City of Arcadia

Development Services Department

Jason Kruckeberg
Assistant City Manager/ Development Services Director

June 3, 2022

To: Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833

From: Matt Horton, AICP
Project Manager, Kimley-Horn

RE: Re-Submission of the City of Arcadia 2021-2029 6th Cycle Housing Element

On behalf of the City of Arcadia, we are pleased to submit the enclosed 6th Cycle (2021-2029) Housing Element to the State Department of Housing and Community Development (HCD) for certification review. The attached Housing Element has been reviewed and was approved by City Council on February 15, 2022. Additionally, prior to this resubmission to HCD, the Housing Element was posted on the City of Arcadia's Housing Element website and an email was sent to interested parties on May 27, 2022. No outstanding comments were received.

A hard copy and an electronic version of the documents comprising the Housing Element are provided for your review. The Housing Element includes:

- Chapter 5: Housing Element
- Chapter 10: Implementation Plan
- Technical Background Report comprised of:
  - Section 1: Introduction
  - Section 2: Community Profile
  - Section 3: Resources, Constraints, and Affirmatively Furthering Fair Housing
  - Section 4: Review of Past Performance
  - Appendix A: Adequate Sites
  - Appendix B: Community Engagement Summary
  - Appendix C: Glossary of Terms

The City of Arcadia looks forward to working with HCD towards certification of the 2021-2029 Housing Element enclosed with this letter. If you have any questions, please feel free to contact Lisa Flores, Planning & Community Development Administrator at (626) 574-5445.

Sincerely,
Matt Horton, AICP
Kimley-Horn

On behalf of:
Lisa L. Flores

Planning & Community Development Administrator
DEVELOPMENT SERVICES DEPARTMENT
Community Development Division/Planning Services

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021
(626) 574-5415
(626) 447-3309 Fax
www.ArcadiaCA.gov

CITY OF ARCADIA

CITY OF ARCADIA

6th Cycle

Housing Element Update

(2021-2029)









DRAFT May 2022

CITY OF ARCADIA

6th Cycle

Housing Element Update

(2021-2029)

DRAFT May 2022

DRAFT

Contents

Section 1: Introduction 1-1
A. Role of the Housing Element 1-1
B. State Policy and Authorization 1-1
1. Background 1-1
2. State Requirements 1-1
3. Regional Housing Needs Assessment 1-3
4. Relationship to Other Communities 1-3
5. Public Participation 1-4
6. Data Sources 1-5
7. Technical Background Report Organization 1-5
Section 2: Community Profile 2-1
1. Population Characteristics 2-1
A. Population Growth 2-1
B. Age Characteristics 2-3
C. Race/Ethnicity Characteristics 2-4
2. Economic Characteristics 2-7
A. Employment and Wage Scale 2-7
3. Household Characteristics 2-10
A. Household Type 2-10
B. Household Size 2-11
C. Household Income 2-12
3. Housing Problems 2-15
A. Overcrowding 2-16
B. Overpayment (Cost Burden) In Relationship to Income 2-18
4. Special Needs Groups 2-20
A. Seniors 2-20
B. Persons with Physical and Developmental Disabilities 2-21
C. Large Households 2-23
D. Single-Parent Households 2-24
E. Farmworkers and Racetrack Workers 2-25
F. Students 2-25
G. Extremely Low income Households and Poverty Status 2-26

DRAFT

H. Homeless 2-30
5. Housing Stock Characteristics 2-31
A. Housing Growth 2-32
B. Housing Type 2-32
C. Housing Availability and Tenure 2-33
D. Vacancy Rates 2-34
E. Housing Age and Condition 2-36
F. Housing Costs and Affordability 2-37
Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing 3-2
1. Nongovernmental Constraints 3-2
A. Land Costs and Construction Costs 3-2
B. Availability of Financing 3-3
C. Economic Constraints 3-6
2. Governmental Constraints 3-6
A. Land Use Controls 3-6
State Density Bonus Law 3-8
B. Residential Development Standards 3-9
Landscaping Requirements 3-13
Site Coverage and FAR 3-13
Minimum Unit Sizes 3-13
Maximum Building Heights 3-13
Parking Standards 3-14
Definition of a Family 3-15
C. Homeowners Association Areas 3-16
D. Growth Management Measures 3-20
E. Specific Plans 3-20
Seabiscuit Pacific Specific Plan – Le Meridien Hotel and Mixed Use Project (SP-SP) 3-20
F. Variety of Housing Types Permitted 3-20
Single-Family Dwelling 3-25
Multi-Family Dwelling 3-25
Two-Family Dwelling 3-25
Accessory Dwelling Unit 3-25
Junior Accessory Dwelling Unit 3-25
Residential Care Facility- Small and Large 3-25

DRAFT

Supportive Housing – Housing Type, Small, and Large 3-25
Transitional Housing – Housing Type, Small, and Large 3-26
Boarding House 3-27
Emergency Shelter 3-27
Hotel and Motel 3-27
Live/Work Unit 3-27
Single-Room Occupancy 3-27
Employee Housing 3-28
Mobile Homes 3-28
Manufactured Homes 3-28
Short Term Rentals and Unoccupied Housing 3-28
G. Housing for Persons with Disabilities 3-28
Reasonable Accommodation 3-29
H. Development Fees 3-30
I. On-/Off-Site Improvements 3-37
Building Codes and Enforcement 3-37
Local Processing and Permit Procedures 3-38
Permit Processing 3-40
Site Plan and Design Review 3-41
J. Senate Bill 35 3-42
K. Infrastructure Constraints 3-43
Dry Utilities 3-44
Water Supply and Wastewater Capacity 3-44
Fire and Emergency Services 3-45
Police Services 3-46
L. Environmental Constraints 3-46
Geologic and Seismic Hazards 3-46
Flooding 3-47
Fire Hazards 3-47
Mitigating Environmental Conditions 3-48
3. Affirmatively Furthering Fair Housing (AFFH) 3-48
A. Needs Assessment 3-48
Countywide AFH Outreach FY 2017 3-49

