118 N ALMANSOR ST	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.90	5337007006	0.1692	420 N GARFIELD AVE	PO	Commercial - Professional Building	0.52	Nonvacant New	No	43	22	90%	High	12	Lower Mixed	8	1	3
NV.90	5337007005	0.172	428 N GARFIELD AVE	PO	Residential - Five or More Units or Apartments (Any Combination)	0.52	Nonvacant New	No	43	22	90%	High	12	Lower Mixed	8	1	3
NV.90	5337007007	0.1796	418 N GARFIELD AVE	PO	Residential - Single Family Residence	0.52	Nonvacant New	No	43	22	90%	High	12	Lower Mixed	8	1	3
NV.91	5337007009	0.1763	412 N GARFIELD AVE	PO	Residential - Single Family Residence	0.86	Nonvacant New	No	43	37	90%	Medium	16	Lower Mixed	10	2	4
NV.91	5337007026	0.5136	1 E GRAND AVE	PO	Institutional - Church	0.86	Nonvacant New	No	43	37	90%	Medium	16	Lower Mixed	10	2	4
NV.91	5337007008	0.1724	416 N GARFIELD AVE	PO	Institutional - Church	0.86	Nonvacant New	No	43	37	90%	Medium	16	Lower Mixed	10	2	4
NV.92	5337008005	0.1712	320 N GARFIELD AVE	PO	Commercial - Office Building	0.70	Nonvacant New	No	43	30	90%	High	22	Lower Mixed	14	3	5
NV.92	5337008004	0.1754	320 N GARFIELD AVE	PO	Commercial - Parking Lot (Commercial Use Property)	0.70	Nonvacant New	No	43	30	90%	High	22	Lower Mixed	14	3	5
NV.92	5337008003	0.349	330 N GARFIELD AVE	PO	Commercial - Professional Building	0.70	Nonvacant New	No	43	30	90%	High	22	Lower Mixed	14	3	5
NV.93	5337008008	0.1723	308 N GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.70	Nonvacant New	No	43	30	90%	Strong	23	Lower Mixed	15	3	5
NV.93	5337008007	0.1786	314 N GARFIELD AVE	PO	Residential - Single Family Residence	0.70	Nonvacant New	No	43	30	90%	Strong	23	Lower Mixed	15	3	5
NV.93	5337008009	0.175	304 N GARFIELD AVE	PO	Residential - Single Family Residence	0.70	Nonvacant New	No	43	30	90%	Strong	23	Lower Mixed	15	3	5
NV.93	5337008006	0.1735	316 N GARFIELD AVE	PO	Residential - Single Family Residence	0.70	Nonvacant New	No	24	17	90%	Strong	12	Mod./Above Mod.	0	3	9
NV.94	5337008010	0.1166	300 N GARFIELD AVE	PO	Commercial - Store	0.12	Nonvacant New	No	24	3	90%	Medium	1	Moderate	0	1	0
NV.95	5337008014	0.0871	330 N GARFIELD AVE	R-3	Commercial - Parking Lot (Commercial Use Property)	0.43	Nonvacant New	No	43	19	70%	Strong	12	Mod./Above Mod.	0	3	9
NV.95	5337008013	0.1741	337 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.43	Nonvacant New	No	43	19	70%	Strong	12	Mod./Above Mod.	0	3	9
NV.95	5337008015	0.1705	331 N STONEMAN AVE	R-3	Residential - Single Family Residence	0.43	Nonvacant New	No	43	19	70%	Strong	12	Mod./Above Mod.	0	3	9
NV.96	5337008033	0.1414	325 N GARFIELD AVE	PO	Residential - Single Family Residence	0.55	Nonvacant New	No	24	13	90%	Strong	8	Mod./Above Mod.	0	2	6
NV.96	5337008034	0.2224	327 N GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.55	Nonvacant New	No	43	24	90%	Strong	18	Lower Mixed	12	2	4
NV.96	5337008025	0.1907	333 N GARFIELD AVE	PO	Residential - Single Family Residence	0.55	Nonvacant New	No	43	24	90%	Strong	18	Lower Mixed	12	2	4
NV.97	5337008029	0.1812	305 N GARFIELD AVE	PO	Commercial - Professional Building	2.32	Nonvacant New	No	43	100	90%	Medium	45	Lower Mixed	28	6	11
NV.98	5337009003	0.1722	505 N GARFIELD AVE	PO	Residential - Single Family Residence	0.55	Nonvacant New	No	43	24	90%	Strong	14	Lower Mixed	9	1	4
NV.98	5337009001	0.207	2 W ALHAMBRA RD	PO	Residential - Five or More Units or Apartments (Any Combination)	0.55	Nonvacant New	No	43	24	90%	Strong	14	Lower Mixed	9	1	4
NV.98	5337009002	0.1696	509 N GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.55	Nonvacant New	No	43	24	90%	Strong	14	Lower Mixed	9	1	4
NV.99	5337009006	0.1774	423 N GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.53	Nonvacant New	No	43	23	90%	Strong	15	Lower Mixed	10	2	3
NV.99	5337009007	0.175	419 N GARFIELD AVE	PO	Residential - Single Family Residence	0.53	Nonvacant New	No	43	23	90%	Strong	15	Lower Mixed	10	2	3
NV.99	5337009005	0.1731	427 N GARFIELD AVE	PO	Residential - Three Units (Any Combination)	0.53	Nonvacant New	No	43	23	90%	Strong	15	Lower Mixed	10	2	3
NV.100	5337009025	0.352	401 N GARFIELD AVE	PO	Commercial - Professional Building	0.35	Nonvacant New	No	43	15	70%	High	8	Mod./Above Mod.	0	2	6
NV.101	5337011008	0.1824	415 N 1ST ST	R-3	Residential - Single Family Residence	0.38	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.101	5337011018	0.2009	105 W GRAND AVE	R-3	Residential - Single Family Residence	0.38	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.102	5337011019	0.1727	109 W GRAND AVE	R-3	Residential - Single Family Residence	0.41	Nonvacant New	No	43	17	70%	High	7	Mod./Above Mod.	0	2	5
NV.102	5337011020	0.2334	113 W GRAND AVE	R-3	Residential - Three Units (Any Combination)	0.41	Nonvacant New	No	43	17	70%	High	7	Mod./Above Mod.	0	2	5
NV.103	5337012003	0.2024	108 W GRAND AVE	R-3	Residential - Single Family Residence	0.20	Nonvacant New	No	24	5	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.104	5337015003	0.0828	225 W MAIN ST	CBD	Commercial - Store Combination	0.56	Nonvacant New	No	64	36	90%	High	26	Lower Mixed	17	3	6
NV.104	5337015085	0.4784	201 W MAIN ST	CBD	Commercial - Restaurant, Cocktail Lounge	0.56	Nonvacant New	No	64	36	90%	High	26	Lower Mixed	17	3	6
NV.105	5337015083	0.1879	122 N 3RD ST	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	64	24	70%	High	11	Mod./Above Mod.	0	3	8
NV.105	5337015032	0.184	123 N 2ND ST	R-3	Residential - Four Units (Any Combination)	0.37	Nonvacant New	No	64	24	70%	High	11	Mod./Above Mod.	0	3	8
NV.106	5337017022	0.3618	16 N 2ND ST	CBD	Commercial - Office Building	0.54	Nonvacant New	No	64	35	90%	High	24	Lower Mixed	15	3	6
NV.106	5337017009	0.179	17 N 1ST ST	CBD	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry	0.54	Nonvacant New	No	64	35	90%	High	24	Lower Mixed	15	3	6

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.107	5337020008	0.0848	157 N GARFIELD AVE	CBD	Commercial - Professional Building	0.93	Nonvacant New	No	64	59	90%	High	42	Lower Mixed	27	5	10
NV.107	5337020010	0.17	201 N GARFIELD AVE	CBD	Commercial - Parking Lot (Commercial Use Property)	0.93	Nonvacant New	No	64	59	90%	High	42	Lower Mixed	27	5	10
NV.107	5337020033	0.3011	N/A	CBD	Commercial - Store Combination	0.93	Nonvacant New	No	64	59	90%	High	42	Lower Mixed	27	5	10
NV.107	5337020020	0.3709	151 N GARFIELD AVE	CBD	Commercial - Restaurant, Cocktail Lounge	0.93	Nonvacant New	No	64	59	90%	High	42	Lower Mixed	27	5	10
NV.108	5337020029	0.3764	N/A	PO	Commercial - Parking Lot (Commercial Use Property)	0.38	Nonvacant New	No	43	16	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.109	5337021008	0.167	18 E WOODWARD AVE	R-3	Residential - Five or More Units or Apartments (Any Combination)	0.31	Nonvacant New	No	64	20	70%	Low	1	Moderate	0	1	0
NV.110	5337022015	0.0916	118 E WOODWARD AVE	R-3	Residential - Single Family Residence	0.24	Nonvacant New	No	64	16	70%	High	8	Mod./Above Mod.	0	2	6
NV.110	5337022059	0.152	N/A	R-3	Commercial - Office Building	0.24	Nonvacant New	No	64	16	70%	High	8	Mod./Above Mod.	0	2	6
NV.111	5337023001	0.2602	150 N GARFIELD AVE	CBD	Commercial - Office Building	0.34	Nonvacant New	No	64	22	70%	Strong	15	Mod./Above Mod.	0	4	11
NV.111	5337023002	0.0807	18 ELGIN ST	CBD	Residential - Single Family Residence	0.34	Nonvacant New	No	64	22	70%	Strong	15	Mod./Above Mod.	0	4	11
NV.112	5337023015	0.0869	24 ELGIN ST	CBD	Commercial - Office Building	0.20	Nonvacant New	No	64	13	70%	Medium	4	Mod./Above Mod.	0	1	3
NV.112	5337023016	0.1167	117 N STONEMAN AVE	CBD	Residential - Single Family Residence	0.20	Nonvacant New	No	64	13	70%	Medium	4	Mod./Above Mod.	0	1	3
NV.113	5337030122	0.3146	N/A	R-3	Commercial - Parking Lot (Commercial Use Property)	1.06	Nonvacant New	No	43	46	90%	Strong	41	Lower Mixed	26	5	10
NV.113	5337030131	0.2965	N/A	R-3	Commercial - Parking Lot (Commercial Use Property)	1.06	Nonvacant New	No	43	46	90%	Strong	41	Lower Mixed	26	5	10
NV.113	5337030004	0.4475	27 N ALMANSOR ST	R-3	Residential - Single Family Residence	1.06	Nonvacant New	No	43	46	90%	Strong	41	Lower Mixed	26	5	10
NV.114	5338002010	0.1686	319 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.114	5338002009	0.179	315 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.115	5338002020	0.164	405 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.115	5338002019	0.1661	401 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.115	5338002018	0.1666	333 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.116	5338002021	0.1713	409 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.117	5338003017	0.1515	144 N MARENGO AVE	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.117	5338003020	0.2231	140 N MARENGO AVE	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.118	5338003036	0.148	201 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.33	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.118	5338003035	0.1835	205 N BUSHNELL AVE	R-3	Residential - Double, Duplex, or Two Units	0.33	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.119	5338004015	0.1973	15 N BUSHNELL AVE	CPD	Residential - Double, Duplex, or Two Units	0.20	Nonvacant New	No	48	9	70%	Strong	5	Mod./Above Mod.	0	2	3
NV.120	5338005007	0.1731	21 N ELECTRIC AVE	CPD	Residential - Single Family Residence	0.34	Nonvacant New	No	48	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.120	5338005008	0.1716	27 N ELECTRIC AVE	CPD	Residential - Single Family Residence	0.34	Nonvacant New	No	48	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.121	5338005009	0.1721	29 N ELECTRIC AVE	CPD	Residential - Single Family Residence	0.68	Nonvacant New	No	48	33	90%	Strong	19	Lower Mixed	12	2	5
NV.121	5338005010	0.1705	33 N ELECTRIC AVE	CPD	Residential - Double, Duplex, or Two Units	0.68	Nonvacant New	No	48	33	90%	Strong	19	Lower Mixed	12	2	5
NV.122	5338006022	0.1711	210 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV.122	5338006023	0.1717	206 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV.123	5338006027	0.1719	128 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.32	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.123	5338006026	0.1436	130 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.32	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.124	5338006030	0.1724	114 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV.124	5338006031	0.1735	110 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV.125	5338006033	0.1729	102 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV.125	5338006032	0.1723	106 N BUSHNELL AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV.126	5338007002	0.169	312 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.126	5338007003	0.1749	308 N BUSHNELL AVE	R-2	Residential - Double, Duplex, or Two Units	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.127	5338007007	0.1696	408 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.127	5338007008	0.1625	404 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.128	5338007011	0.1717	332 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.128	5338007010	0.166	336 N BUSHNELL AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.129	5338007018	0.174	323 N ELECTRIC AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.129	5338007017	0.186	325 N ELECTRIC AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.130	5338009010	0.1835	425 N MARGUERITA AVE	R-3	Residential - Single Family Residence	0.18	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.131	5338012008	0.1755	26 N ELECTRIC AVE	CPD	Residential - Single Family Residence	0.52	Nonvacant New	No	48	25	90%	Strong	15	Lower Mixed	10	2	3
NV.131	5338012007	0.1749	22 N ELECTRIC AVE	CPD	Residential - Five or More Units or Apartments (Any Combination)	0.52	Nonvacant New	No	48	25	90%	Strong	15	Lower Mixed	10	2	3
NV.131	5338012009	0.1724	30 N ELECTRIC AVE	CPD	Residential - Double, Duplex, or Two Units	0.52	Nonvacant New	No	48	25	90%	Strong	15	Lower Mixed	10	2	3
NV.132	5338013021	0.3856	15 N CURTIS AVE	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	1.09	Nonvacant New	No	48	52	90%	Strong	47	Lower Mixed	30	6	11
NV.132	5338013002	0.3548	1325 W MAIN ST	CPD	Commercial - Commercial	1.09	Nonvacant New	No	48	52	90%	Strong	47	Lower Mixed	30	6	11
NV.132	5338013001	0.3449	1303 W MAIN ST	CPD	Commercial - Commercial	1.09	Nonvacant New	No	48	52	90%	Strong	47	Lower Mixed	30	6	11

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.133	5338013004	0.1901	10 N MARGUERITA AVE	CPD	Residential - Five or More Units or Apartments (Any Combination)	0.53	Nonvacant New	No	48	25	90%	Strong	15	Lower Mixed	10	2	3
NV.133	5338013003	0.3391	1345 W MAIN ST	CPD	Commercial - Commercial	0.53	Nonvacant New	No	48	25	90%	Strong	15	Lower Mixed	10	2	3
NV.134	5338013005	0.19	18 N MARGUERITA AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	0.19	Nonvacant New	No	48	9	70%	Medium	3	Mod./Above Mod.	0	1	2
NV.135	5338013012	0.1885	25 N CURTIS AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	0.76	Nonvacant New	No	48	36	90%	Strong	27	Lower Mixed	17	3	7
NV.135	5338013013	0.191	29 N CURTIS AVE	CPD	Residential - Five or More Units or Apartments (Any Combination)	0.76	Nonvacant New	No	48	36	90%	Strong	27	Lower Mixed	17	3	7
NV.135	5338013006	0.1868	22 N MARGUERITA AVE	CPD	Commercial - Commercial	0.76	Nonvacant New	No	48	36	90%	Strong	27	Lower Mixed	17	3	7
NV.135	5338013007	0.1896	28 N MARGUERITA AVE	CPD	Commercial - Commercial	0.76	Nonvacant New	No	48	36	90%	Strong	27	Lower Mixed	17	3	7
NV.136	5338013014	0.1899	33 N CURTIS AVE	CPD	Residential - Single Family Residence	0.60	Nonvacant New	No	48	29	90%	Strong	24	Lower Mixed	15	3	6
NV.136	5338013015	0.1877	103 N CURTIS AVE	CPD	Residential - Single Family Residence	0.60	Nonvacant New	No	48	29	90%	Strong	24	Lower Mixed	15	3	6
NV.136	5338013008	0.2233	32 S MARGUERITA AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	0.60	Nonvacant New	No	48	29	90%	Strong	24	Lower Mixed	15	3	6
NV.137	5338014013	0.1684	203 N CURTIS AVE	R-3	Residential - Double, Duplex, or Two Units	0.34	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.137	5338014014	0.1727	207 N CURTIS AVE	R-3	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.138	5338017034	0.1666	1210 W ALHAMBRA RD	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.139	5338019019	0.1856	209 N OLIVE AVE	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.139	5338019005	0.1807	210 N CURTIS AVE	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.140	5338020006	0.2075	24 N CURTIS AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	0.41	Nonvacant New	No	48	20	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.140	5338020007	0.2073	28 N CURTIS AVE	CPD	Residential - Five or More Units or Apartments (Any Combination)	0.41	Nonvacant New	No	48	20	70%	Strong	10	Mod./Above Mod.	0	3	7
NV.141	5338020029	0.5618	108 N CURTIS AVE	R-3	Commercial - Parking Lot (Commercial Use Property)	0.56	Nonvacant New	No	25.8	14	90%	Strong	13	Mod./Above Mod.	0	4	9