DRAFT

2021 – 2029 Housing Element Update Outreach 3-49
Outreach for Persons Experiencing Homelessness 3-49
Compliance with State and Local Fair Housing Laws 3-50
Enforcement and Outreach 3-51
B. Fair Housing Issues 3-57
C. Lending Patterns 3-57
D. Hate Crimes 3-59
E. Analysis of Federal, State, and Local Data and Knowledge 3-59
Summary of Local Knowledge Analysis 3-59
Integration and Segregation Patterns and Trends 3-59
Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) 3-75
Concentrated Areas of Affluence 3-80
Disparities in Access to Opportunity 3-84
G. Discussion of Disproportionate Housing Needs 3-107
Existing Needs 3-107
Future Growth Need 3-116
Displacement Risk 3-116
Cost of Preservation and Replacement Analysis 3-121
Summary of Disproportionate Housing Needs Factors 3-121
H. Assessment of Local Contributing Factors to Fair Housing in Arcadia 3-121
AB 686 3-123
Potential Effects on Integration and Segregation Trends 3-124
AB 686 Sites Analysis AFFH Findings 3-139
I. Summary of Programs to Support Fair Housing 3-140
4. Housing Resources 3-141
A. Regional Housing Needs Allocation 3-141
Residential Sites Inventory 3-142
Selection of Suitable Sites 3-142
Accessory Dwelling Unit Production 3-143
Regional Housing Needs Allocation 3-143
Summary of Sites Inventory and RHNA Obligations 3-144
5. Financial Resources 3-144
A. Section 8 Housing Choice Voucher 3-145
B. Grants and Programs 3-145

DRAFT

Community Development Block Grants (CDBG) 3-145
San Gabriel Valley Regional Housing Trust 3-145
CalCHA and CSCDA-CIA 3-145
C. Opportunities for Energy Conservation 3-145
Title 24 3-146
Energy Use and Providers 3-146
Section 4: Review of Past Performance 4-2
Program Evaluation for Households with Special Needs 4-2
Seniors 4-2
Persons with Disabilities 4-5
Large Households 4-5
Farmworkers 4-5
Single-Parent Households 4-6
Persons Experiencing Homelessness 4-6
Extremely Low Income Households 4-7
Review of 5th Cycle Programs 4-8
Appendix A: Adequate Sites A-1
A. Adequate Sites Analysis Overview A-1
1. Selection of Sites A-4
2. Projects in the Pipeline A-4
3. Redevelopment of Non-Vacant Sites for Residential Use A-6
4. Accessory Dwelling Units A-9
5. Selection of Sites to Accommodate Remaining Need A-12
Downtown Mixed-Use Expansion & Overlay A-12
Mixed-Use Upzone A-16
Las Tunas and Live Oak Corridor A-19
C-G Residential Flex Overlay A-22
R-3 Upzone A-24
Arcadia Golf Course A-29
6. Development of Small Site Parcels A-31
7. Water, Sewer and Dry Utility Availability A-34
Water and Sewer A-34
Utilities A-35
B. Calculations of Unit Capacity A-36

DRAFT

8. Capacity Calculations A-36
Net Unit Calculations A-36
8. Zoning and General Plan Designations A-37
9. Adequate Sites Table A-37
Appendix B: Community Engagement Summary B-1
1. Housing Element Update Website B-3
2. Community Workshop #1 – Informational Video and Presentation B-4
3. Online Community Survey B-5
4. Community Workshop #2 ..... B-7
5. Social Media and City Publications B-8
6. Public Comments B-9
Appendix C: Glossary of Terms C-1

DRAFT

CITY OF
ARCADIA

Technical Background Report
Section 1
Introduction









Section 1: Introduction

A. Role of the Housing Element

The Housing Element is a state mandated chapter of the Arcadia's General Plan; it identifies and analyzes the City's housing needs and includes a detailed outline and work program of the City's goals, policies, and quantified objectives. The Housing Element also addresses the maintenance and expansion of the housing supply to accommodate households currently living and expected to live in Arcadia during the 2021-2029 planning period. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the Regional Housing Needs Assessment (RHNA) goals as determined by the Southern California Association of Governments (SCAG). The programs and policies established within the Housing Element guide future decision-making to achieve the City's housing goals for the 2021-2029 planning period.

B. State Policy and Authorization

1. Background

As a mandated chapter of the Arcadia General Plan, the Housing Element must meet all requirements of existing state laws. Goals, programs and policies, and quantified objectives within the Housing Element consistent with state law are to be implemented within a timeline to ensure the City accomplishes the identified actions.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for the Housing Element. State Law requires that local governments review and revise the Housing Element of their comprehensive General Plans once every eight years.

The California Legislature has adopted an overall housing goal for the State to ensure every resident has a decent home and suitable living environment. Section 65580 of the California Government Code states:

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

Table 1-1 summarizes the State Housing Element requirements and identifies where these requirements are addressed in the Housing Element Update.

Table 1-1: Housing Element Requirements

Housing Element Requirements	Gov. Code Requirements	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.2
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.3.G
An inventory of land suitable for residential development including vacant sites and sites with redevelopment potential.	Section 65583.a	Appendix A
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.2
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.1
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.4.H
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.4
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.5.C
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.5.B
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.3.G
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Housing Element: Goals, Policies and Programs
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.a	Implementation Plan

Housing Element Requirements	Gov. Code Requirements	Reference in Housing Element
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.b	Appendix A
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section 65583.c(1)	Appendix A
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix B
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.4.A
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.3
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Section 4
Source: State of California, Department of Housing and Community Development.		

Arcadia's Housing Element was last adopted in December 2013 for the 5th cycle of the 2014-2021 planning period. The Housing Element for the 2021-2029 planning period, is part of the 6th update cycle for jurisdictions within the SCAG region and allows for synchronization with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific programs and activities.

3. Regional Housing Needs Assessment

Section 65583 of the California Government Code sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by the California Department of Housing and Community Development (HCD). Arcadia is a member agency of the Southern California Association of Governments (SCAG). SCAG is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region.

HCD established the planning period for the current RHNA from October 15, 2021 to October 15, 2029. For the 2021-2029 planning period, the City is allocated a total of 3,214 units, including 1,102 units affordable to very low income households, 570 units affordable to low income, 605 units affordable to moderate-income, and 937 units affordable to above moderate (market-rate) income households.

4. Relationship to Other Communities

The goals, policies, actions, and programs described in the Housing Element relate to, and are consistent with, the other Elements of the Arcadia General Plan, which was last updated in November 2010. The Housing Element supports and reinforces development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City, and defines these land uses' build-out potential. By designating residential development, the Land Use Element identifies limits for densities and types of housing units constructed in the City. It also identifies lands designated for a range of other land uses, including employment-generating uses, open space, and public uses. The presence and potential for jobs can affect the current and future local demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also relates to the Housing Element. The Circulation Element establishes a transportation plan to accommodate the movement of people and goods within and through the City. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements, and the Housing Element's policies and programs are consistent with the other Elements. As portions of the General Plan may be amended in the future, the Housing Element will be reviewed to ensure internal consistency is maintained.

5. Public Participation

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Arcadia has conducted public outreach efforts beginning in 2021. These recent outreach efforts included a virtual presentation, an online survey, Community Workshop, digital media, advertisement on through social media and newsletters, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website.

Outreach for the 6th Cycle Housing Element to the community includes the following actions:

- Housing Element Update webpage with all housing materials available in English and Chinese located at: https://www.arcadiaca.gov/housing
- Informational Videos and recorded presentations posted to the City's website in June, 2021
- Postcard mailed to every residential postal customer in the City informing the community of the Housing Element in general, how to get involved, and how to access the community survey
- Online Community Survey, in English and Chinese, provided from June 14, 2021 to August 6, 2021
- A Virtual Community Workshop hosted on September 23, 2021 which ~~will be~~was recorded and posted to the City's website
- Advertisements and outreach through social media and City newsletters
- Public Review of the Draft Housing Element

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

Appendix B contains a summary of all public comments regarding the Housing Element received by the City during the update process.

6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census, 2010
- American Community Survey, 5-Year Estimates, 2019
- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2019
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

7. Technical Background Report Organization

This Technical Background Report presents the technical analysis and City's background which informed the City of Arcadia's policy program for the 2021-2029 6th Cycle Planning Period. This Report is comprised of the following sections:

Section 1: Introduction contains a summary of the content, organization and statutory consideration of the Housing Element;

Section 2: Community Profile contains a detailed analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing examining governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification, funding, and financial considerations;

Section 4: Review of Past Performance includes a review of the City's progress in implementing the programs under the previously adopted Housing Element.

Appendices provide supplementary background resources including:

- **Appendix A** – Adequate Sites Analysis
- **Appendix B** – Community Engagement Summary
- **Appendix C** – Glossary of Housing Terms

CITY OF
ARCADIA

Technical Background Report
Section 2
Community Profile









Section 2: Community Profile

The Community Profile provides an overview of the City's housing and population conditions and lays the foundation for policies and programs within the Housing Element. The City of Arcadia strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market must be comprehensively evaluated. This section of the Technical Background Report discusses the major components of housing needs in Arcadia, including population, household information, economic characteristics, and housing stock characteristics. Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element Cycle.

1. Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population growth, age composition, and race/ethnicity influence the type and extent of housing needed and the ability of the local population to afford housing costs. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