NV.142	5338021009	0.1796	24 N OLIVE AVE	CPD	Residential - Double, Duplex, or Two Units	0.56	Nonvacant New	No	48	27	90%	Strong	21	Lower Mixed	14	2	5
NV.142	5338021010	0.1751	18 N OLIVE AVE	CPD	Residential - Single Family Residence	0.56	Nonvacant New	No	48	27	90%	Strong	21	Lower Mixed	14	2	5
NV.142	5338021037	0.2095	16 N OLIVE AVE	CPD	Residential - Double, Duplex, or Two Units	0.56	Nonvacant New	No	48	27	90%	Strong	21	Lower Mixed	14	2	5
NV.143	5338024011	0.1889	1119 SAINT CHARLES TER	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.143	5338024012	0.1671	1115 SAINT CHARLES TER	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.143	5338024010	0.1385	1125 SAINT CHARLES TER	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.144	5338025008	0.1682	515 N ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.17	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.145	5338026055	0.3465	526 N ATLANTIC BLVD	CPD	Commercial - Store Combination	0.50	Nonvacant New	No	48	24	70%	Medium	8	Mod./Above Mod.	0	2	6
NV.145	5338026056	0.1521	308 W ALHAMBRA RD	CPD	Commercial - Commercial	0.50	Nonvacant New	No	48	24	70%	Medium	8	Mod./Above Mod.	0	2	6
NV.146	5338031002	0.1776	123 N 5TH ST	R-3	Residential - Three Units (Any Combination)	0.36	Nonvacant New	No	64	23	70%	High	11	Mod./Above Mod.	0	3	8
NV.146	5338031001	0.1778	119 N 5TH ST	R-3	Residential - Single Family Residence	0.36	Nonvacant New	No	64	23	70%	High	11	Mod./Above Mod.	0	3	8
NV.147	5338033013	0.1635	528 HOWARD ST	P	Institutional - Homes for Aged and Others	0.74	Nonvacant New	No	64	47	90%	High	32	Lower Mixed	20	4	8
NV.147	5338033012	0.1718	522 HOWARD ST	P	Residential - Double, Duplex, or Two Units	0.74	Nonvacant New	No	64	47	90%	High	32	Lower Mixed	20	4	8
NV.148	5338033016	0.3741	N/A	P	Commercial - Commercial	0.37	Nonvacant New	No	64	24	70%	Strong	17	Mod./Above Mod.	0	5	12
NV.149	5338033033	0.5916	535 W MAIN ST	CPD	Industrial - Light Manufacturing	1.48	Nonvacant New	No	64	95	90%	High	68	Lower Mixed	43	9	16
NV.149	5338033018	0.1368	617 W MAIN ST	CPD	Commercial - Restaurant, Cocktail Lounge	1.48	Nonvacant New	No	64	95	90%	High	68	Lower Mixed	43	9	16
NV.149	5338033034	0.7562	N/A	CPD	Commercial - Car Wash	1.48	Nonvacant New	No	64	95	90%	High	68	Lower Mixed	43	9	16
NV.150	5338034001	0.1777	116 N 5TH ST	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	64	22	70%	High	11	Mod./Above Mod.	0	3	8
NV.151	5338034004	0.1713	128 N 5TH ST	R-3	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	64	23	70%	Strong	13	Mod./Above Mod.	0	4	9
NV.151	5338034003	0.1806	126 N 5TH ST	R-3	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	64	23	70%	Strong	13	Mod./Above Mod.	0	4	9
NV.152	5338034019	0.1782	22 N 5TH ST	P	Residential - Five or More Units or Apartments (Any Combination)	0.35	Nonvacant New	No	64	23	70%	Medium	6	Mod./Above Mod.	0	2	4
NV.152	5338034033	0.1767	17 N 4TH ST	P	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	64	23	70%	Medium	6	Mod./Above Mod.	0	2	4
NV.153	5338034024	0.1786	123 N 4TH ST	R-3	Residential - Double, Duplex, or Two Units	0.18	Nonvacant New	No	64	11	70%	High	5	Mod./Above Mod.	0	2	3
NV.154	5339001010	0.1966	2420 W ALHAMBRA RD	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.154	5339001011	0.1967	2416 W ALHAMBRA RD	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.155	5339001019	0.1588	305 N PRIMROSE AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.155	5339001021	0.1659	301 N PRIMROSE AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.156	5339001022	0.1834	2409 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.156	5339001023	0.1837	2415 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.157	5339001029	0.1833	2505 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.157	5339001030	0.1834	2509 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.158	5339002022	0.1855	2428 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.158	5339002023	0.1871	2424 BIRCH ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.159	5339002026	0.1832	2412 BIRCH ST	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.159	5339002028	0.1564	217 N PRIMROSE AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.160	5339002029	0.1398	213 N PRIMROSE AVE	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.161	5339003027	0.1722	105 N PRIMROSE AVE	CPD	Residential - Three Units (Any Combination)	0.17	Nonvacant New	No	48	8	70%	Medium	2	Mod./Above Mod.	0	1	1
NV.162	5339003032	0.087	2411 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.52	Nonvacant New	No	48	25	90%	Strong	19	Lower Mixed	12	2	5
NV.162	5339003031	0.1219	2407 W MAIN ST	CPD	Commercial - Restaurant, Cocktail Lounge	0.52	Nonvacant New	No	48	25	90%	Strong	19	Lower Mixed	12	2	5
NV.162	5339003030	0.141	2401 W MAIN ST	CPD	Commercial - Store Combination	0.52	Nonvacant New	No	48	25	90%	Strong	19	Lower Mixed	12	2	5
NV.162	5339003029	0.1722	15 N PRIMROSE AVE	CPD	Residential - Four Units (Any Combination)	0.52	Nonvacant New	No	48	25	90%	Strong	19	Lower Mixed	12	2	5
NV.163	5339004003	0.2301	2524 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.23	Nonvacant New	No	48	11	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.164	5339004004	0.1889	15 ELM ST	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.165	5339004007	0.1889	25 ELM ST	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.166	5339004012	0.1887	109 ELM ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.166	5339005001	0.1911	113 ELM ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.167	5339004013	0.1723	112 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.167	5339004014	0.1721	110 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.168	5339004020	0.1721	22 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.168	5339004019	0.1719	26 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.169	5339005002	0.1912	117 ELM ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.169	5339005003	0.1886	121 ELM ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.170	5339005007	0.1882	207 ELM ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.170	5339005008	0.1881	209 ELM ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.171	5339005021	0.1714	200 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.171	5339005020	0.1712	204 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.172	5339005022	0.1716	128 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.172	5339005023	0.1718	126 S FREMONT AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.173	5339005024	0.1756	120 S FREMONT AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.173	5339005025	0.1742	116 S FREMONT AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.174	5339006019	0.1831	204 ELM ST	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.174	5339006007	0.1501	117 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.175	5339006008	0.1501	121 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.176	5339006015	0.1449	224 ELM ST	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.176	5339006014	0.1283	2413 POPLAR BLVD	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.176	5339006016	0.2025	220 ELM ST	R-2	Residential - Single Family Residence	0.48	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.177	5339007023	0.6942	2424 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.87	Nonvacant New	No	48	42	90%	Strong	35	Lower Mixed	22	4	9
NV.177	5339007001	0.1767	2400 W MAIN ST	CPD	Residential - Single Family Residence	0.87	Nonvacant New	No	48	42	90%	Strong	35	Lower Mixed	22	4	9
NV.178	5339007011	0.1828	108 ELM ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.178	5339007010	0.1826	112 ELM ST	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.179	5339007013	0.182	100 ELM ST	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.179	5339007012	0.1825	104 ELM ST	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.180	5339008005	0.0665	N/A	CPD	Commercial - Parking Lot (Commercial Use Property)	0.45	Nonvacant New	No	48	22	70%	High	12	Mod./Above Mod.	0	3	9
NV.180	5339008001	0.213	2310 W MAIN ST	CPD	Institutional - Church	0.45	Nonvacant New	No	48	22	70%	High	12	Mod./Above Mod.	0	3	9
NV.180	5339008002	0.1747	2330 W MAIN ST	CPD	Commercial - Store Combination	0.45	Nonvacant New	No	48	22	70%	High	12	Mod./Above Mod.	0	3	9
NV.181	5339008003	0.0589	2350 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.32	Nonvacant New	No	48	15	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.181	5339008004	0.2622	8 S PRIMROSE AVE	CPD	Commercial - Store Combination	0.32	Nonvacant New	No	48	15	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.182	5339008011	0.1466	28 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.51	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.182	5339008013	0.1834	106 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.51	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.182	5339008012	0.1833	102 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.51	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.183	5339008014	0.1468	108 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.184	5339009009	0.2231	2250 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.22	Nonvacant New	No	48	11	70%	High	6	Mod./Above Mod.	0	2	4
NV.185	5339009021	0.1581	124 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.185	5339009022	0.1582	128 S PRIMROSE AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.186	5339010044	0.2747	2201 W MAIN ST	CPD	Commercial - Office Building	0.72	Nonvacant New	No	48	34	90%	Strong	30	Lower Mixed	19	4	7
NV.186	5339010009	0.4435	2289 W MAIN ST	CPD	Commercial - Store	0.72	Nonvacant New	No	48	34	90%	Strong	30	Lower Mixed	19	4	7

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.187	5339012019	0.1543	120 N PRIMROSE AVE	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.188	5339013009	0.1267	2311 W GRAND AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.188	5339013010	0.1899	204 N PRIMROSE AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV.189	5339014007	0.2499	2306 W ALHAMBRA RD	R-3	Residential - Four Units (Any Combination)	0.67	Nonvacant New	No	39.79	27	90%	Strong	19	Lower Mixed	12	2	5
NV.189	5339014009	0.1676	421 LA FRANCE AVE	R-3	Residential - Single Family Residence	0.67	Nonvacant New	No	39.79	27	90%	Strong	19	Lower Mixed	12	2	5
NV.189	5339014008	0.2518	425 LA FRANCE AVE	R-3	Residential - Single Family Residence	0.67	Nonvacant New	No	39.79	27	90%	Strong	19	Lower Mixed	12	2	5
NV.190	5339014011	0.1772	413 LA FRANCE AVE	R-3	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.190	5339014010	0.1746	419 LA FRANCE AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV.191	5339015010	0.1731	430 LA FRANCE AVE	R-3	Residential - Single Family Residence	0.17	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.192	5339016002	0.1745	413 N PALM AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV.192	5339016001	0.174	417 N PALM AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV.193	5339016017	0.1726	304 LA FRANCE AVE	R-3	Residential - Single Family Residence	0.17	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.194	5339018003	0.2093	2009 CEDAR ST	R-3	Residential - Three Units (Any Combination)	1.04	Nonvacant New	No	43	45	90%	High	27	Lower Mixed	17	3	7
NV.194	5339018004	0.2086	2013 CEDAR ST	R-3	Residential - Three Units (Any Combination)	1.04	Nonvacant New	No	43	45	90%	High	27	Lower Mixed	17	3	7
NV.195	5339019010	0.1603	2116 CEDAR ST	R-3	Residential - Single Family Residence	0.16	Nonvacant New	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1
NV.196	5339021042	0.4166	1901 W MAIN ST	CPD	Commercial - Bank, Savings and Loan	0.87	Nonvacant New	No	48	42	90%	High	30	Lower Mixed	19	4	7
NV.196	5339021036	0.2824	1843 W MAIN ST	CPD	Commercial - Store	0.87	Nonvacant New	No	48	42	90%	High	30	Lower Mixed	19	4	7
NV.196	5339021020	0.174	1851 W MAIN ST	CPD	Commercial - Commercial	0.87	Nonvacant New	No	48	42	90%	High	30	Lower Mixed	19	4	7
NV.197	5339021023	0.2249	N/A	CPD	Commercial - Parking Lot (Commercial Use Property)	0.45	Nonvacant New	No	48	21	70%	Strong	15	Mod./Above Mod.	0	4	11
NV.197	5339021024	0.2228	1831 W MAIN ST	CPD	Commercial - Parking Lot (Commercial Use Property)	0.45	Nonvacant New	No	48	21	70%	Strong	15	Mod./Above Mod.	0	4	11
NV.198	5339021040	0.7126	1723 W MAIN ST	CPD	Commercial - Store	0.71	Nonvacant New	No	48	34	90%	High	24	Lower Mixed	15	3	6
NV.199	5342006023	0.1673	430 ELM ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.199	5342006024	0.1665	432 ELM ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.199	5342006025	0.1674	436 ELM ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.200	5342006026	0.1683	500 ELM ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.201	5342007007	0.1185	N/A	R-2	Residential - Single Family Residence	0.24	Nonvacant New	No	18	4	90%	Strong	1	Above Mod.	0	0	1
NV.201	5342007006	0.1185	320 S FREMONT AVE	R-2	Residential - Single Family Residence	0.24	Nonvacant New	No	18	4	90%	Strong	1	Above Mod.	0	0	1
NV.202	5342008005	0.1558	316 ELM ST	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.203	5342008008	0.1582	328 ELM ST	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.204	5342008012	0.1623	404 ELM ST	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.205	5342008016	0.1656	420 ELM ST	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.205	5342008014	0.164	412 ELM ST	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.205	5342008015	0.1647	416 ELM ST	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.206	5342008017	0.1663	424 ELM ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.207	5342022033	0.2295	146 S PALM AVE	IPD	Commercial - Parking Lot (Commercial Use Property)	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.207	5342022034	0.2296	127 S RAYMOND AVE	IPD	Commercial - Parking Lot (Commercial Use Property)	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.207	5342022036	0.2296	132 S PALM AVE	IPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.207	5342022037	0.2296	128 S PALM AVE	IPD	Industrial - Light Manufacturing	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.207	5342022035	1.8366	146 S PALM AVE	IPD	Industrial - Light Manufacturing	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.207	5342022056	0.044	N/A	IPD	Industrial - Light Manufacturing	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.207	5342022054	0.1261	N/A	IPD	Industrial - Light Manufacturing	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.207	5342022053	0.0574	N/A	IPD	Industrial - Light Manufacturing	2.98	Nonvacant New	No	43	128	90%	Medium	58	Lower Mixed	36	8	14
NV.208	5342025029	0.1435	1705 ACACIA	R-3	Residential - Double, Duplex, or Two Units	0.29	Nonvacant New	No	43	12	70%	High	5	Mod./Above Mod.	0	2	3
NV.208	5342025030	0.1435	1701 ACACIA	R-3	Residential - Single Family Residence	0.29	Nonvacant New	No	43	12	70%	High	5	Mod./Above Mod.	0	2	3