A. Population Growth

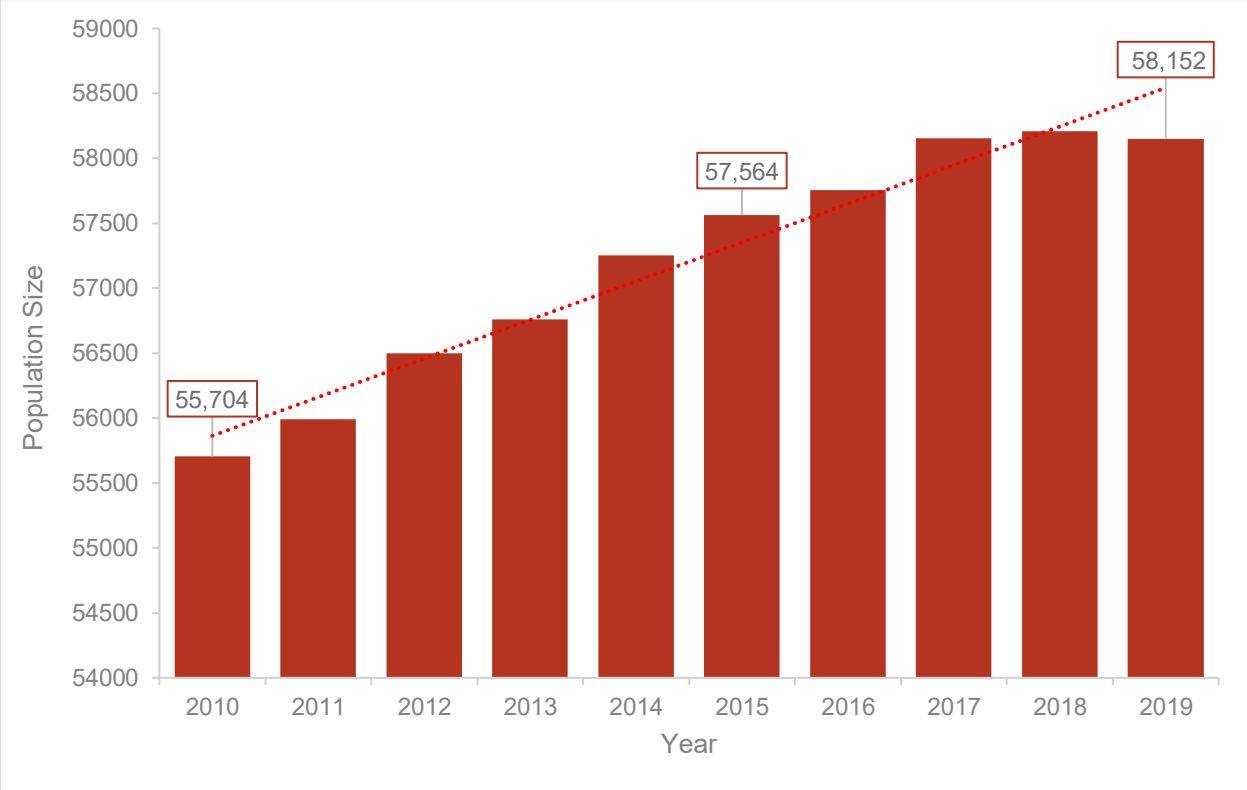
Table 2-1 exhibits the population growth in the City of Arcadia and surrounding jurisdictions using the Southern California Association of Governments (SCAG) Regional growth forecast report and US Census data. The 2010 Census reported a total population of 55,704 in the City of Arcadia which is significantly lower than nearby jurisdictions such as Pasadena and El Monte. The Southern California Association of Governments (SCAG) compiled, using data and direction from multiple state entities, a Regional Growth Forecast which produces socio-economic estimates and projections at multiple geographic levels for multiple years. The SCAG Regional Growth Forecast (2016-2045) projected a 2.87 percent population growth for the City of Arcadia from 2010 to 2016. SCAG projects that the City of Arcadia is expected to see a 14.98 percent increase from 2010 to 2045.

Table 2-1: Population Growth					
Jurisdictions	Population			Percent Change	
	2010 Actual	2016 Projected	2045 Projected	2010-2016	2010-2045
Monrovia	36,616	38,000	42,100	3.78%	10.79%
Pasadena	136,449	142,100	155,500	4.14%	9.43%
Arcadia	**56,364**	**57,300**	**62,200**	**2.87%**	**8.55%**
El Monte	113,888	114,300	137,500	0.36%	20.30%
Los Angeles County*	-	1,044,500	1,258,000	%	20.44%

Represents an estimate from the SCAG 2016-2040 Regional Growth Forecast.
Sources: American Community Survey, 5-year estimate (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.
**Los Angeles County data is for the Unincorporated data reported by SCAG*

According to the U.S. Census 5-Year Estimates, Arcadia's total population in 2016 was 57,755 which is 0.8 percent higher than the population projected in SCAG's Regional Growth Forecast. **Figure 2-1** below shows Arcadia's population growth from 2010 to 2019. While the SCAG model may only be able to roughly predict population changes over time, it considers regional trends and acts as a valuable tool for planning for future housing needs.

Figure 2-1: Population Change in Arcadia (2010 – 2019)



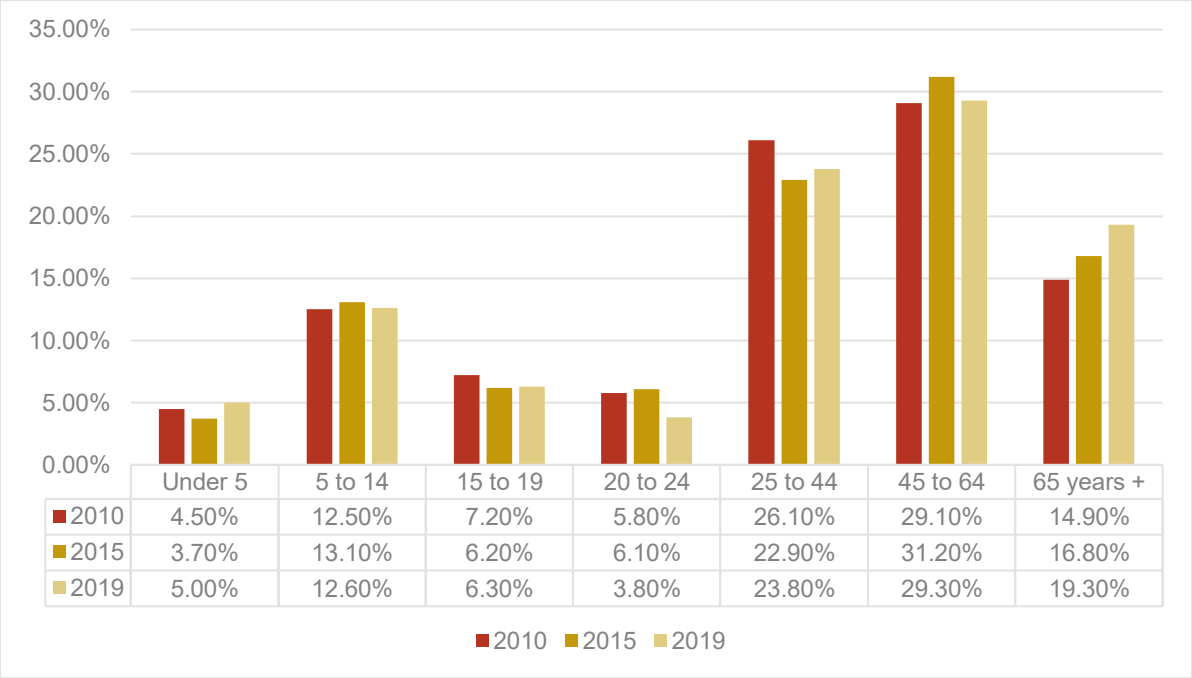
Source: American Community Survey, 5-year estimate (2010-2019)

B. Age Characteristics

The age composition of a community is an important factor in evaluating housing needs because housing demand within the market is often determined by the preferences of certain age groups. Conventionally, young adults and seniors tend to favor apartments, low to moderate-cost condominiums, and smaller or more affordable single-family units because they tend to live on smaller or fixed incomes and have smaller families. The middle-aged demographic, persons between 35-years and 65-years, makes up the major portion of home buyers as well as the market for moderate to high-cost apartments and condominiums because they generally have higher incomes and larger families to accommodate. As the population moves through different stages of life, housing is required to accommodate new or adjusted needs. In order to produce a well-balanced and healthy community, where needs are met, it is essential that a community be provided with appropriate housing to accommodate needs of all ages.

Figure 2-2compares changes in the age composition of Arcadia's population from 2010 to 2019, while **Table 2-2** compares the age distribution of Arcadia to surrounding jurisdictions. According to the American Community Survey (ACS), age distribution in Arcadia has remained relatively stable over the past decade. As shown in **Figure 2-2**, there has been a slight increase in the population aged 65 years and older (about 14 percent to 19 percent) and a slight decline in the population aged 25 to 44, showing aging in the overall population Overall, Arcadia's age distribution has remained stable in the past decade.

Figure 2-2: Age Distribution in Arcadia (2010-2019)



	Under 5	5 to 14	15 to 19	20 to 24	25 to 44	45 to 64	65 years +
2010	4.50%	12.50%	7.20%	5.80%	26.10%	29.10%	14.90%
2015	3.70%	13.10%	6.20%	6.10%	22.90%	31.20%	16.80%
2019	5.00%	12.60%	6.30%	3.80%	23.80%	29.30%	19.30%

Source: American community Survey, 5-Year Estimates, 2010, 2015, and 2019.

Table 2-2 below shows the age characteristics of the City of Arcadia compared to surrounding jurisdictions and Los Angeles County. According to the 2019 ACS, Arcadia had a smaller young adult population (age 20 to 24) as well as a smaller percentage of residents under the age of 14 compared to nearby jurisdictions. Arcadia also has the highest percentage of their population above 45 years of age compared to nearby jurisdictions. Overall, the City's population is older than that of most neighboring cities and the County of Los Angeles.

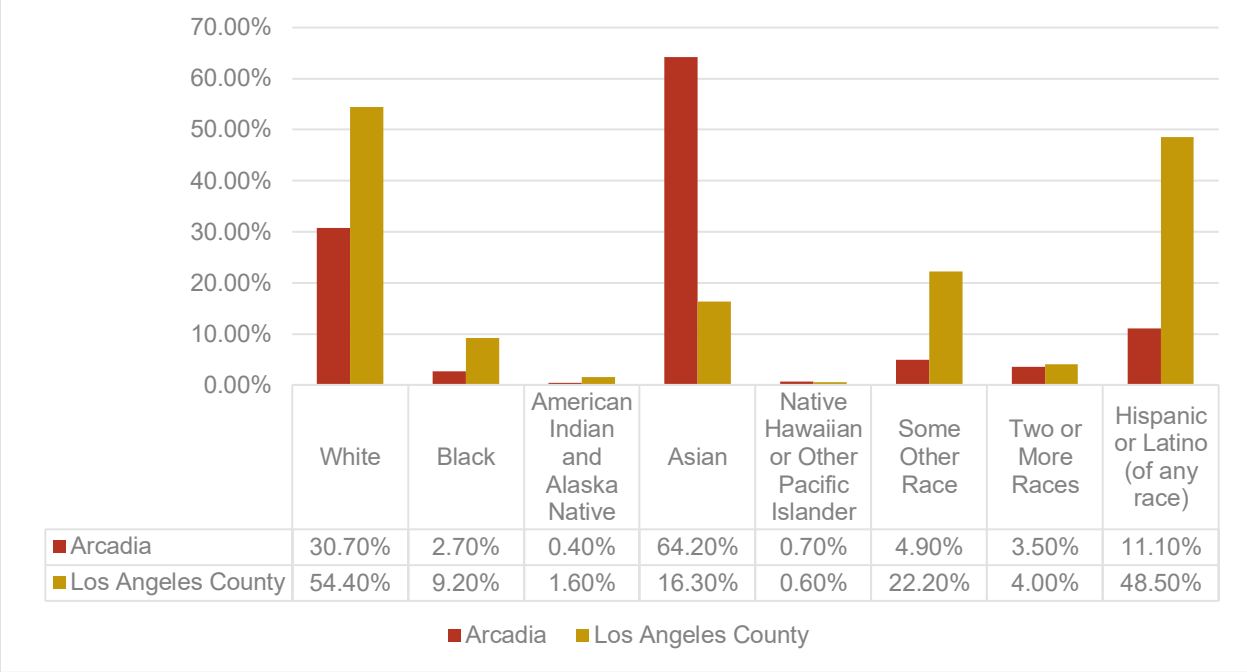
Table 2-2: Age Characteristics / Age Distribution							
Jurisdiction	**Under 5**	**5 to 14**	**15 to 19**	**20 to 24**	**25 to 44**	**45 to 64**	**65 years+**
Monrovia	4.3%	12.7%	5.6%	6.1%	28.9%	28.5%	13.9%
Pasadena	6.6%	9.0%	4.6%	5.7%	33.2%	24.9%	15.9%
Arcadia	**5.0%**	**12.6%**	**6.3%**	**3.8%**	**23.8%**	**29.3%**	**19.3%**
El Monte	5.8%	13.3%	6.5%	7.9%	28.5%	24.6%	13.4%
Los Angeles County	6.1%	12.1%	6.4%	7.1%	29.8%	25.2%	13.2%
Source: American Community Survey, 5-Year Estimates, 2019							

C. Race/Ethnicity Characteristics

Racial and ethnic composition within a City is important to understand and analyze the different needs and implications for housing in a community. It is common for different racial and ethnic groups to have different household characteristics, income levels, and cultural backgrounds which may affect their housing needs, housing choice, and housing types. Cultural influences may reflect preference for a specific type of housing. Ethnicity can also correlate with other characteristics such as location choices, mobility, and income. This is analyzed further in the Affirmatively Furthering Fair Housing discussion within the Housing Constraints section of the Housing Element.