NV.209	5342025032	0.8648	1910 W MAIN ST	CPD	Commercial - Bank, Savings and Loan	1.31	Nonvacant New	No	48	63	90%	High	45	Lower Mixed	28	6	11
NV.209	5342025049	0.2203	1834 W MAIN ST	CPD	Commercial - Store	1.31	Nonvacant New	No	48	63	90%	High	45	Lower Mixed	28	6	11
NV.209	5342025033	0.2217	N/A	EMC	Commercial - Parking Lot (Commercial Use Property)	1.31	Nonvacant New	No	30	39	90%	High	28	Lower Mixed	18	3	7
NV.210	5342026006	0.2296	1724 ACACIA	R-3	Residential - Single Family Residence	0.23	Nonvacant New	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4
NV.211	5342027002	0.0523	211 S MARENGO AVE	R-3	Residential - Single Family Residence	0.17	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.211	5342027116	0.1132	1700 PEPPER ST	R-3	Residential - Single Family Residence	0.17	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.212	5342027013	0.2296	1808 PEPPER ST	R-3	Residential - Single Family Residence	0.23	Nonvacant New	No	43	10	70%	Strong	6	Mod./Above Mod.	0	2	4

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 213	5342027029	0.2296	1801 W COMMONWEALTH AVE	R-3	Residential - Double, Duplex, or Two Units	0.46	Nonvacant New	No	43	20	70%	High	8	Mod./Above Mod.	0	2	6
NV. 213	5342027030	0.2295	1723 W COMMONWEALTH AVE	R-3	Residential - Three Units (Any Combination)	0.46	Nonvacant New	No	43	20	70%	High	8	Mod./Above Mod.	0	2	6
NV. 214	5343003017	0.1496	423 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 215	5343003021	0.1724	503 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 215	5343003022	0.1724	509 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 215	5343003037	0.1724	501 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 216	5343003024	0.1725	517 S ELECTRIC AVE, # A	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV. 216	5343003023	0.1725	513 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV. 217	5343003062	0.1157	405 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 217	5343003063	0.0289	N/A	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 218	5343003066	0.1481	333 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 219	5343005006	0.1615	1613 MAPLE CT	R-3	Residential - Single Family Residence	0.32	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 219	5343005005	0.1585	1615 MAPLE CT	R-3	Residential - Single Family Residence	0.32	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 220	5343007023	0.2773	200 S MARENGO AVE	R-3	Residential - Single Family Residence	0.28	Nonvacant New	No	43	12	70%	High	6	Mod./Above Mod.	0	2	4
NV. 221	5343007024	0.2774	204 S MARENGO AVE	R-3	Residential - Three Units (Any Combination)	0.42	Nonvacant New	No	43	18	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 221	5343007025	0.1385	208 S MARENGO AVE	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	43	18	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 222	5343008036	1.516	1526 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	1.80	Nonvacant New	No	48	86	90%	Medium	39	Lower Mixed	25	5	9
NV. 222	5343008037	0.2798	N/A	CPD	Commercial - Parking Lot (Commercial Use Property)	1.80	Nonvacant New	No	48	86	90%	Medium	39	Lower Mixed	25	5	9
NV. 223	5343011015	0.1533	133 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.33	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 223	5343010018	0.1721	131 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.33	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 224	5343012008	0.1606	328 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 224	5343012022	0.1995	329 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 225	5343012010	0.1606	400 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 226	5343013013	0.1825	519 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 226	5343013018	0.1825	518 S ELECTRIC AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 227	5343014002	0.1825	527 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 227	5343014001	0.1825	523 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.37	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 228	5343014006	0.1825	611 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 229	5343015002	0.1607	432 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV. 229	5343015003	0.1607	500 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV. 230	5343015008	0.1607	520 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 230	5343015007	0.1607	516 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 231	5343015017	0.1607	525 S CURTIS AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 231	5343015016	0.1607	529 S CURTIS AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 232	5343015019	0.1607	517 S CURTIS AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 232	5343015018	0.1607	521 S CURTIS AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 233	5343015020	0.1607	513 S CURTIS AVE	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV. 234	5343015025	0.1573	429 S CURTIS AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV. 234	5343015024	0.1607	433 S CURTIS AVE	R-2	Residential - Single Family Residence	0.32	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV. 235	5343016008	0.1875	327 S CURTIS AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV. 235	5343016009	0.1745	321 S CURTIS AVE	R-2	Residential - Single Family Residence	0.36	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV. 236	5343016010	0.1745	317 S CURTIS AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 236	5343016013	0.1722	316 S MARGUERITA AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 237	5343017008	0.1733	215 S CURTIS AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 237	5343017007	0.1733	221 S CURTIS AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 238	5343017010	0.1733	207 S CURTIS AVE	R-3	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV. 238	5343017019	0.1733	208 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV. 239	5343017013	0.1959	129 S CURTIS AVE	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 239	5343017014	0.1733	125 S CURTIS AVE	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	43	16	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 240	5343018029	0.1733	118 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 240	5343017015	0.1733	122 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 241	5343017024	0.1941	228 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.37	Nonvacant New	No	43	16	70%	High	7	Mod./Above Mod.	0	2	5
NV. 241	5343017023	0.1733	226 S MARGUERITA AVE	R-3	Residential - Double, Duplex, or Two Units	0.37	Nonvacant New	No	43	16	70%	High	7	Mod./Above Mod.	0	2	5
NV. 242	5343018003	0.0574	18 S MARGUERITA AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 242	5343018030	0.2304	1320 W MAIN ST	CPD	Commercial - Parking Lot (Commercial Use Property)	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 242	5343018031	0.3489	1300 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 242	5343018002	0.1577	14 S MARGUERITA AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 242	5343018001	0.1913	1334 W MAIN ST	CPD	Commercial - Store	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 242	5343018004	0.0577	1330 W MAIN ST	CPD	Commercial - Store	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 243	5343018009	0.1733	119 S CURTIS AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV. 243	5343018010	0.1733	117 S CURTIS AVE	R-3	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	43	15	70%	High	7	Mod./Above Mod.	0	2	5
NV. 244	5343018026	0.1733	106 S MARGUERITA AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 244	5343018012	0.1733	111 S CURTIS AVE	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 245	5343018016	0.1733	25 S CURTIS AVE	CPD	Residential - Single Family Residence	0.35	Nonvacant New	No	48	17	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 245	5343018015	0.1733	29 S CURTIS AVE	CPD	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	48	17	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 246	5343018022	0.1733	26 S MARGUERITA AVE	CPD	Residential - Single Family Residence	0.69	Nonvacant New	No	48	33	90%	Strong	25	Lower Mixed	16	3	6
NV. 246	5343018017	0.1733	21 S CURTIS AVE	CPD	Residential - Single Family Residence	0.69	Nonvacant New	No	48	33	90%	Strong	25	Lower Mixed	16	3	6
NV. 246	5343018021	0.1733	22 S MARGUERITA AVE	CPD	Residential - Double, Duplex, or Two Units	0.69	Nonvacant New	No	48	33	90%	Strong	25	Lower Mixed	16	3	6
NV. 246	5343018023	0.1733	30 S MARGUERITA AVE	CPD	Residential - Single Family Residence	0.69	Nonvacant New	No	48	33	90%	Strong	25	Lower Mixed	16	3	6
NV. 247	5343018019	0.1761	15 S CURTIS AVE	CPD	Residential - Five or More Units or Apartments (Any Combination)	0.35	Nonvacant New	No	48	17	70%	High	5	Mod./Above Mod.	0	2	3
NV. 247	5343018018	0.1733	19 S CURTIS AVE	CPD	Residential - Three Units (Any Combination)	0.35	Nonvacant New	No	48	17	70%	High	5	Mod./Above Mod.	0	2	3
NV. 248	5343019014	0.1911	30 S CURTIS AVE	CPD	Residential - Five or More Units or Apartments (Any Combination)	0.55	Nonvacant New	No	48	27	90%	Medium	9	Lower Mixed	6	1	2
NV. 248	5343019013	0.1911	26 S CURTIS AVE	CPD	Residential - Single Family Residence	0.55	Nonvacant New	No	48	27	90%	Medium	9	Lower Mixed	6	1	2
NV. 248	5343019016	0.1722	33 S OLIVE AVE	CPD	Residential - Single Family Residence	0.55	Nonvacant New	No	48	27	90%	Medium	9	Lower Mixed	6	1	2
NV. 249	5343019020	0.3444	19 S OLIVE AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	0.52	Nonvacant New	No	48	25	90%	Strong	23	Lower Mixed	15	3	5
NV. 249	5343019015	0.1721	25 S OLIVE AVE	CPD	Residential - Single Family Residence	0.52	Nonvacant New	No	48	25	90%	Strong	23	Lower Mixed	15	3	5
NV. 250	5343019023	0.2291	1246 W MAIN ST	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.23	Nonvacant New	No	48	11	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 251	5343020012	0.1909	124 S CURTIS AVE	R-3	Residential - Single Family Residence	0.19	Nonvacant New	No	24	5	90%	Strong	4	Mod./Above Mod.	0	1	3
NV. 252	5343021004	0.1908	214 S CURTIS AVE	R-3	Residential - Double, Duplex, or Two Units	0.38	Nonvacant New	No	43	16	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 252	5343021003	0.1908	210 S CURTIS AVE	R-3	Residential - Double, Duplex, or Two Units	0.38	Nonvacant New	No	43	16	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 253	5343021009	0.1722	234 S CURTIS AVE	R-3	Residential - Single Family Residence	0.39	Nonvacant New	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV. 253	5343021008	0.2136	232 S CURTIS AVE	R-3	Residential - Single Family Residence	0.39	Nonvacant New	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV. 254	5343022021	0.1722	21 S ATLANTIC BLVD	CPD	Commercial - Parking Lot (Commercial Use Property)	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 254	5343022022	0.4982	20 S OLIVE AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 254	5343022012	0.3673	20 S OLIVE AVE	CPD	Commercial - Parking Lot (Commercial Use Property)	1.04	Nonvacant New	No	48	50	90%	Strong	45	Lower Mixed	28	6	11
NV. 255	5343025001	0.1722	316 S CURTIS AVE	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV. 256	5343025016	0.2169	328 S CURTIS AVE	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV. 256	5343025003	0.2	324 S CURTIS AVE	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV. 256	5343025002	0.1723	320 S CURTIS AVE	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV. 257	5343025007	0.1722	1120 W COMMONWEALTH AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 257	5343025008	0.1721	1124 W COMMONWEALTH AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 257	5343025006	0.1721	1118 W COMMONWEALTH AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 258	5343025013	0.1721	1216 W COMMONWEALTH AVE	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 258	5343025014	0.1721	1220 W COMMONWEALTH AVE	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 258	5343025015	0.157	1224 W COMMONWEALTH AVE	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 259	5343027008	0.1607	520 S CURTIS AVE	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 260	5344001004	0.1722	417 S 8TH ST	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 260	5344001030	0.1722	421 S 8TH ST	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 261	5344001029	0.1759	813 W MISSION RD	R-3	Residential - Single Family Residence	0.18	Nonvacant New	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1
NV. 262	5344001032	0.0496	809 W MISSION RD	R-3	Residential - Single Family Residence	0.31	Nonvacant New	No	38.25	12	70%	High	5	Mod./Above Mod.	0	2	3
NV. 262	5344001045	0.0902	425 S 8TH ST	R-3	Residential - Single Family Residence	0.31	Nonvacant New	No	38.25	12	70%	High	5	Mod./Above Mod.	0	2	3
NV. 262	5344001031	0.1722	423 S 8TH ST	R-3	Residential - Single Family Residence	0.31	Nonvacant New	No	38.25	12	70%	High	5	Mod./Above Mod.	0	2	3

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 263	5344001047	0.4074	500 N ATLANTIC BLVD	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.90	Nonvacant New	No	48	43	90%	Strong	39	Lower Mixed	25	5	9
NV. 263	5344001046	0.4877	418 S ATLANTIC BLVD	CPD	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.90	Nonvacant New	No	48	43	90%	Strong	39	Lower Mixed	25	5	9
NV. 264	5344005012	0.1722	420 S 7TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 264	5344005020	0.1525	421 S 6TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 264	5344005011	0.1722	424 S 7TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 265	5344005019	0.1472	425 S 6TH ST	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 266	5344014024	0.1802	428 S 6TH ST	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 267	5344015007	0.1722	420 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 267	5344015008	0.1722	424 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 267	5344015014	0.1722	421 S 4TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 268	5344015013	0.1722	425 S 4TH ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV. 269	5344015022	0.2482	500 S 5TH ST	R-3	Residential - Three Units (Any Combination)	0.51	Nonvacant New	No	34.4	18	90%	Strong	14	Lower Mixed	9	1	4
NV. 269	5344015021	0.2643	401 W MISSION RD	R-3	Residential - Double, Duplex, or Two Units	0.51	Nonvacant New	No	34.4	18	90%	Strong	14	Lower Mixed	9	1	4
NV. 270	5344020003	0.1239	309 W MISSION RD	R-3	Residential - Single Family Residence	0.43	Nonvacant New	No	34.4	15	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 270	5344020021	0.3099	500 S 4TH ST	R-3	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.43	Nonvacant New	No	34.4	15	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 271	5344021005	0.1878	415 S 2ND ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 271	5344021006	0.1878	417 S 2ND ST	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 272	5344021019	0.2254	424 S 3RD ST	R-2	Residential - Single Family Residence	0.45	Nonvacant New	No	18	8	90%	High	3	Mod./Above Mod.	0	1	2