Figure 2-3 displays the 2019 American Community Survey racial and ethnic compositions data for both the City of Arcadia and the County of Los Angeles. According to the data, over half of the population in Arcadia identifies as Asian (64.2 percent) with the next largest population identifying White (30.7 percent), and 4.9 percent as Some Other Race. Conversely, the majority of Los Angeles County identified as White (54.4 percent) with 16.3 identifying as Asian and 22.2 percent identified as Some Other Race. Those who identified as two or more races accounted for 3.5 percent of the population in Arcadia and about four percent in the County. Los Angeles County had a larger percentage of the population who identified as Black, 9.2 percent compared to 2.7 percent in Arcadia. Additionally, both the percentage of American Indian and Native Alaskan population and the Native Hawaiian or Other Pacific Islander population were under two percent in the County and in Arcadia.

Figure 2-3: Racial/Ethnic Composition, 2019



	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino (of any race)
Arcadia	30.70%	2.70%	0.40%	64.20%	0.70%	4.90%	3.50%	11.10%
Los Angeles County	54.40%	9.20%	1.60%	16.30%	0.60%	22.20%	4.00%	48.50%

Source: American Community Survey 5-Year Estimates, 2019.

Table 2-3 below displays Racial and Ethnic Composition data for Arcadia, the County and surrounding jurisdictions. Trends similar to those expressed in **Figure 2-3** above show the population identified as Asian is the largest population while the second largest population identified as White in Arcadia. Overall, El Monte had the largest percentage of persons, of any race, who reported Hispanic or Latino (65.7 percent) and the second lowest percentage of persons who reported White (39.9 percent). Persons who reported Native Hawaiian or Other Pacific Islander counted as less than two percent in all jurisdictions as shown in **Table 2-3**. Overall, the racial and ethnic compositions of each city and the County of Los Angeles vary in many aspects, however groups such as American Indian and Alaska Native as well as Native Hawaiian and Other Pacific Islander make up small portions of all populations in Arcadia and its neighboring jurisdictions.

Table 2-3: Racial/Ethnic Composition, 2019								
Jurisdiction	**White**	**Black**	**American Indian and Alaska Native**	**Asian**	**Native Hawaiian or Other Pacific Islander**	**Some Other Race**	**Two or More Races**	**Hispanic or Latino (of any race)**
Monrovia	67.80%	6.80%	2.50%	17.10%	1.30%	11.00%	5.80%	41.10%
Pasadena	54.60%	10.50%	1.20%	19.60%	0.50%	19.00%	4.90%	34.90%
Arcadia	**30.70%**	**2.70%**	**0.40%**	**64.20%**	**0.70%**	**4.90%**	**3.50%**	**11.10%**
El Monte	39.90%	0.90%	3.20%	29.10%	1.00%	29.40%	3.30%	65.70%
Los Angeles County	54.40%	9.20%	1.60%	16.30%	0.60%	22.20%	4.00%	48.50%
Source: American Community Survey, 5-Year Estimates, 2019								

The Census and the 2019 ACS report significant changes in Arcadia's racial and ethnic demographics from 2010 to 2019, displayed below in **Table 2-4.** The Asian population makes up the largest racial/ethnic group within Arcadia. The percentage of population reported Asian increased about 7.13 percent from 2010 to 2015 and another 6 percent from 2015 to 2019. The largest growth experienced in a population is shown in the Native Hawaiian or Other Pacific Islander population, which grew from 94 persons in 2010 to 418 persons in 2019 (over 344 percent change), however it should be noted that smaller group's growth rates increase more quickly as individuals move into the group. The population reported as Some Other Race experienced an increase (20.98 percent increase) through 2015, then a 29.53 percent decrease through 2019. Persons of any race who reported Hispanic or Latino increased by 6.62 percent in the five years from 2010 to 2015 and decreased by 10 percent through 2019. There were two groups that experienced all around decreases in their populations from 2010 through 2019—American Indian and Alaska Native as well as White. The American Indian and Alaska Native population experienced a population decline of 28.2 percent from 2010 to 2019. The data shows that the population which identified as White decreased 4.84 percent from 2010 to 2015, and also decreased by 4.59 percent growth from 2015 to 2019 (from 18,726 to 17,866 individuals). Overall, many of the racial and ethnic groups are growing in Arcadia with a few exceptions. The Asian population has been the largest racial group within the City from 2010 and remains the dominant group as of 2019.

Table 2-4: Racial/Ethnic Composition, 2019					
Race/Ethnicity	**2010**	**2015**	**2019**	**Percent Change 2010 to 2015**	**Percent Change 2015 to 2019**
White	19,679	18,726	17,866	-4.84%	-4.59%
Black	654	1,069	1,573	63.46%	47.15%
American Indian and Alaska Native	344	255	247	-25.87%	-3.14%
Asian	32,853	35,194	37,307	7.13%	6.00%

Native Hawaiian or Other Pacific Islander	94	271	418	188.30%	54.24%
Some Other Race	3,322	4,019	2,832	20.98%	-29.53%
Two or More Races	1,132	1,870	2,012	65.19%	7.59%
Hispanic or Latino	6,725	7,170	6,453	6.62%	-10.00%
Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2019.					

2. Economic Characteristics

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. The data provides valuable insight into Arcadia's ability to access the housing market as well as identifies financial restraints consistent with housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community. Local employment growth is linked to local housing demand, with the reverse being true when employment rates decrease.

A. Employment and Wage Scale

For a City to achieve a healthy balance between jobs and housing, it is important to consider employment, wage and occupational characteristics and growth changes. The SCAG Growth Forecast Report estimates a large range of employment growth for the City of Arcadia and nearby cities. The data is shown in **Table 2-5.** From 2016 to 2045 the County of Los Angeles is expected to gain 51,000 jobs, an 18.95 percent increase. From 2016 to 2045, Arcadia's employment is expected to grow by 10.74 percent, creating 3,500 jobs. Nearby cities such as Pasadena and El Monte are expected to outpace Arcadia's employment growth from 2016 to 2045 (20.65 percent and 21.24 percent respectively). Increased employment in Arcadia and the surrounding jurisdictions could indicates an opportunity to look at mixed-use development, particularly near transit centers that connect to jurisdictions with growing employment centers.

Table 2-5: Employment Growth (2016-2045)

Jurisdiction	2016 Projected	2045 Projected	% Change 2016-2045	Numeric Change 2016-2045
Monrovia	22,700	24,800	9.25%	2,100
Pasadena	116,200	140,200	20.65%	24,000
Arcadia	**32,600**	**36,100**	**10.74%**	**3,500**
El Monte	30,600	37,100	21.24%	6,500
Los Angeles County	269,100	320,100	18.95%	51,000
Source: *SCAG 2016-2040 Regional Growth* Forecast *by Jurisdiction Report.*				

Analyzing the employment by sector in a city is important in understanding growth changes, income and wages, access to different types of housing, as well as what housing needs maybe be present. **Table 2-6** displays the data for employment by sector for the City of Arcadia in both 2010 and 2019. The table shows that the largest percentage of employed persons in Arcadia work in education services, healthcare, and social assistance industries (22.57 percent in 2010 and 23.31 percent in 2019). Professional, scientific, management, and administrative services make up the second largest group of employment in Arcadia, however from 2010 through 2019, there has been a slight decline of persons participating in these fields.

Persons working in finance and insurance as well as real estate and rental housing are the third largest employment groups in Arcadia in 2010 and remain as such through 2019. Both manufacturing and retail trade industries employ a fairly large percentage of Arcadia, however, the data shows a decrease of 26.28 percent in retail trade from 2010 through 2019. The City of Arcadia has a relatively high income with a median income about 38 percent higher than the County's median income (see **Table 2-15**). Arcadia's high median income could be due to the higher percentage of persons employed in education, professional, health care, and management industries.

Table 2-6: Employment by Sector (2010 & 2019)

Industry Sector	2010		2019		Percent Change 2010-2019
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	40	0.15%	101	0.38%	152.50%
Construction	919	3.44%	864	3.28%	-5.98%
Manufacturing	2091	7.82%	2,363	8.98%	13.01%
Wholesale trade	1987	7.43%	1,984	7.54%	-0.15%
Retail trade	2698	10.09%	1,989	7.56%	-26.28%
Transportation and warehousing, and utilities	915	3.42%	1,479	5.62%	61.64%
Information	789	2.95%	806	3.06%	2.15%
Finance and insurance, and real estate and rental leasing	3286	12.29%	2,775	10.55%	-15.55%
Professional, scientific, management, and administrative services	3770	14.10%	3,612	13.73%	-4.19%
Education services, health care, and social assistance	6035	22.57%	6,131	23.31%	1.59%
Arts, entertainment, recreation, accommodation, and food services	2291	8.57%	2,081	7.91%	-9.17%
Other services (except public administration)	1057	3.95%	1,015	3.86%	-3.97%
Public Administration	865	3.23%	1,107	4.21%	27.98%
Total	26,743	100.00%	34,867	100.00%	30.38%

Source: American Community Survey, 5-Year Estimates, 2010 and 2019.

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current housing affordability and needs, as well as projected needs. Economists identify a 3.5 to 4.5 percent unemployment as natural, in that it reflects the real voluntary economic forces

within a City.[1] According to the ACS data, (**Table 2-7**) in 2019, Arcadia experienced a 2.7 percent unemployment rate, slightly lower than the County's 3.9 percent unemployment rate. Both Pasadena and El Monte had higher unemployment rates in 2019 compared to Arcadia (2.8 and 3.8 percent respectively). Arcadia had one of the lowest unemployment rates in the area in 2019.

Table 2-7: Unemployment Rate, 2019

Jurisdiction	Unemployment rate
Monrovia	4.0%
Pasadena	2.8%
Arcadia	**2.7%**
El Monte	3.8%
Los Angeles County	3.9%

Source: American Community Survey, 5-Year Estimates, 2019.
**Population 16 years and over*

Table 2-8 displays the average annual wage for occupations compiled by the California Employment Development Department (EDD) for the Los Angeles County Metropolitan Statistical Area in 2021. The median income for the City is $93,574 (See **Table 2-14**)**.** Management, Legal, and Healthcare Practitioners and Technical occupations were among the highest paying professions in the region. Additionally, occupations such as Architecture and Engineering as well as Computer and Mathematical occupations offer above median income pay. Life, Physical, and Social Science occupations offer just below median income salaries and are among the more common occupations in Arcadia.