NV. 272	5344021008	0.2254	425 S 2ND ST	R-2	Residential - Single Family Residence	0.45	Nonvacant New	No	18	8	90%	High	3	Mod./Above Mod.	0	1	2
NV. 273	5344022008	0.195	300 S 3RD ST	R-2	Residential - Single Family Residence	0.20	Nonvacant New	No	18	4	90%	High	1	Above Mod.	0	0	1
NV. 274	5344022016	0.3672	308 S 3RD ST	R-2	Residential - Five or More Units or Apartments (Any Combination)	0.93	Nonvacant New	No	18	17	90%	High	5	Mod./Above Mod.	0	2	3
NV. 275	5344024005	0.0792	222 W MAIN ST	CBD	Commercial - Store	0.16	Nonvacant New	No	64	10	70%	High	5	Mod./Above Mod.	0	2	3
NV. 275	5344024004	0.0792	224 W MAIN ST	CBD	Commercial - Store	0.16	Nonvacant New	No	64	10	70%	High	5	Mod./Above Mod.	0	2	3
NV. 276	5344025011	0.406	132 W MAIN ST	CBD	Commercial - Restaurant, Cocktail Lounge	0.41	Nonvacant New	No	64	26	70%	Strong	18	Mod./Above Mod.	0	5	13
NV. 277	5344028005	0.1722	421 S 1ST ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 278	5344028016	0.1722	418 S 2ND ST	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 278	5344028007	0.1722	417 S 1ST ST	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 279	5344029026	1.2054	409 S GARFIELD AVE	PO	Institutional - Homes for Aged and Others	1.58	Nonvacant New	No	43	68	90%	Medium	29	Lower Mixed	18	4	7
NV. 279	5344029008	0.3737	403 S GARFIELD AVE	PO	Residential - Three Units (Any Combination)	1.58	Nonvacant New	No	43	68	90%	Medium	29	Lower Mixed	18	4	7
NV. 280	5344029010	0.1722	404 S 1ST ST	PO	Residential - Single Family Residence	0.50	Nonvacant New	No	43	22	90%	Strong	18	Lower Mixed	12	2	4
NV. 280	5344029011	0.1722	408 S 1ST ST	PO	Residential - Single Family Residence	0.50	Nonvacant New	No	43	22	90%	Strong	18	Lower Mixed	12	2	4
NV. 280	5344029009	0.1599	400 S 1ST ST	PO	Residential - Single Family Residence	0.50	Nonvacant New	No	24	12	90%	Strong	9	Mod./Above Mod.	0	3	6
NV. 281	5344029017	0.1722	432 S 1ST ST	PO	Residential - Three Units (Any Combination)	0.34	Nonvacant New	No	43	15	70%	High	6	Mod./Above Mod.	0	2	4
NV. 281	5344029016	0.1722	428 S 1ST ST	PO	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	High	6	Mod./Above Mod.	0	2	4
NV. 282	5344029028	0.1818	504 S 1ST ST	PO	Commercial - Professional Building	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 282	5344029018	0.1722	500 S 1ST ST	PO	Commercial - Professional Building	0.35	Nonvacant New	No	43	15	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 283	5344029029	0.3444	501 S GARFIELD AVE	PO	Commercial - Store	0.66	Nonvacant New	No	43	28	90%	High	20	Lower Mixed	13	2	5
NV. 283	5344029021	0.318	511 S GARFIELD AVE	PO	Commercial - Restaurant, Cocktail Lounge	0.66	Nonvacant New	No	43	28	90%	High	20	Lower Mixed	13	2	5
NV. 284	5344030007	0.353	314 S 1ST ST	PO	Commercial - Parking Lot (Commercial Use Property)	2.43	Nonvacant New	No	43	104	90%	High	75	Lower Mixed	47	10	18
NV. 284	5344030014	1.3853	324 S 1ST ST	PO	Commercial - Bank, Savings and Loan	2.43	Nonvacant New	No	43	104	90%	High	75	Lower Mixed	47	10	18
NV. 284	5344030006	0.6888	20 W COMMONWEALTH AVE	PO	Institutional - Church	2.43	Nonvacant New	No	43	104	90%	High	75	Lower Mixed	47	10	18
NV. 285	5344031003	0.0918	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	0.28	Nonvacant New	No	64	18	70%	Medium	6	Mod./Above Mod.	0	2	4
NV. 285	5344031001	0.0905	40 W BAY STATE ST	CBD	Commercial - Office Building	0.28	Nonvacant New	No	64	18	70%	Medium	6	Mod./Above Mod.	0	2	4
NV. 285	5344031002	0.0932	36 W BAY STATE ST	CBD	Commercial - Bank, Savings and Loan	0.28	Nonvacant New	No	64	18	70%	Medium	6	Mod./Above Mod.	0	2	4
NV. 286	5344032007	0.3168	1 W BAY STATE ST	CBD	Commercial - Bank, Savings and Loan	1.32	Nonvacant New	No	64	85	90%	High	61	Lower Mixed	38	8	15
NV. 286	5344032008	0.317	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	1.32	Nonvacant New	No	64	85	90%	High	61	Lower Mixed	38	8	15
NV. 286	5344032010	0.6885	121 S GARFIELD AVE	CBD	Commercial - Store	1.32	Nonvacant New	No	64	85	90%	High	61	Lower Mixed	38	8	15
NV. 287	5344033005	0.1171	19 S GARFIELD AVE	CBD	Commercial - Store	0.33	Nonvacant New	No	64	21	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 287	5344033007	0.0717	35 S GARFIELD AVE	CBD	Commercial - Store	0.33	Nonvacant New	No	64	21	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 287	5344033006	0.1425	25 S GARFIELD AVE	CBD	Commercial - Restaurant, Cocktail Lounge	0.33	Nonvacant New	No	64	21	70%	Medium	7	Mod./Above Mod.	0	2	5

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 288	5345004041	0.1352	15 S CHAPEL AVE	CBD	Commercial - Office Building	0.37	Nonvacant New	No	64	24	70%	Medium	8	Mod./Above Mod.	0	2	6
NV. 288	5345004044	0.1427	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	0.37	Nonvacant New	No	64	24	70%	Medium	8	Mod./Above Mod.	0	2	6
NV. 288	5345004053	0.0933	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	0.37	Nonvacant New	No	64	24	70%	Medium	8	Mod./Above Mod.	0	2	6
NV. 289	5345004054	0.0828	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	0.08	Nonvacant New	No	64	5	70%	Strong	4	Mod./Above Mod.	0	1	3
NV. 290	5345007028	0.1619	204 E COMMONWEALTH AVE	R-3	Residential - Single Family Residence	0.32	Nonvacant New	No	43	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 291	5345009007	0.1722	420 S GARFIELD AVE	PO	Commercial - Store	0.17	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 292	5345009011	0.1722	502 S GARFIELD AVE	PO	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.40	Nonvacant New	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV. 292	5345009023	0.2229	512 S GARFIELD AVE	PO	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry	0.40	Nonvacant New	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV. 293	5345011019	0.1757	417 S CHAPEL AVE	R-3	Residential - Single Family Residence	0.18	Nonvacant New	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1
NV. 294	5345019001	0.1722	420 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 294	5345019002	0.1722	424 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 294	5345019003	0.1722	428 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 295	5345020001	0.1722	300 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 295	5345020002	0.1722	306 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.34	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 296	5345020010	0.1722	404 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 297	5345021001	0.1722	114 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 298	5346005012	0.1928	5 S VALENCIA ST	P	Commercial - Parking Lot (Commercial Use Property)	0.37	Nonvacant New	No	30	11	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 298	5346005007	0.1722	12 S GRANADA AVE	P	Residential - Five or More Units or Apartments (Any Combination)	0.37	Nonvacant New	No	30	11	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 299	5346006011	0.1725	15 S EL MOLINO ST	P	Residential - Five or More Units or Apartments (Any Combination)	0.34	Nonvacant New	No	30	10	90%	Medium	2	Mod./Above Mod.	0	1	1
NV. 299	5346006006	0.1722	N/A	P	Commercial - Parking Lot (Commercial Use Property)	0.34	Nonvacant New	No	30	10	90%	Medium	2	Mod./Above Mod.	0	1	1
NV. 300	5346008007	0.0835	15 S VEGA ST	P	Residential - Single Family Residence	0.26	Nonvacant New	No	30	8	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 300	5346008012	0.1722	14 S EL MOLINO ST	P	Residential - Single Family Residence	0.26	Nonvacant New	No	30	8	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 301	5346009018	0.0834	16 S VEGA ST	P	Residential - Single Family Residence	2.49	Nonvacant New	No	30	75	90%	Strong	67	Lower Mixed	42	9	16
NV. 302	5347002010	0.2565	801 S 4TH ST	R-3	Residential - Double, Duplex, or Two Units	0.26	Nonvacant New	No	43	11	70%	Strong	6	Mod./Above Mod.	0	2	4
NV. 303	5347003010	0.1788	917 S 4TH ST	R-3	Residential - Double, Duplex, or Two Units	0.35	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 303	5347003011	0.1705	921 S 4TH ST	R-3	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 304	5347005025	0.2124	816 S 4TH ST	R-3	Residential - Double, Duplex, or Two Units	0.36	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 304	5347005027	0.1469	812 S 4TH ST	R-3	Residential - Single Family Residence	0.36	Nonvacant New	No	43	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 305	5347008006	0.2135	101 PALMETTO DR	R-3	Residential - Double, Duplex, or Two Units	0.43	Nonvacant New	No	43	18	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 305	5347008005	0.2135	105 PALMETTO DR	R-3	Residential - Double, Duplex, or Two Units	0.43	Nonvacant New	No	43	18	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 306	5347008014	0.1722	741 S GARFIELD AVE	PO	Commercial - Office Building	0.37	Nonvacant New	No	43	16	70%	High	8	Mod./Above Mod.	0	2	6
NV. 306	5347008015	0.1963	737 S GARFIELD AVE	PO	Commercial - Office Building	0.37	Nonvacant New	No	43	16	70%	High	8	Mod./Above Mod.	0	2	6
NV. 307	5347008017	0.3444	731 S GARFIELD AVE	PO	Commercial - Office Building	0.86	Nonvacant New	No	43	37	90%	Strong	33	Lower Mixed	21	4	8
NV. 307	5347008026	0.1722	733 S GARFIELD AVE	PO	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry	0.86	Nonvacant New	No	43	37	90%	Strong	33	Lower Mixed	21	4	8
NV. 307	5347008018	0.3444	725 S GARFIELD AVE	PO	Commercial - Store	0.86	Nonvacant New	No	43	37	90%	Strong	33	Lower Mixed	21	4	8
NV. 308	5347009037	0.1091	909 S GARFIELD AVE	PO	Commercial - Professional Building	0.41	Nonvacant New	No	43	18	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 308	5347009036	0.112	901 S GARFIELD AVE	PO	Commercial - Professional Building	0.41	Nonvacant New	No	43	18	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 308	5347009091	0.1894	835 S GARFIELD AVE	PO	Commercial - Office Building	0.41	Nonvacant New	No	43	18	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 309	5347021005	0.2115	721 S SIERRA VISTA AVE	R-3	Residential - Double, Duplex, or Two Units	0.21	Nonvacant New	No	43	9	70%	High	4	Mod./Above Mod.	0	1	3
NV. 310	5347013001	0.2595	9 PARK ST	CPD	Commercial - Store Combination	0.26	Nonvacant New	No	48	12	70%	High	6	Mod./Above Mod.	0	2	4
NV. 311	5347014015	0.4433	700 S GARFIELD AVE	CPD	Industrial - Light Manufacturing	0.80	Nonvacant New	No	48	39	90%	High	28	Lower Mixed	18	3	7
NV. 311	5347014014	0.2499	710 S GARFIELD AVE	CPD	Commercial - Commercial	0.80	Nonvacant New	No	48	39	90%	High	28	Lower Mixed	18	3	7
NV. 311	5347014016	0.1098	710 S GARFIELD AVE	CPD	Commercial - Store	0.80	Nonvacant New	No	48	39	90%	High	28	Lower Mixed	18	3	7
NV. 312	5347014017	0.4472	714 S GARFIELD AVE	PO	Commercial - Professional Building	0.90	Nonvacant New	No	43	39	90%	Strong	33	Lower Mixed	21	4	8
NV. 312	5347014018	0.2236	722 S GARFIELD AVE	PO	Commercial - Store Combination	0.90	Nonvacant New	No	43	39	90%	Strong	33	Lower Mixed	21	4	8
NV. 312	5347014019	0.2285	726 S GARFIELD AVE	PO	Commercial - Store Combination	0.90	Nonvacant New	No	43	39	90%	Strong	33	Lower Mixed	21	4	8
NV. 313	5347014064	0.2912	736 S GARFIELD AVE	PO	Commercial - Office Building	0.88	Nonvacant New	No	43	38	90%	Strong	23	Lower Mixed	15	3	5
NV. 313	5347014020	0.2932	730 S GARFIELD AVE	PO	Residential - Five or More Units or Apartments (Any Combination)	0.88	Nonvacant New	No	43	38	90%	Strong	23	Lower Mixed	15	3	5
NV. 313	5347014022	0.2981	740 S GARFIELD AVE	PO	Residential - Five or More Units or Apartments (Any Combination)	0.88	Nonvacant New	No	43	38	90%	Strong	23	Lower Mixed	15	3	5
NV. 314	5347014063	0.437	750 S GARFIELD AVE	PO	Commercial - Professional Building	1.03	Nonvacant New	No	43	44	90%	Medium	18	Lower Mixed	12	2	4
NV. 314	5347015016	0.2981	800 S GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	1.03	Nonvacant New	No	43	44	90%	Medium	18	Lower Mixed	12	2	4
NV. 314	5347015017	0.2981	808 S GARFIELD AVE	PO	Commercial - Professional Building	1.03	Nonvacant New	No	43	44	90%	Medium	18	Lower Mixed	12	2	4

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 315	5347015023	0.0919	11 LOS HIGOS ST	PO	Residential - Single Family Residence	0.34	Nonvacant New	No	43	15	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 315	5347015024	0.2525	848 S GARFIELD AVE	PO	Commercial - Service Station	0.34	Nonvacant New	No	43	15	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 316	5347016001	0.1524	14 LOS HIGOS ST	PO	Commercial - Parking Lot (Commercial Use Property)	0.15	Nonvacant New	No	24	4	90%	Strong	4	Mod./Above Mod.	0	1	3
NV. 317	5347020004	0.1929	641 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	High	3	Mod./Above Mod.	0	1	2
NV. 318	5347020022	0.0918	309 PARK ST	R-2	Residential - Single Family Residence	0.43	Nonvacant New	No	18	8	90%	High	3	Mod./Above Mod.	0	1	2
NV. 318	5347020023	0.1928	632 S CHAPEL AVE	R-2	Residential - Single Family Residence	0.43	Nonvacant New	No	18	8	90%	High	3	Mod./Above Mod.	0	1	2
NV. 319	5347022014	0.2066	753 S SIERRA VISTA AVE	R-3	Residential - Single Family Residence	0.41	Nonvacant New	No	43	18	70%	Strong	11	Mod./Above Mod.	0	3	8
NV. 320	5348004001	0.1472	1001 S GARFIELD AVE	PO	Commercial - Office Building	0.15	Nonvacant New	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1
NV. 321	5348004004	0.1466	1013 S GARFIELD AVE	PO	Commercial - Professional Building	0.44	Nonvacant New	No	43	19	70%	Medium	6	Mod./Above Mod.	0	2	4
NV. 321	5348004033	0.1413	1005 S GARFIELD AVE	PO	Commercial - Office Building	0.44	Nonvacant New	No	43	19	70%	Medium	6	Mod./Above Mod.	0	2	4
NV. 321	5348004003	0.1519	1009 S GARFIELD AVE	PO	Commercial - Professional Building	0.44	Nonvacant New	No	43	19	70%	Medium	6	Mod./Above Mod.	0	2	4
NV. 322	5348004026	0.1421	1017 S GARFIELD AVE	PO	Commercial - Professional Building	0.43	Nonvacant New	No	43	18	70%	High	8	Mod./Above Mod.	0	2	6
NV. 322	5348004027	0.1389	1025 S GARFIELD AVE	PO	Commercial - Professional Building	0.43	Nonvacant New	No	43	18	70%	High	8	Mod./Above Mod.	0	2	6
NV. 322	5348004006	0.1488	1021 S GARFIELD AVE	PO	Residential - Single Family Residence	0.43	Nonvacant New	No	43	18	70%	High	8	Mod./Above Mod.	0	2	6
NV. 323	5348005001	0.3932	1000 S GARFIELD AVE	PO	Commercial - Professional Building	0.39	Nonvacant New	No	43	17	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 324	5348005003	0.1305	1014 S GARFIELD AVE	PO	Commercial - Professional Building	0.59	Nonvacant New	No	43	25	90%	Strong	22	Lower Mixed	14	3	5
NV. 324	5348005005	0.2959	1020 S GARFIELD AVE	PO	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.59	Nonvacant New	No	43	25	90%	Strong	22	Lower Mixed	14	3	5
NV. 324	5348005004	0.1658	11 E ADAMS AVE	PO	Commercial - Commercial	0.59	Nonvacant New	No	43	25	90%	Strong	22	Lower Mixed	14	3	5
NV. 325	5348009002	0.1466	1104 S GARFIELD AVE	PO	Commercial - Office Building	0.46	Nonvacant New	No	43	20	70%	High	10	Mod./Above Mod.	0	3	7
NV. 325	5348009001	0.1659	1100 S GARFIELD AVE	PO	Commercial - Office Building	0.46	Nonvacant New	No	43	20	70%	High	10	Mod./Above Mod.	0	3	7
NV. 325	5348009029	0.1491	1108 S GARFIELD AVE	PO	Commercial - Office Building	0.46	Nonvacant New	No	43	20	70%	High	10	Mod./Above Mod.	0	3	7
NV. 326	5348009009	0.1527	1132 S GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.45	Nonvacant New	No	43	20	70%	High	8	Mod./Above Mod.	0	2	6
NV. 326	5348009008	0.1513	1128 S GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.45	Nonvacant New	No	43	20	70%	High	8	Mod./Above Mod.	0	2	6
NV. 326	5348009007	0.1501	1126 S GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.45	Nonvacant New	No	43	20	70%	High	8	Mod./Above Mod.	0	2	6
NV. 327	5348015015	0.1343	525 W VALLEY BLVD	Valley	Commercial - Office Building	0.55	Nonvacant New	No	43	23	90%	High	14	Lower Mixed	9	1	4
NV. 327	5348015016	0.1325	517 W VALLEY BLVD	Valley	Commercial - Store	0.55	Nonvacant New	No	43	23	90%	High	14	Lower Mixed	9	1	4
NV. 327	5348015032	0.2793	539 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.55	Nonvacant New	No	43	23	90%	High	14	Lower Mixed	9	1	4
NV. 328	5348015017	0.1307	511 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.30	Nonvacant New	No	43	13	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 328	5348015018	0.1663	501 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.30	Nonvacant New	No	43	13	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 329	5348017012	0.2829	1244 S 4TH ST	Valley	Residential - Double, Duplex, or Two Units	0.46	Nonvacant New	No	43	20	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 329	5348017011	0.1804	1240 S 4TH ST	Valley	Residential - Single Family Residence	0.46	Nonvacant New	No	43	20	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 330	5348018013	0.2825	259 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.84	Nonvacant New	No	43	36	90%	Strong	32	Lower Mixed	20	4	8
NV. 330	5348018014	0.1357	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.84	Nonvacant New	No	43	36	90%	Strong	32	Lower Mixed	20	4	8
NV. 330	5348018015	0.4266	203 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.84	Nonvacant New	No	43	36	90%	Strong	32	Lower Mixed	20	4	8
NV. 331	5348019023	0.1726	1205 S GARFIELD AVE	Valley	Residential - Single Family Residence	0.51	Nonvacant New	No	43	22	90%	Strong	17	Lower Mixed	11	2	4
NV. 331	5348019024	0.1661	1201 S GARFIELD AVE	Valley	Commercial - Professional Building	0.51	Nonvacant New	No	43	22	90%	Strong	17	Lower Mixed	11	2	4
NV. 331	5348019022	0.1666	1209 S GARFIELD AVE	Valley	Residential - Double, Duplex, or Two Units	0.51	Nonvacant New	No	43	22	90%	Strong	17	Lower Mixed	11	2	4
NV. 332	5348020016	0.2026	1225 S STONEMAN AVE	Valley	Residential - Single Family Residence	0.35	Nonvacant New	No	43	15	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 332	5348020023	0.1456	N/A	Valley	Commercial - Commercial	0.35	Nonvacant New	No	43	15	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 333	5348022014	0.2748	241 E VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.51	Nonvacant New	No	43	22	90%	High	16	Lower Mixed	10	2	4
NV. 333	5348022012	0.1547	223 E VALLEY BLVD	Valley	Commercial - Office Building	0.51	Nonvacant New	No	43	22	90%	High	16	Lower Mixed	10	2	4
NV. 333	5348022013	0.0786	227 E VALLEY BLVD	Valley	Commercial - Store	0.51	Nonvacant New	No	43	22	90%	High	16	Lower Mixed	10	2	4
NV. 334	5349006038	0.1766	1232 S CHAPEL AVE	Valley	Commercial - Parking Lot (Commercial Use Property)	0.34	Nonvacant New	No	43	15	70%	High	8	Mod./Above Mod.	0	2	6
NV. 334	5349006039	0.1628	1236 S CHAPEL AVE	Valley	Commercial - Parking Lot (Commercial Use Property)	0.34	Nonvacant New	No	43	15	70%	High	8	Mod./Above Mod.	0	2	6
NV. 335	5349006044	0.2442	325 E VALLEY BLVD	Valley	Commercial - Store	0.79	Nonvacant New	No	43	34	90%	Strong	31	Lower Mixed	20	4	7
NV. 335	5349006043	0.079	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.79	Nonvacant New	No	43	34	90%	Strong	31	Lower Mixed	20	4	7
NV. 336	5350007018	0.3793	601 W VALLEY BLVD	Valley	Commercial - Service Station	0.76	Nonvacant New	No	43	33	90%	Strong	30	Lower Mixed	19	4	7
NV. 336	5350007017	0.2549	647 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.76	Nonvacant New	No	43	33	90%	Strong	30	Lower Mixed	19	4	7
NV. 336	5350007015	0.1242	625 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.76	Nonvacant New	No	43	33	90%	Strong	30	Lower Mixed	19	4	7
NV. 337	5350008008	0.2351	825 W VALLEY BLVD	Valley	Commercial - Parking Lot (Commercial Use Property)	0.94	Nonvacant New	No	43	40	90%	Medium	18	Lower Mixed	12	2	4
NV. 337	5350008015	0.23	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.94	Nonvacant New	No	43	40	90%	Medium	18	Lower Mixed	12	2	4
NV. 337	5350008016	0.4721	841 W VALLEY BLVD	Valley	Commercial - Bank, Savings and Loan	0.94	Nonvacant New	No	43	40	90%	Medium	18	Lower Mixed	12	2	4

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 338	5350013001	0.1807	700 S ATLANTIC BLVD	R-3	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.59	Nonvacant New	No	31	18	90%	Strong	13	Lower Mixed	9	1	3
NV. 338	5350013002	0.1332	916 FRONT ST	R-3	Residential - Single Family Residence	0.59	Nonvacant New	No	31	18	90%	Strong	13	Lower Mixed	9	1	3
NV. 338	5350013004	0.2761	704 S ATLANTIC BLVD	R-3	Commercial - Store Combination	0.59	Nonvacant New	No	31	18	90%	Strong	13	Lower Mixed	9	1	3
NV. 339	5350013007	0.2296	804 S ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.23	Nonvacant New	No	26	6	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 340	5350016035	0.234	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.76	Nonvacant New	No	43	33	90%	Strong	30	Lower Mixed	19	4	7
NV. 340	5350016034	0.0614	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.76	Nonvacant New	No	43	33	90%	Strong	30	Lower Mixed	19	4	7
NV. 340	5350016027	0.1888	919 W VALLEY BLVD	Valley	Commercial - Store	0.76	Nonvacant New	No	43	33	90%	Strong	30	Lower Mixed	19	4	7
NV. 340	5350016042	0.2735	901 W VALLEY BLVD	EMC	Commercial - Commercial	0.76	Nonvacant New	No	30	23	90%	Strong	21	Lower Mixed	14	2	5
NV. 341	5350016037	0.2209	1224 S ATLANTIC BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.76	Nonvacant New	No	43	33	90%	Medium	15	Lower Mixed	10	2	3
NV. 341	5350016038	0.1943	1013 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.76	Nonvacant New	No	43	33	90%	Medium	15	Lower Mixed	10	2	3
NV. 341	5350016036	0.3451	937 W VALLEY BLVD	Valley	Commercial - Store Combination	0.76	Nonvacant New	No	43	33	90%	Medium	15	Lower Mixed	10	2	3
NV. 342	5350018013	0.1269	1008 EDITH AVE	R-3	Residential - Double, Duplex, or Two Units	0.40	Nonvacant New	No	34	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 342	5350018014	0.14	1012 EDITH AVE	R-3	Residential - Single Family Residence	0.40	Nonvacant New	No	34	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 342	5350018018	0.1293	1016 EDITH AVE	R-3	Residential - Single Family Residence	0.40	Nonvacant New	No	34	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 343	5350019004	0.1322	820 EDITH AVE	R-3	Residential - Single Family Residence	0.39	Nonvacant New	No	34	13	70%	Strong	7	Mod./Above Mod.	0	2	5
NV. 343	5350019051	0.1318	824 EDITH AVE	R-3	Residential - Single Family Residence	0.39	Nonvacant New	No	34	13	70%	Strong	7	Mod./Above Mod.	0	2	5
NV. 343	5350020030	0.1271	816 EDITH AVE	R-3	Residential - Single Family Residence	0.39	Nonvacant New	No	34	13	70%	Strong	7	Mod./Above Mod.	0	2	5
NV. 344	5350019049	0.14	922 EDITH AVE	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	34	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 344	5350019037	0.1215	928 EDITH AVE	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	34	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 344	5350019040	0.1581	930 EDITH AVE	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	34	14	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 345	5350021053	0.2786	817 CURTIS LN	R-3	Residential - Single Family Residence	0.58	Nonvacant New	No	43	25	90%	Strong	19	Lower Mixed	12	2	5
NV. 345	5350021004	0.1612	1222 FRONT ST	R-3	Residential - Single Family Residence	0.58	Nonvacant New	No	43	25	90%	Strong	19	Lower Mixed	12	2	5
NV. 345	5350021003	0.1378	1226 FRONT ST	R-3	Residential - Single Family Residence	0.58	Nonvacant New	No	43	25	90%	Strong	19	Lower Mixed	12	2	5
NV. 346	5350021012	0.1099	801 EDITH AVE	R-3	Residential - Single Family Residence	0.41	Nonvacant New	No	38	16	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 346	5350021008	0.1841	800 CURTIS LN	R-3	Residential - Single Family Residence	0.41	Nonvacant New	No	38	16	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 346	5350021013	0.1168	807 EDITH AVE	R-3	Residential - Single Family Residence	0.41	Nonvacant New	No	38	16	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 347	5350021021	0.1313	816 CURTIS LN	R-3	Residential - Single Family Residence	0.24	Nonvacant New	No	12	3	70%	Strong	1	Mod./Above Mod.	0	0	1
NV. 347	5350021019	0.1129	827 EDITH AVE	R-3	Residential - Single Family Residence	0.24	Nonvacant New	No	12	3	70%	Strong	1	Mod./Above Mod.	0	0	1
NV. 348	5350021026	0.1308	828 CURTIS LN	R-3	Residential - Single Family Residence	0.25	Nonvacant New	No	39	10	70%	Strong	6	Mod./Above Mod.	0	2	4
NV. 348	5350021024	0.115	903 EDITH AVE	R-3	Residential - Single Family Residence	0.25	Nonvacant New	No	39	10	70%	Strong	6	Mod./Above Mod.	0	2	4
NV. 349	5350021025	0.1141	905 EDITH AVE	R-3	Residential - Single Family Residence	0.26	Nonvacant New	No	34	9	70%	High	4	Mod./Above Mod.	0	1	3
NV. 349	5350021032	0.1459	909 EDITH AVE	R-3	Residential - Single Family Residence	0.26	Nonvacant New	No	34	9	70%	High	4	Mod./Above Mod.	0	1	3
NV. 350	5350022010	0.1271	1008 CURTIS LN	R-3	Residential - Single Family Residence	0.28	Nonvacant New	No	12	3	70%	Strong	1	Mod./Above Mod.	0	0	1
NV. 350	5350022009	0.1485	1009 EDITH AVE	R-3	Residential - Single Family Residence	0.28	Nonvacant New	No	12	3	70%	Strong	1	Mod./Above Mod.	0	0	1
NV. 351	5350022012	0.1463	1013 EDITH AVE	R-3	Residential - Single Family Residence	0.15	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 352	5350023019	0.462	1245 W VALLEY BLVD	Valley	Commercial - Store Combination	1.35	Nonvacant New	No	43	58	90%	Medium	26	Lower Mixed	17	3	6
NV. 352	5350023021	0.4354	1211 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	1.35	Nonvacant New	No	43	58	90%	Medium	26	Lower Mixed	17	3	6
NV. 352	5350023020	0.4499	1221 W VALLEY BLVD	Valley	Residential - Single Family Residence	1.35	Nonvacant New	No	43	58	90%	Medium	26	Lower Mixed	17	3	6
NV. 353	5350024014	0.3156	1435 W VALLEY BLVD	Valley	Commercial - Store	0.32	Nonvacant New	No	43	14	70%	High	8	Mod./Above Mod.	0	2	6
NV. 354	5350028002	0.1338	1630 FRONT ST	R-3	Residential - Single Family Residence	0.29	Nonvacant New	No	43	13	70%	High	6	Mod./Above Mod.	0	2	4
NV. 354	5350028004	0.1596	1626 FRONT ST	R-3	Residential - Single Family Residence	0.29	Nonvacant New	No	43	13	70%	High	6	Mod./Above Mod.	0	2	4
NV. 355	5350029020	0.1537	1617 W SHORR ST	R-3	Residential - Double, Duplex, or Two Units	0.30	Nonvacant New	No	39	12	70%	High	5	Mod./Above Mod.	0	2	3
NV. 355	5350029021	0.1472	1110 S MARENGO AVE	R-3	Residential - Single Family Residence	0.30	Nonvacant New	No	39	12	70%	High	5	Mod./Above Mod.	0	2	3
NV. 356	5350030011	0.1388	1205 BENITO AVE	R-3	Residential - Single Family Residence	0.44	Nonvacant New	No	38	16	70%	High	7	Mod./Above Mod.	0	2	5
NV. 356	5350030032	0.162	1612 W SHORR ST	R-3	Residential - Double, Duplex, or Two Units	0.44	Nonvacant New	No	38	16	70%	High	7	Mod./Above Mod.	0	2	5
NV. 356	5350030005	0.1384	1201 BENITO AVE	R-3	Residential - Single Family Residence	0.44	Nonvacant New	No	38	16	70%	High	7	Mod./Above Mod.	0	2	5
NV. 357	5350030025	0.1447	1300 S MARENGO AVE	Valley	Commercial - Parking Lot (Commercial Use Property)	0.54	Nonvacant New	No	43	23	90%	Medium	10	Lower Mixed	7	1	2
NV. 357	5350030026	0.18	1653 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.54	Nonvacant New	No	43	23	90%	Medium	10	Lower Mixed	7	1	2
NV. 357	5350030024	0.2112	1673 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.54	Nonvacant New	No	43	23	90%	Medium	10	Lower Mixed	7	1	2
NV. 358	5350031008	0.1713	1209 S MARENGO AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 358	5350031011	0.1701	1215 S MARENGO AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 358	5350031013	0.1744	1217 S MARENGO AVE	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 359	5350031024	0.5354	1701 W VALLEY BLVD	Valley	Commercial - Store	1.10	Nonvacant New	No	43	47	90%	High	22	Lower Mixed	14	3	5
NV. 359	5350031022	0.5666	1749 W VALLEY BLVD	Valley	Commercial - Hotel and Motel	1.10	Nonvacant New	No	43	47	90%	High	22	Lower Mixed	14	3	5
NV. 360	5351003004	0.0517	3031 W VALLEY BLVD	Valley	Commercial - Commercial	0.15	Nonvacant New	No	24	4	90%	High	3	Mod./Above Mod.	0	1	2
NV. 360	5351003002	0.0516	3025 W VALLEY BLVD	Valley	Commercial - Office Building	0.15	Nonvacant New	No	24	4	90%	High	3	Mod./Above Mod.	0	1	2
NV. 360	5351003003	0.0517	3027 W VALLEY BLVD	Valley	Commercial - Store	0.15	Nonvacant New	No	24	4	90%	High	3	Mod./Above Mod.	0	1	2
NV. 361	5351004032	0.1671	1425 WESTMINSTER AVE	Valley	Commercial - Store Combination	0.64	Nonvacant New	No	43	28	90%	High	20	Lower Mixed	13	2	5
NV. 361	5351004014	0.1148	1419 WESTMINSTER AVE	Valley	Commercial - Store Combination	0.64	Nonvacant New	No	43	28	90%	High	20	Lower Mixed	13	2	5
NV. 361	5351003001	0.3582	3017 W VALLEY BLVD	Valley	Institutional - Church	0.64	Nonvacant New	No	43	28	90%	High	20	Lower Mixed	13	2	5
NV. 362	5351005029	0.1052	2889 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.26	Nonvacant New	No	43	11	70%	High	6	Mod./Above Mod.	0	2	4
NV. 362	5351005014	0.0521	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.26	Nonvacant New	No	43	11	70%	High	6	Mod./Above Mod.	0	2	4
NV. 362	5351005028	0.1045	2897 W VALLEY BLVD	Valley	Commercial - Office Building	0.26	Nonvacant New	No	43	11	70%	High	6	Mod./Above Mod.	0	2	4
NV. 363	5351005020	0.0517	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 363	5351005019	0.0532	2917 W VALLEY BLVD	Valley	Commercial - Office Building	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 363	5351005017	0.0498	N/A	Valley	Commercial - Commercial	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 363	5351005018	0.0531	N/A	Valley	Commercial - Commercial	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 364	5351006018	0.0524	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.22	Nonvacant New	No	24	5	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 364	5351006038	0.1126	2801 W VALLEY BLVD	Valley	Commercial - Store	0.22	Nonvacant New	No	24	5	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 364	5351006017	0.0517	N/A	Valley	Commercial - Commercial	0.22	Nonvacant New	No	24	5	90%	Strong	5	Mod./Above Mod.	0	2	3
NV. 365	5351006039	0.1574	2833 W VALLEY BLVD	Valley	Commercial - Office Building	0.32	Nonvacant New	No	43	14	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 365	5351006024	0.0529	2837 W VALLEY BLVD	Valley	Commercial - Office Building	0.32	Nonvacant New	No	43	14	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 365	5351006040	0.1054	2845 W VALLEY BLVD	Valley	Commercial - Store	0.32	Nonvacant New	No	43	14	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 366	5351006034	0.0516	2885 W VALLEY BLVD	Valley	Commercial - Store	0.11	Nonvacant New	No	24	3	90%	High	2	Mod./Above Mod.	0	1	1
NV. 366	5351006033	0.0562	2881 W VALLEY BLVD	Valley	Commercial - Store	0.11	Nonvacant New	No	24	3	90%	High	2	Mod./Above Mod.	0	1	1
NV. 367	5351009016	0.0514	N/A	Valley	Commercial - Commercial	0.16	Nonvacant New	No	24	4	90%	High	3	Mod./Above Mod.	0	1	2
NV. 367	5351009017	0.0534	N/A	Valley	Commercial - Commercial	0.16	Nonvacant New	No	24	4	90%	High	3	Mod./Above Mod.	0	1	2
NV. 367	5351009015	0.0544	2619 W VALLEY BLVD	Valley	Commercial - Store	0.16	Nonvacant New	No	24	4	90%	High	3	Mod./Above Mod.	0	1	2
NV. 368	5351009020	0.1049	2639 W VALLEY BLVD	Valley	Commercial - Store	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 368	5351009018	0.0538	2627 W VALLEY BLVD	Valley	Commercial - Store Combination	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 368	5351009019	0.0514	2633 W VALLEY BLVD	Valley	Commercial - Store	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 369	5351009023	0.1552	2721 W VALLEY BLVD	Valley	Commercial - Store	0.46	Nonvacant New	No	43	20	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 369	5351009025	0.2483	2729 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.46	Nonvacant New	No	43	20	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 369	5351009024	0.0547	2725 W VALLEY BLVD	Valley	Commercial - Store	0.46	Nonvacant New	No	43	20	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 370	5351011007	0.0517	2874 W VALLEY BLVD	Valley	Commercial - Office Building	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 370	5351011006	0.0516	N/A	Valley	Commercial - Commercial	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 370	5351011028	0.1033	N/A	Valley	-	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 371	5351012001	0.0516	2930 W VALLEY BLVD	Valley	Commercial - Office Building	0.31	Nonvacant New	No	43	13	70%	High	7	Mod./Above Mod.	0	2	5
NV. 371	5351012029	0.155	2938 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.31	Nonvacant New	No	43	13	70%	High	7	Mod./Above Mod.	0	2	5
NV. 371	5351011026	0.1033	2926 W VALLEY BLVD	Valley	Commercial - Office Building	0.31	Nonvacant New	No	43	13	70%	High	7	Mod./Above Mod.	0	2	5
NV. 372	5351012028	0.155	2970 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.47	Nonvacant New	No	43	20	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 372	5351012027	0.2648	2990 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.47	Nonvacant New	No	43	20	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 372	5351012009	0.0516	2964 W VALLEY BLVD	Valley	Commercial - Store	0.47	Nonvacant New	No	43	20	70%	Medium	7	Mod./Above Mod.	0	2	5
NV. 373	5351016001	0.303	3000 W VALLEY BLVD	Valley	Commercial - Office Building	0.41	Nonvacant New	No	43	17	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 373	5351016002	0.0517	N/A	Valley	Industrial - Industrial	0.41	Nonvacant New	No	43	17	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 373	5351016003	0.0517	N/A	Valley	Industrial - Industrial	0.41	Nonvacant New	No	43	17	70%	Strong	12	Mod./Above Mod.	0	3	9
NV. 374	5351016007	0.1033	3046 W VALLEY BLVD	Valley	Industrial - Lumber Yard	0.31	Nonvacant New	No	43	13	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 374	5351016006	0.1033	3036 W VALLEY BLVD	Valley	Industrial - Heavy Manufacturing	0.31	Nonvacant New	No	43	13	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 374	5351016005	0.0517	N/A	Valley	Industrial - Industrial	0.31	Nonvacant New	No	43	13	70%	Strong	9	Mod./Above Mod.	0	3	6
NV. 375	5351016010	0.1033	3060 W VALLEY BLVD	Valley	Industrial - Heavy Manufacturing	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 375	5351016008	0.0517	3052 W VALLEY BLVD	Valley	Industrial - Heavy Manufacturing	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 375	5351016009	0.0517	N/A	Valley	Industrial - Industrial	0.21	Nonvacant New	No	24	5	90%	High	4	Mod./Above Mod.	0	1	3
NV. 376	5351016013	0.1558	3084 W VALLEY BLVD	Valley	Commercial - Store	0.32	Nonvacant New	No	43	14	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 376	5351016011	0.1033	3072 W VALLEY BLVD	Valley	Industrial - Heavy Manufacturing	0.32	Nonvacant New	No	43	14	70%	Strong	10	Mod./Above Mod.	0	3	7
NV. 376	5351016012	0.062	3078 W VALLEY BLVD	Valley	Commercial - Store Combination	0.32	Nonvacant New	No	43	14	70%	Strong	10	Mod./Above Mod.	0	3	7

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 377	5352018004	0.1732	2201 ORANGE GROVE AVE	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 378	5352020005	0.1549	2823 W RAMONA RD	R-3	Residential - Single Family Residence	0.15	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 379	5352020012	0.1756	2224 ORANGE GROVE AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 379	5352020013	0.1758	2228 ORANGE GROVE AVE	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 380	5352020017	0.1772	2217 S MERIDIAN AVE	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 381	5352021016	0.1741	2117 S MERIDIAN AVE	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 382	5352024018	0.1455	2715 W RAMONA RD	R-3	Residential - Single Family Residence	0.43	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 382	5352024001	0.1464	2717 W RAMONA RD	R-3	Residential - Single Family Residence	0.43	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 382	5352024002	0.1417	2721 W RAMONA RD	R-3	Residential - Single Family Residence	0.43	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 383	5352024011	0.1759	2128 S MERIDIAN AVE	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 384	5352024020	0.1415	2705 W RAMONA RD	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 384	5352024021	0.1376	2701 W RAMONA RD	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 384	5352024019	0.143	2709 W RAMONA RD	R-3	Residential - Single Family Residence	0.42	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 385	5352024022	0.3298	2205 LA PALOMA AVE	R-2	Residential - Single Family Residence	0.33	Nonvacant New	No	18	6	90%	High	2	Above Mod.	0	0	2
NV. 386	5352024027	0.1672	2117 LA PALOMA AVE	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	High	3	Mod./Above Mod.	0	1	2
NV. 386	5352024026	0.1824	2121 LA PALOMA AVE	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	High	3	Mod./Above Mod.	0	1	2
NV. 386	5352024025	0.1902	2125 LA PALOMA AVE	R-2	Residential - Single Family Residence	0.54	Nonvacant New	No	18	10	90%	High	3	Mod./Above Mod.	0	1	2
NV. 387	5352025003	0.195	2108 LA PALOMA AVE	R-2	Residential - Single Family Residence	0.20	Nonvacant New	No	18	4	90%	High	1	Above Mod.	0	0	1
NV. 388	5352025015	0.1447	2605 W RAMONA RD	R-3	Residential - Single Family Residence	0.44	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 388	5352025013	0.1541	2615 W RAMONA RD	R-3	Residential - Single Family Residence	0.44	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 388	5352025014	0.1428	2611 W RAMONA RD	R-3	Residential - Double, Duplex, or Two Units	0.44	Nonvacant New	No	34.4	15	70%	Strong	8	Mod./Above Mod.	0	2	6
NV. 389	5352025018	0.1793	2117 EL PASEO	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 389	5352025019	0.1989	2115 EL PASEO	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 390	5352025022	0.1821	2101 EL PASEO	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 391	5352025023	0.1471	2625 W RAMONA RD	R-3	Residential - Single Family Residence	0.15	Nonvacant New	No	24	4	90%	High	2	Mod./Above Mod.	0	1	1
NV. 392	5352033018	0.1754	2004 EDGEWOOD DR	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 393	5352034012	0.5539	1919 S PALM AVE	R-2	Institutional - School (Private)	0.55	Nonvacant New	No	18	10	90%	High	4	Mod./Above Mod.	0	1	3
NV. 394	5353024023	0.8247	2120 S FREMONT AVE	CPD	Commercial - Store	0.90	Nonvacant New	No	48	43	90%	Medium	19	Lower Mixed	12	2	5
NV. 394	5353024001	0.0749	2116 S FREMONT AVE	CPD	Residential - Single Family Residence	0.90	Nonvacant New	No	48	43	90%	Medium	19	Lower Mixed	12	2	5
NV. 395	5355002032	0.266	2013 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.70	Nonvacant New	No	43	30	90%	Strong	23	Lower Mixed	15	3	5
NV. 395	5355002017	0.151	2001 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.70	Nonvacant New	No	43	30	90%	Strong	23	Lower Mixed	15	3	5
NV. 395	5355002014	0.2827	2025 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.70	Nonvacant New	No	43	30	90%	Strong	23	Lower Mixed	15	3	5
NV. 396	5355003014	0.1299	2117 W VALLEY BLVD	Valley	Commercial - Parking Lot (Commercial Use Property)	0.69	Nonvacant New	No	43	30	90%	Strong	27	Lower Mixed	17	3	7
NV. 396	5355003015	0.1322	2117 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.69	Nonvacant New	No	43	30	90%	Strong	27	Lower Mixed	17	3	7
NV. 396	5355003016	0.2804	2101 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.69	Nonvacant New	No	43	30	90%	Strong	27	Lower Mixed	17	3	7
NV. 397	5355004013	0.064	2227 W VALLEY BLVD	Valley	Commercial - Office Building	0.28	Nonvacant New	No	43	12	70%	High	7	Mod./Above Mod.	0	2	5
NV. 397	5355004014	0.0667	2225 W VALLEY BLVD	Valley	Commercial - Office Building	0.28	Nonvacant New	No	43	12	70%	High	7	Mod./Above Mod.	0	2	5
NV. 397	5355004030	0.1523	2233 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.28	Nonvacant New	No	43	12	70%	High	7	Mod./Above Mod.	0	2	5
NV. 398	5355004015	0.1316	2219 W VALLEY BLVD	Valley	Commercial - Store	0.42	Nonvacant New	No	43	18	70%	High	9	Mod./Above Mod.	0	3	6
NV. 398	5355004016	0.136	2209 W VALLEY BLVD	Valley	Commercial - Store	0.42	Nonvacant New	No	43	18	70%	High	9	Mod./Above Mod.	0	3	6
NV. 398	5355004017	0.1544	2207 W VALLEY BLVD	Valley	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry	0.42	Nonvacant New	No	43	18	70%	High	9	Mod./Above Mod.	0	3	6
NV. 399	5355005028	0.2716	2301 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.40	Nonvacant New	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV. 399	5355005013	0.1255	2311 W VALLEY BLVD	Valley	Commercial - Professional Building	0.40	Nonvacant New	No	43	17	70%	Strong	11	Mod./Above Mod.	0	3	8
NV. 400	5355007022	0.1665	2505 W VALLEY BLVD	Valley	Industrial - Warehousing, Distribution, Storage	0.48	Nonvacant New	No	43	21	70%	Strong	15	Mod./Above Mod.	0	4	11
NV. 400	5355007021	0.3147	2505 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.48	Nonvacant New	No	43	21	70%	Strong	15	Mod./Above Mod.	0	4	11
NV. 401	5355009034	0.371	2350 W VALLEY BLVD	Valley	Commercial - Bank, Savings and Loan	0.91	Nonvacant New	No	43	39	90%	High	28	Lower Mixed	18	3	7
NV. 401	5355009039	0.5414	2300 W VALLEY BLVD	Valley	Industrial - Warehousing, Distribution, Storage	0.91	Nonvacant New	No	43	39	90%	High	28	Lower Mixed	18	3	7
NV. 402	5355009036	0.1941	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	1.19	Nonvacant New	No	43	51	90%	Medium	23	Lower Mixed	15	3	5
NV. 402	5355009037	0.1931	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	1.19	Nonvacant New	No	43	51	90%	Medium	23	Lower Mixed	15	3	5
NV. 402	5355009035	0.8013	2200 W VALLEY BLVD	Valley	Commercial - Office Building	1.19	Nonvacant New	No	43	51	90%	Medium	23	Lower Mixed	15	3	5
NV. 403	5355010037	0.1488	2140 W VALLEY BLVD	Valley	Commercial - Professional Building	0.30	Nonvacant New	No	43	13	70%	Medium	4	Mod./Above Mod.	0	1	3
NV. 403	5355010002	0.1508	2130 W VALLEY BLVD	Valley	Commercial - Store	0.30	Nonvacant New	No	43	13	70%	Medium	4	Mod./Above Mod.	0	1	3

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 404	5355010004	0.1386	2110 W VALLEY BLVD	Valley	Commercial - Commercial	0.44	Nonvacant New	No	43	19	70%	Strong	13	Mod./Above Mod.	0	4	9
NV. 404	5355010005	0.159	2100 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.44	Nonvacant New	No	43	19	70%	Strong	13	Mod./Above Mod.	0	4	9
NV. 404	5355010003	0.1392	2120 W VALLEY BLVD	Valley	Commercial - Office Building	0.44	Nonvacant New	No	43	19	70%	Strong	13	Mod./Above Mod.	0	4	9
NV. 405	5355010022	0.2967	2000 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.72	Nonvacant New	No	43	31	90%	Strong	28	Lower Mixed	18	3	7
NV. 405	5355010020	0.1359	2024 W VALLEY BLVD	Valley	Commercial - Parking Lot (Commercial Use Property)	0.72	Nonvacant New	No	43	31	90%	Strong	28	Lower Mixed	18	3	7
NV. 405	5355010021	0.1388	2020 W VALLEY BLVD	Valley	Commercial - Store	0.72	Nonvacant New	No	43	31	90%	Strong	28	Lower Mixed	18	3	7
NV. 405	5355010019	0.1472	2040 W VALLEY BLVD	Valley	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry	0.72	Nonvacant New	No	24	17	90%	Strong	15	Mod./Above Mod.	0	4	11
NV. 406	5355011001	0.2814	1928 W VALLEY BLVD	Valley	Commercial - Store	0.71	Nonvacant New	No	43	30	90%	Strong	25	Lower Mixed	16	3	6
NV. 406	5355011002	0.1358	1916 W VALLEY BLVD	Valley	Commercial - Store	0.71	Nonvacant New	No	43	30	90%	Strong	25	Lower Mixed	16	3	6
NV. 406	5355011003	0.1365	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.71	Nonvacant New	No	43	30	90%	Strong	25	Lower Mixed	16	3	6
NV. 406	5355011004	0.1536	1900 W VALLEY BLVD	EMC	Commercial - Store	0.71	Nonvacant New	No	30	21	90%	Medium	9	Lower Mixed	6	1	2
NV. 407	5356001001	0.5462	1800 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	1.15	Nonvacant New	No	43	49	90%	Strong	42	Lower Mixed	27	5	10
NV. 407	5356001028	0.4307	1820 W VALLEY BLVD	Valley	Commercial - Store	1.15	Nonvacant New	No	43	49	90%	Strong	42	Lower Mixed	27	5	10
NV. 407	5356001027	0.1722	1410 S ETHEL AVE	Valley	Residential - Single Family Residence	1.15	Nonvacant New	No	43	49	90%	Strong	42	Lower Mixed	27	5	10
NV. 408	5356005009	0.1837	1529 S MARENGO AVE	R-3	Residential - Single Family Residence	0.18	Nonvacant New	No	24	4	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 409	5356005019	0.1837	1615 S MARENGO AVE	R-3	Residential - Single Family Residence	0.55	Nonvacant New	No	25.8	14	90%	Strong	10	Mod./Above Mod.	0	3	7
NV. 409	5356005021	0.1837	1619 S MARENGO AVE	R-3	Residential - Single Family Residence	0.55	Nonvacant New	No	25.8	14	90%	Strong	10	Mod./Above Mod.	0	3	7
NV. 409	5356005017	0.1837	1611 S MARENGO AVE	R-3	Residential - Single Family Residence	0.55	Nonvacant New	No	25.8	14	90%	Strong	10	Mod./Above Mod.	0	3	7
NV. 410	5356006004	0.1113	1728 W VALLEY BLVD	Valley	Commercial - Office Building	0.54	Nonvacant New	No	43	23	90%	Medium	9	Lower Mixed	6	1	2
NV. 410	5356006028	0.2754	1744 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.54	Nonvacant New	No	43	23	90%	Medium	9	Lower Mixed	6	1	2
NV. 410	5356006003	0.153	1710 W VALLEY BLVD	Valley	Residential - Four Units (Any Combination)	0.54	Nonvacant New	No	43	23	90%	Medium	9	Lower Mixed	6	1	2
NV. 411	5356006022	0.1894	1511 S MARENGO AVE	R-3	Residential - Single Family Residence	0.19	Nonvacant New	No	24	5	90%	High	3	Mod./Above Mod.	0	1	2
NV. 412	5356010002	0.2279	1411 S MARGUERITA AVE	Valley	Commercial - Parking Lot (Commercial Use Property)	0.41	Nonvacant New	No	43	18	70%	High	8	Mod./Above Mod.	0	2	6
NV. 412	5356010001	0.1863	1404 W VALLEY BLVD	Valley	Commercial - Store	0.41	Nonvacant New	No	43	18	70%	High	8	Mod./Above Mod.	0	2	6
NV. 413	5356010011	0.2008	1420 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.59	Nonvacant New	No	43	26	90%	Medium	12	Lower Mixed	8	1	3
NV. 413	5356010005	0.1946	1430 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.59	Nonvacant New	No	43	26	90%	Medium	12	Lower Mixed	8	1	3
NV. 413	5356010012	0.1992	1424 W VALLEY BLVD	Valley	Commercial - Store Combination	0.59	Nonvacant New	No	43	26	90%	Medium	12	Lower Mixed	8	1	3
NV. 414	5356010015	0.2651	1536 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.27	Nonvacant New	No	43	11	70%	Medium	4	Mod./Above Mod.	0	1	3
NV. 415	5356016048	0.2107	1703 S ATLANTIC BLVD	R-3	Residential - Double, Duplex, or Two Units	0.73	Nonvacant New	No	25.8	19	90%	High	11	Mod./Above Mod.	0	3	8
NV. 415	5356016050	0.2611	1715 S ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.73	Nonvacant New	No	25.8	19	90%	High	11	Mod./Above Mod.	0	3	8
NV. 415	5356016049	0.2611	1709 S ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.73	Nonvacant New	No	25.8	19	90%	High	11	Mod./Above Mod.	0	3	8
NV. 416	5356018012	0.1309	1525 S ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.26	Nonvacant New	No	43	11	70%	High	5	Mod./Above Mod.	0	2	3
NV. 416	5356018009	0.132	1521 S ATLANTIC BLVD	R-3	Residential - Single Family Residence	0.26	Nonvacant New	No	43	11	70%	High	5	Mod./Above Mod.	0	2	3
NV. 417	5356018015	0.0639	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.25	Nonvacant New	No	43	11	70%	Medium	4	Mod./Above Mod.	0	1	3
NV. 417	5356018035	0.1241	1156 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.25	Nonvacant New	No	43	11	70%	Medium	4	Mod./Above Mod.	0	1	3
NV. 418	5356018016	0.1301	1142 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.13	Nonvacant New	No	24	3	90%	Strong	3	Mod./Above Mod.	0	1	2
NV. 419	5356018017	0.1331	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.41	Nonvacant New	No	43	18	70%	High	10	Mod./Above Mod.	0	3	7
NV. 419	5356018019	0.1391	1112 W VALLEY BLVD	Valley	Commercial - Store	0.41	Nonvacant New	No	43	18	70%	High	10	Mod./Above Mod.	0	3	7
NV. 419	5356018018	0.1361	1124 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.41	Nonvacant New	No	43	18	70%	High	10	Mod./Above Mod.	0	3	7
NV. 420	5357001015	0.1901	1505 S 9TH ST	Valley	Residential - Three Units (Any Combination)	0.57	Nonvacant New	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
NV. 420	5357001014	0.1836	1503 S 9TH ST	Valley	Residential - Single Family Residence	0.57	Nonvacant New	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
NV. 420	5357001016	0.197	1509 S 9TH ST	Valley	Residential - Double, Duplex, or Two Units	0.57	Nonvacant New	No	43	25	90%	Strong	17	Lower Mixed	11	2	4
NV. 421	5357001032	0.1576	1500 S ATLANTIC BLVD	Valley	Residential - Three Units (Any Combination)	0.49	Nonvacant New	No	43	21	70%	High	8	Mod./Above Mod.	0	2	6
NV. 421	5357001042	0.1557	1504 S ATLANTIC BLVD	Valley	Residential - Double, Duplex, or Two Units	0.49	Nonvacant New	No	43	21	70%	High	8	Mod./Above Mod.	0	2	6
NV. 421	5357001021	0.1784	1508 S ATLANTIC BLVD	Valley	Residential - Double, Duplex, or Two Units	0.49	Nonvacant New	No	43	21	70%	High	8	Mod./Above Mod.	0	2	6
NV. 422	5357002010	0.1973	1416 S 9TH ST	R-2	Residential - Single Family Residence	0.20	Nonvacant New	No	18	4	90%	Strong	1	Above Mod.	0	0	1
NV. 423	5357002026	0.1947	1515 S 8TH ST	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	4	90%	Strong	1	Above Mod.	0	0	1
NV. 424	5357003001	0.1741	742 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.98	Nonvacant New	No	43	42	90%	Medium	19	Lower Mixed	12	2	5
NV. 424	5357003029	0.8043	700 W VALLEY BLVD	Valley	Commercial - Restaurant, Cocktail Lounge	0.98	Nonvacant New	No	43	42	90%	Medium	19	Lower Mixed	12	2	5
NV. 425	5357003009	0.1665	1422 S 8TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 425	5357003008	0.1664	1420 S 8TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV. 425	5357003007	0.1689	1416 S 8TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.426	5357003014	0.167	1516 S 8TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.426	5357003012	0.1668	1508 S 8TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.426	5357003013	0.1672	1512 S 8TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.427	5357003026	0.1678	1517 S 7TH ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.428	5357004006	0.1663	600 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.42	Nonvacant New	No	43	18	70%	Medium	6	Mod./Above Mod.	0	2	4
NV.428	5357004005	0.1291	600 W VALLEY BLVD	Valley	Commercial - Parking Lot (Commercial Use Property)	0.42	Nonvacant New	No	43	18	70%	Medium	6	Mod./Above Mod.	0	2	4
NV.428	5357004004	0.1255	622 W VALLEY BLVD	Valley	Commercial - Professional Building	0.42	Nonvacant New	No	43	18	70%	Medium	6	Mod./Above Mod.	0	2	4
NV.429	5357004007	0.1775	1413 S 6TH ST	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.430	5357004014	0.1732	1511 S 6TH ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.431	5357006044	0.3958	400 W VALLEY BLVD	Valley	Commercial - Parking Lot (Commercial Use Property)	0.54	Nonvacant New	No	43	23	90%	High	17	Lower Mixed	11	2	4
NV.431	5357006014	0.1432	424 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.54	Nonvacant New	No	43	23	90%	High	17	Lower Mixed	11	2	4
NV.432	5357006016	0.1098	448 W VALLEY BLVD	Valley	Commercial - Store	0.22	Nonvacant New	No	24	5	90%	Strong	5	Mod./Above Mod.	0	2	3
NV.432	5357006015	0.1113	434 W VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.22	Nonvacant New	No	43	10	70%	Strong	7	Mod./Above Mod.	0	2	5
NV.433	5357006018	0.1982	1521 S 4TH ST	R-3	Residential - Single Family Residence	0.40	Nonvacant New	No	34.4	14	70%	High	7	Mod./Above Mod.	0	2	5
NV.433	5357006017	0.205	1525 S 4TH ST	R-3	Residential - Single Family Residence	0.40	Nonvacant New	No	34.4	14	70%	High	7	Mod./Above Mod.	0	2	5
NV.434	5357008013	0.2089	1412 S 3RD ST	R-3	Residential - Double, Duplex, or Two Units	0.60	Nonvacant New	No	43	26	90%	High	14	Lower Mixed	9	1	4
NV.434	5357008023	0.2063	1419 S 2ND ST	R-3	Residential - Double, Duplex, or Two Units	0.60	Nonvacant New	No	43	26	90%	High	14	Lower Mixed	9	1	4
NV.434	5357008024	0.1859	1415 S 2ND ST	R-3	Residential - Double, Duplex, or Two Units	0.60	Nonvacant New	No	43	26	90%	High	14	Lower Mixed	9	1	4
NV.435	5357009011	0.1999	1414 S 2ND ST	Valley	Commercial - Parking Lot (Commercial Use Property)	0.99	Nonvacant New	No	43	43	90%	High	27	Lower Mixed	17	3	7
NV.435	5357009010	0.1992	1418 S 2ND ST	Valley	Residential - Four Units (Any Combination)	0.99	Nonvacant New	No	43	43	90%	High	27	Lower Mixed	17	3	7
NV.436	5357010006	0.2018	1620 S 2ND ST	R-2	Residential - Single Family Residence	0.81	Nonvacant New	No	18	15	90%	Strong	5	Mod./Above Mod.	0	2	3
NV.436	5357010023	0.3076	1616 S 2ND ST	R-2	Residential - Single Family Residence	0.81	Nonvacant New	No	18	15	90%	Strong	5	Mod./Above Mod.	0	2	3
NV.436	5357010005	0.2974	1700 S 2ND ST	R-2	Residential - Single Family Residence	0.81	Nonvacant New	No	18	15	90%	Strong	5	Mod./Above Mod.	0	2	3
NV.437	5357010021	0.2104	1617 S GARFIELD AVE, NO 1-5	PO	Residential - Five or More Units or Apartments (Any Combination)	0.69	Nonvacant New	No	43	30	90%	Medium	10	Lower Mixed	7	1	2
NV.437	5357010014	0.2492	1627 S GARFIELD AVE	PO	Residential - Single Family Residence	0.69	Nonvacant New	No	43	30	90%	Medium	10	Lower Mixed	7	1	2
NV.437	5357010022	0.2274	1619 S GARFIELD AVE	PO	Residential - Single Family Residence	0.69	Nonvacant New	No	43	30	90%	Medium	10	Lower Mixed	7	1	2
NV.438	5357011004	0.2046	1628 S 3RD ST	R-2	Residential - Single Family Residence	0.20	Nonvacant New	No	18	4	90%	High	1	Above Mod.	0	0	1
NV.439	5357011010	0.1889	1604 S 3RD ST	R-2	Residential - Single Family Residence	0.72	Nonvacant New	No	18	13	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.439	5357011019	0.3076	1601 S 2ND ST	R-2	Residential - Double, Duplex, or Two Units	0.72	Nonvacant New	No	18	13	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.439	5357011011	0.2192	1600 S 3RD ST	R-2	Residential - Single Family Residence	0.72	Nonvacant New	No	18	13	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.440	5357011013	0.2058	1715 S 2ND ST	R-2	Residential - Single Family Residence	0.60	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.440	5357011012	0.3924	1719 S 2ND ST	R-2	Residential - Single Family Residence	0.60	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.441	5357011025	0.2912	1609 S 2ND ST	R-2	Residential - Single Family Residence	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.441	5357011020	0.1989	1608 S 3RD ST	R-2	Residential - Double, Duplex, or Two Units	0.49	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.442	5357012005	0.1986	1704 S 4TH ST	R-2	Residential - Single Family Residence	0.40	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.442	5357012004	0.1999	1708 S 4TH ST	R-2	Residential - Single Family Residence	0.40	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.443	5357012014	0.2084	1715 S 3RD ST	R-2	Residential - Single Family Residence	0.41	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.443	5357012015	0.2053	1709 S 3RD ST	R-2	Residential - Single Family Residence	0.41	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.444	5357014021	0.1849	1617 S 5TH ST	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.444	5357014008	0.2039	1616 S 6TH ST	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV.445	5357014012	0.1496	1600 S 6TH ST	R-2	Residential - Single Family Residence	0.15	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.446	5357017006	0.1966	1616 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.446	5357017004	0.2006	1608 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.446	5357017005	0.1953	1612 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.447	5357017009	0.195	1700 S 9TH ST	R-2	Residential - Single Family Residence	0.58	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.447	5357017011	0.1937	1708 S 9TH ST	R-2	Residential - Single Family Residence	0.58	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.447	5357017010	0.1962	1706 S 9TH ST	R-2	Residential - Single Family Residence	0.58	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.448	5357018030	0.1953	1709 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.448	5357018037	0.1936	1701 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.448	5357018009	0.1991	1705 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.449	5357019002	0.1402	1801 S 9TH ST	R-2	Residential - Single Family Residence	0.14	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV.450	5357019010	0.192	1833 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.450	5357019008	0.1969	1825 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.450	5357019009	0.1979	1829 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.451	5357020010	0.1938	1832 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.451	5357020011	0.1958	1836 S 9TH ST	R-2	Residential - Single Family Residence	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.451	5357020034	0.1972	N/A	R-2	-	0.59	Nonvacant New	No	18	11	90%	High	4	Mod./Above Mod.	0	1	3
NV.452	5357023025	0.1218	1828 S 6TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.452	5357023006	0.1775	1820 S 6TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.452	5357023005	0.2009	1824 S 6TH ST	R-2	Residential - Single Family Residence	0.50	Nonvacant New	No	18	9	90%	High	3	Mod./Above Mod.	0	1	2
NV.453	5357023011	0.1851	1800 S 6TH ST	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.454	5357023012	0.1712	1845 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.454	5357023014	0.1768	1837 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.454	5357023013	0.1757	1841 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.455	5357023021	0.175	1809 S 5TH ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.456	5357024010	0.1767	1832 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.456	5357024009	0.1741	1836 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.456	5357024011	0.173	1828 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.457	5357024030	0.1756	1812 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.457	5357024014	0.1731	1816 S 5TH ST	R-2	Residential - Single Family Residence	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.457	5357024031	0.1735	N/A	R-2	-	0.52	Nonvacant New	No	18	9	90%	Strong	3	Mod./Above Mod.	0	1	2
NV.458	5357024017	0.1354	1804 S 5TH ST	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.458	5357024018	0.2101	1800 S 5TH ST	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.459	5357025005	0.1772	1844 S 4TH ST	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.459	5357025006	0.174	1840 S 4TH ST	R-2	Residential - Single Family Residence	0.35	Nonvacant New	No	18	6	90%	Strong	2	Above Mod.	0	0	2
NV.460	5357025012	0.19	1816 S 4TH ST	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.461	5357025020	0.1751	1837 S 3RD ST	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.462	5357025026	0.1759	1813 S 3RD ST	R-2	Residential - Single Family Residence	0.18	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV.463	5357025029	0.171	1801 S 3RD ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.464	5357026023	0.1733	1819 S 2ND ST	R-2	Residential - Single Family Residence	0.17	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV.465	5359001018	0.1556	1528 S GARFIELD AVE	Valley	Commercial - Professional Building	0.61	Nonvacant New	No	43	26	90%	Medium	9	Lower Mixed	6	1	2
NV.465	5359001015	0.1555	1518 S GARFIELD AVE, APT 01-4	Valley	Residential - Four Units (Any Combination)	0.61	Nonvacant New	No	43	26	90%	Medium	9	Lower Mixed	6	1	2
NV.465	5359001039	0.2997	1522 S GARFIELD AVE	Valley	Commercial - Office Building	0.61	Nonvacant New	No	43	26	90%	Medium	9	Lower Mixed	6	1	2
NV.466	5359001008	0.1552	1422 S GARFIELD AVE	Valley	Commercial - Parking Lot (Commercial Use Property)	0.37	Nonvacant New	No	43	16	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.466	5359001042	0.2141	1416 S GARFIELD AVE	Valley	Commercial - Store Combination	0.37	Nonvacant New	No	43	16	70%	Strong	11	Mod./Above Mod.	0	3	8
NV.467	5359002002	0.1272	112 E VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.48	Nonvacant New	No	43	21	70%	Strong	15	Mod./Above Mod.	0	4	11
NV.467	5359002001	0.2236	100 E VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.48	Nonvacant New	No	43	21	70%	Strong	15	Mod./Above Mod.	0	4	11
NV.467	5359002003	0.1272	120 E VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	0.48	Nonvacant New	No	43	21	70%	Strong	15	Mod./Above Mod.	0	4	11
NV.468	5359002004	0.0953	126 E VALLEY BLVD	Valley	Commercial - Store	0.38	Nonvacant New	No	43	16	70%	High	9	Mod./Above Mod.	0	3	6
NV.468	5359002006	0.1879	134 E VALLEY BLVD	Valley	Commercial - Store	0.38	Nonvacant New	No	43	16	70%	High	9	Mod./Above Mod.	0	3	6
NV.468	5359002005	0.0953	130 E VALLEY BLVD	Valley	Commercial - Store	0.38	Nonvacant New	No	43	16	70%	High	9	Mod./Above Mod.	0	3	6
NV.469	5359003034	0.2551	1415 S CHAPEL AVE	Valley	Commercial - Parking Lot (Commercial Use Property)	1.40	Nonvacant New	No	43	60	90%	Strong	54	Lower Mixed	34	7	13
NV.469	5359003032	0.73	204 E VALLEY BLVD	Valley	Commercial - Store	1.40	Nonvacant New	No	43	60	90%	Strong	54	Lower Mixed	34	7	13
NV.469	5359003033	0.2347	N/A	Valley	Commercial - Commercial	1.40	Nonvacant New	No	43	60	90%	Strong	54	Lower Mixed	34	7	13
NV.469	5359003031	0.1804	200 E VALLEY BLVD	Valley	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	1.40	Nonvacant New	No	24	34	90%	Strong	31	Mod./Above Mod.	0	8	23
NV.470	5359004023	0.2327	1423 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.71	Nonvacant New	No	18	13	90%	Strong	5	Mod./Above Mod.	0	2	3
NV.470	5359004024	0.2292	1429 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.71	Nonvacant New	No	18	13	90%	Strong	5	Mod./Above Mod.	0	2	3
NV.470	5359004022	0.2478	1419 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.71	Nonvacant New	No	18	13	90%	Strong	5	Mod./Above Mod.	0	2	3
NV.471	5359004027	0.2314	1501 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.69	Nonvacant New	No	18	12	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.471	5359004025	0.2349	1431 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.69	Nonvacant New	No	18	12	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.471	5359004026	0.2245	1435 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.69	Nonvacant New	No	18	12	90%	Strong	4	Mod./Above Mod.	0	1	3
NV.472	5359004030	0.2249	1513 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.22	Nonvacant New	No	18	4	90%	Strong	1	Above Mod.	0	0	1
NV.473	5359005008	0.1961	1416 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV.473	5359005009	0.191	1420 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
NV. 474	5359005010	0.197	1424 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV. 474	5359005011	0.1867	1428 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV. 475	5359005020	0.1881	1524 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 475	5359005019	0.198	1520 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.39	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 476	5359021005	0.1929	1616 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 476	5359021006	0.1893	1620 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 477	5359021028	0.2808	1713 S ALMANSOR ST	R-2	Residential - Single Family Residence	0.57	Nonvacant New	No	18	10	90%	High	3	Mod./Above Mod.	0	1	2
NV. 478	5359022011	0.1607	1605 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.16	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV. 479	5359025012	0.1562	1716 S GARFIELD AVE	PO	Residential - Three Units (Any Combination)	0.48	Nonvacant New	No	43	21	70%	High	8	Mod./Above Mod.	0	2	6
NV. 479	5359025011	0.1553	1712 S GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.48	Nonvacant New	No	43	21	70%	High	8	Mod./Above Mod.	0	2	6
NV. 479	5359025013	0.1665	1720 S GARFIELD AVE	PO	Residential - Double, Duplex, or Two Units	0.48	Nonvacant New	No	43	21	70%	High	8	Mod./Above Mod.	0	2	6
NV. 480	5359028019	0.2297	1815 S SIERRA VISTA AVE	R-2	Residential - Double, Duplex, or Two Units	0.69	Nonvacant New	No	18	12	90%	High	4	Mod./Above Mod.	0	1	3
NV. 480	5359028021	0.2297	1821 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.69	Nonvacant New	No	18	12	90%	High	4	Mod./Above Mod.	0	1	3
NV. 480	5359028020	0.2297	1817 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.69	Nonvacant New	No	18	12	90%	High	4	Mod./Above Mod.	0	1	3
NV. 481	5359029002	0.1908	1804 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV. 481	5359029003	0.1901	1808 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	High	2	Above Mod.	0	0	2
NV. 482	5359029004	0.1889	1812 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 482	5359029005	0.1915	1816 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.38	Nonvacant New	No	18	7	90%	Strong	2	Above Mod.	0	0	2
NV. 483	5359029010	0.1913	1836 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	Strong	1	Above Mod.	0	0	1
NV. 484	5359029012	0.187	1844 S SIERRA VISTA AVE	R-2	Residential - Single Family Residence	0.19	Nonvacant New	No	18	3	90%	High	1	Above Mod.	0	0	1
NV. 485	5359005001	0.2004	400 E VALLEY BLVD	Valley	Commercial - Store	1.08	Nonvacant New	No	43	46	90%	High	33	Lower Mixed	21	4	8
NV. 485	5359005041	0.7047	444 E VALLEY BLVD	Valley	Commercial - Bank, Savings and Loan	1.08	Nonvacant New	No	43	46	90%	High	33	Lower Mixed	21	4	8
NV. 485	5359005002	0.1713	408 E VALLEY BLVD	Valley	Commercial - Store	1.08	Nonvacant New	No	43	46	90%	High	33	Lower Mixed	21	4	8
NV. 486	5353019011	1.126	1621 GARVEY AVE	R-2	Institutional - Children's Day Care Center	1.13	Nonvacant New	No	18	20	90%	High	9	Mod./Above Mod.	0	3	6
Nv. 487	5337021021	0.4827	N/A	R-3	Commercial - Parking Lot (Commercial Use Property)	1.20	Nonvacant New	No	64	77	90%	High	55	Lower Mixed	35	7	13
Nv. 487	5337021020	0.7128	210 N GARFIELD AVE	R-3	Commercial - Office Building	1.20	Nonvacant New	No	64	77	90%	High	55	Lower Mixed	35	7	13
Nv. 488	5338020028	1.3445	21 N OLIVE AVE	CPD	Institutional - Church	1.34	Nonvacant New	No	48	65	90%	High	43	Lower Mixed	27	6	10
Nv. 489	5292001015	0.2608	200 N HUNTINGTON DR	R-2	Commercial - Supermarket	1.89	Nonvacant New	No	43	81	90%	High	36	Lower Mixed	23	5	8
Nv. 489	5292001016	1.6276	2810 W ALHAMBRA RD	R-2	Commercial - Supermarket	1.89	Nonvacant New	No	43	81	90%	High	36	Lower Mixed	23	5	8
Nv. 490	5337025009	0.2416	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	2.29	Nonvacant New	No	64	146	90%	Strong	131	Lower Mixed	82	18	31
Nv. 490	5337025008	0.9656	N/A	CBD	Commercial Building	2.29	Nonvacant New	No	64	146	90%	Strong	131	Lower Mixed	82	18	31
Nv. 490	5337026025	0.6766	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	2.29	Nonvacant New	No	64	146	90%	Strong	131	Lower Mixed	82	18	31
Nv. 490	5337026026	0.3133	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	2.29	Nonvacant New	No	64	146	90%	Strong	131	Lower Mixed	82	18	31
Nv. 490	5337026909	0.0896	N/A	CBD	Commercial - Parking Lot (Commercial Use Property)	2.29	Nonvacant New	No	64	146	90%	Strong	131	Lower Mixed	82	18	31
Nv. 491	5350007002	0.5054	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	0.51	Nonvacant New	No	43	22	90%	Strong	20	Lower Mixed	13	2	5
Nv. 492	5342031040	0.1014	N/A	IPD	Industrial - Parking Lot (Industrial Use Property)	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 492	5342031038	0.3847	1021 S FREMONT AVE	IPD	Industrial - Light Manufacturing	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 492	5342031041	0.3112	1031 S FREMONT AVE	IPD	Industrial - Light Manufacturing	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 492	5342031039	0.8018	1105 S FREMONT AVE	IPD	Industrial - Light Manufacturing	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 492	5342031004	0.8733	1003 S FREMONT AVE	IPD	Industrial - Light Manufacturing	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 492	5342032007	0.4871	1109 S FREMONT AVE	IPD	Industrial - Light Manufacturing	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 492	5342032008	0.483	1111 S FREMONT AVE	IPD	Industrial - Light Manufacturing	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 492	5342031042	0.8668	1011 S FREMONT AVE	IPD	Industrial - Light Manufacturing	4.31	Nonvacant New	No	43	185	90%	Strong	167	Lower Mixed	104	23	40
Nv. 493	5349001022	8.1912	1495 E VALLEY BLVD	Valley	Commercial - Shopping Center (Neighborhood, Community)	8.19	Nonvacant New	No	43	352	90%	Medium	158	Lower Mixed	98	22	38

Site ID	AIN	Parcel Size	Address	Zone	Existing Use	Site Size	Category	AB1397	Allowed DUA	Max Allowed Capacity	Realistic Capacity	Reuse Potential Score	Net Capacity	Affordability Level	Lower	Mod.	Above Mod.
Nv. 494	5359006016	0.8473	1000 E VALLEY BLVD	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006037	1.6748	600 E VALLEY BLVD	Valley	Commercial - Store	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006039	0.2833	726 E VALLEY BLVD	Valley	Commercial - Shopping Center (Neighborhood, Community)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006038	0.3587	748 E VALLEY BLVD	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006011	3.5918	1000 E VALLEY BLVD	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006017	0.093	N/A	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006018	0.4318	920 E VALLEY BLVD	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006019	0.6635	830 E VALLEY BLVD	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006020	0.6281	800 E VALLEY BLVD	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006027	0.3625	1020 E VALLEY BLVD	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006045	6.6016	N/A	Valley	Commercial - Parking Lot (Commercial Use Property)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006021	0.0939	N/A	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006025	0.115	N/A	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 494	5359006026	0.2259	N/A	Valley	Commercial - Shopping Center (Regional)	15.97	Nonvacant New	No	43	687	90%	Medium	308	Lower Mixed	191	43	74
Nv. 495	5342005026	4.8811	2400 W COMMONWEALTH AVE	CPD	Commercial - Supermarket	14.11	Nonvacant New	No	48	677	90%	Medium	304	Lower Mixed	189	42	73
Nv. 495	5342005028	0.6255	2528 W COMMONWEALTH AVE	CPD	Commercial - Restaurant, Cocktail Lounge	14.11	Nonvacant New	No	48	677	90%	Medium	304	Lower Mixed	189	42	73
Nv. 495	5342005027	0.6436	2588 W COMMONWEALTH AVE	CPD	Commercial - Restaurant, Cocktail Lounge	14.11	Nonvacant New	No	48	677	90%	Medium	304	Lower Mixed	189	42	73
Nv. 495	5342005030	5.6482	N/A	CPD	Commercial - Shopping Center (Regional)	14.11	Nonvacant New	No	48	677	90%	Medium	304	Lower Mixed	189	42	73
Nv. 495	5342010031	2.3138	N/A	CPD	Commercial - Shopping Center (Regional)	14.11	Nonvacant New	No	48	677	90%	Medium	304	Lower Mixed	189	42	73
Nv. 496	5338035007	0.1761	115 N 3RD ST	R-3	Residential - Single Family Residence	0.18	Nonvacant New	No	64	11	70%	Strong	7	Mod./Above Mod.	0	2	5
Nv. 497	5338035011	0.1726	29 N 3RD ST	R-3	Residential - Four Units (Any Combination)	0.17	Nonvacant New	No	64	11	70%	Medium	2	Mod./Above Mod.	0	1	1
Nv. 498	5345009022	0.5811	507 S STONEMAN AVE	PO	Commercial - Non-Auto Service and Repair Shop, Paint Shop, or Laundry	0.58	Nonvacant New	No	43	25	90%	High	18	Lower Mixed	12	2	4
Nv. 499	5347017002	0.2484	745 S CHAPEL AVE	R-3	Residential - Four Units (Any Combination)	0.25	Nonvacant New	No	43	11	70%	Strong	5	Mod./Above Mod.	0	2	3
Nv. 500	5347022032	0.2066	823 S SIERRA VISTA AVE	R-3	Residential - Single Family Residence	0.21	Nonvacant New	No	43	9	70%	Strong	6	Mod./Above Mod.	0	2	4
Nv. 501	5347026006	0.2065	808 S SIERRA VISTA AVE	R-3	Residential - Single Family Residence	0.21	Nonvacant New	No	43	9	70%	Strong	6	Mod./Above Mod.	0	2	4
Nv. 502	5347026011	0.2159	820 S SIERRA VISTA AVE	R-3	Residential - Double, Duplex, or Two Units	0.22	Nonvacant New	No	43	9	70%	High	4	Mod./Above Mod.	0	1	3
Nv. 503	5336021041	0.2165	25 N GRANADA AVE	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 503	5336021040	0.2189	21 N GRANADA AVE	EMC	Commercial - Parking Lot (Commercial Use Property)	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 503	5336021023	0.0581	801 E MAIN ST, REAR	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 503	5336021039	0.3461	17 N GRANADA AVE	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 503	5336021038	0.4259	807 E MAIN ST	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 503	5336021027	0.173	817 E MAIN ST	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 503	5336021028	0.6528	801 E MAIN ST	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 503	5336021026	0.3428	835 E MAIN ST	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	2.43	Nonvacant New	No	30	73	90%	Strong	59	Lower Mixed	37	8	14
Nv. 504	5336023053	0.1287	645 E MAIN ST	EMC	Commercial - Restaurant, Cocktail Lounge	0.43	Nonvacant New	No	30	13	90%	Strong	11	Mod./Above Mod.	0	3	8
Nv. 504	5336023007	0.2785	625 E MAIN ST	EMC	Commercial - Office Building	0.43	Nonvacant New	No	30	13	90%	Strong	11	Mod./Above Mod.	0	3	8
Nv. 504	5336023009	0.0181	N/A	EMC	Commercial - Parking Lot (Commercial Use Property)	0.43	Nonvacant New	No	30	13	90%	Strong	11	Mod./Above Mod.	0	3	8
Nv. 505	5336023035	0.4653	18 N ALMANSOR ST	EMC	Commercial - Parking Lot (Commercial Use Property)	0.47	Nonvacant New	No	30	14	90%	Strong	13	Mod./Above Mod.	0	4	9
Nv. 506	5345023027	1.4673	726 E MAIN ST	EMC	Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service	1.81	Nonvacant New	No	30	54	90%	Medium	24	Lower Mixed	15	3	6
Nv. 506	5345023012	0.1722	17 S CORDOVA ST	EMC	Commercial - Parking Lot (Commercial Use Property)	1.81	Nonvacant New	No	30	54	90%	Medium	24	Lower Mixed	15	3	6
Nv. 506	5345023013	0.1722	21 S CORDOVA ST	EMC	Residential - Single Family Residence	1.81	Nonvacant New	No	30	54	90%	Medium	24	Lower Mixed	15	3	6
Nv. 507	5345022021	0.5441	7 S HIDALGO AVE	EMC	Commercial - Store Combination	0.54	Nonvacant New	No	30	16	90%	Strong	14	Lower Mixed	9	1	4
Nv. 508	5345016014	0.3444	21 S ALMANSOR ST	EMC	Commercial - Parking Lot (Commercial Use Property)	1.30	Nonvacant New	No	30	39	90%	Medium	18	Lower Mixed	12	2	4
Nv. 508	5345016004	0.959	512 E MAIN ST	EMC	Institutional - Cemetery, Mausoleum, Mortuary	1.30	Nonvacant New	No	30	39	90%	Medium	18	Lower Mixed	12	2	4
Nv. 509	5345015016	0.2107	360 E MAIN ST	EMC	Commercial - Restaurant, Cocktail Lounge	2.43	Nonvacant New	No	30	73	90%	Strong	66	Lower Mixed	41	9	16
Nv. 509	5345015071	0.7078	300 E MAIN ST	EMC	Commercial - Bank, Savings and Loan	2.43	Nonvacant New	No	30	73	90%	Strong	66	Lower Mixed	41	9	16
Nv. 509	5345015008	0.2226	22 S CHAPEL AVE	EMC	Commercial - Office Building	2.43	Nonvacant New	No	30	73	90%	Strong	66	Lower Mixed	41	9	16
Nv. 509	5345015009	0.2263	16 S CHAPEL AVE	EMC	Commercial - Parking Lot (Commercial Use Property)	2.43	Nonvacant New	No	30	73	90%	Strong	66	Lower Mixed	41	9	16
Nv. 509	5345015010	0.8812	14 S CHAPEL AVE	EMC	Commercial - Parking Lot (Commercial Use Property)	2.43	Nonvacant New	No	30	73	90%	Strong	66	Lower Mixed	41	9	16
Nv. 509	5345015901	0.1824	N/A	EMC	Commercial - Parking Lot (Commercial Use Property)	2.43	Nonvacant New	No	30	73	90%	Strong	66	Lower Mixed	41	9	16