Table 2-8: Mean Salary by Occupation in Los Angeles County, 2021

Occupation	Salary
Management	$140,550
Legal	$137,750
Healthcare Practitioners and Technical	$105,055
Architecture and Engineering	$104,271
Computer and Mathematical	$104,033
Life, Physical and Social Sciences	$94,890
Business and Financial Operations	$87,545
Education, Training and Library	$75,433
Arts, Design, Entertainment, Sports and Media	$90,874
Construction and Extraction	$64,680
Protective Services	$67,082
Community and Social Service	$64,145
Installation, Maintenance and Repair	$60,025
Sales	$51,016
Office and Administration Support	$48,540

[1] Natural Rate of Unemployment, Its Components, and Recent Trends, Kimberly Amadeo, ed. Eric Estevez, August 30, 2020

Production	$43,266
Transportation and Material Moving	$45,165
Healthcare Support	$36,196
Building, Grounds Cleaning, and Maintenance	$40,449
Personal Care and Service	$41,313
Farming, Fishing and Forestry	$37,535
Food Preparation and Serving Related	$34,405
Source: California Employment Development Division, Occupational Wage data, 2020.	

3. Household Characteristics

A household is considered all persons who occupy one housing unit, as defined by the Census; this may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Nursing facilities, residential care facilities, dormitories, and other group living situations are not considered a housing unit.

Information on household characteristics is important in analyzing and understanding growth and determining the housing needs of a community. Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low income households. For example, if a City has a prominent aging population, who are homeowners but live on fixed incomes, it may consider implementing a home beautification assistance program.

A. Household Type

Table 2-9 displays American Community Survey data from 2019 reporting household characteristics for Arcadia and nearby jurisdictions. The ACS reported that the majority of households in Arcadia were married-couple family households (58 percent). All other surrounding jurisdictions have somewhat lower proportions of married family households when compared to Arcadia. Non-family households, which includes persons living in the same house who are not related, such as roommates, made up about 20 percent of all households in Arcadia in 2019. Female-headed households made up approximately 16.63 percent of total households in Arcadia. El Monte has a slightly higher proportion of female-headed households than Arcadia, however, the other surrounding jurisdictions, including Los Angeles County, have lower proportions of female-headed households in their overall household types. Overall, Arcadia's breakdown of household characteristics is similar to surrounding jurisdictions and the County of Los Angeles.

Table 2-9: Household Characteristics (2019)

Jurisdiction	Married-couple Family Households	% of Total Households	Female-headed Household, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Monrovia	5,840	45.17%	1,964	15.19%	4,165	32.22%	**12,928**
Pasadena	22,980	41.61%	5,722	10.36%	23,983	43.43%	**55,224**

Arcadia	**11,357**	**58.18%**	**3,246**	**16.63%**	**3,931**	**20.14%**	**19,520**
El Monte	14,672	49.05%	5,803	19.40%	5,950	19.89%	**29,913**
Los Angeles County	1,495,658	45.09%	488,776	14.74%	1,105,856	33.34%	**3,316,795**
Source: American Community Survey, 5-Year Estimates, 2019.							

Table 2-10 displays the changes in household types in Arcadia from 2010 to 2019. In 2010, the ACS estimated about 59 percent of all households to be married-couple family households, and this number remained nearly identical over the decade. Non-family households saw a decrease from 23.87 percent in 2010 to 20.14 percent in 2019, and female headed households increased from 12.58 percent in 2010 to 16.63 percent in 2019. Overall, total households in Arcadia increased moderately from an estimated 18,983 to an estimated 19,520 over the course of nine years.

Table 2-10: Changes in Household Types

Household Types	2010	Percent	2015	Percent	2019	Percent
Married-couple Family Households	11,225	59.13%	11,494	58.77%	11,357	58.18%
Female headed Household, No Spouse Present	2,388	12.58%	2,561	13.09%	3,246	16.63%
Nonfamily Household	4,531	23.87%	4,482	22.92%	3,931	20.14%
Total Households	**18,983**	**100.00%**	**19,559**	**100.00%**	**19,520**	**100.0%**
Source: American Community Survey, 5-Year Estimates, 2010, 2015, 2019.						

B. Household Size

Household size is an indicator of both population growth and the character of households. Average household size can be both a result and indicator of housing affordability and other household economic conditions, and it is important in understanding housing needs. Overcrowding is a result of having inadequate space for a household and considered a burden on a household; therefore, cities must analyze their average person per household size to appropriately respond to the type of housing needs in their community.

Table 2-11 displays the average household size for Arcadia as well as surrounding jurisdictions and the County of Los Angeles. According to the ACS 2019 estimates, Arcadia's average household size in 2019 was 2.95. Nearby jurisdictions had a range of 2.49 persons per household in Pasadena, to 3.82 persons per household in El Monte. The County of Los Angeles averaged an estimated 2.99 persons per household. Overall, the City of Arcadia was not demonstrated as an outlier, having an average household size consistent with neighboring cities and the County.

Table 2-11: Average Household Size	
Jurisdiction	**Average Persons per Household**
Monrovia	2.83
Pasadena	2.49
Arcadia	**2.95**
El Monte	3.82
Los Angeles County	2.99
Source: American Community Survey, 5-Year Estimates, 2019.	

Table 2-12 depicts the SCAG 2016 to 2045 Final Growth Forecast expected growth in Arcadia and surrounding jurisdictions. From 2016 to 2045, Arcadia is projected to experience a 16.84 percent in household growth. Among surrounding jurisdictions, El Monte is expected to experience the most population growth followed by Arcadia. The growth rates of Pasadena and Monrovia are lower at 5.94 percent and 10.87 percent respectively. Overall, Los Angeles County can expect a 24.10 percent increase in total households, from 3,319,000 in 2016 to 4,119,000 by 2045.

Table 2-12: Household Growth Forecast, 2016-2045			
Jurisdiction	**2016**	**2045**	**Percent Change from 2016 - 2045**
El Monte	27,500	36,300	24.82%
Pasadena	56,300	65,100	5.94%
Arcadia	**19,600**	**22,400**	**16.84%**
Monrovia	14,000	16,700	10.87%
Los Angeles County	3,319,000	4,119,000	24.10%
Source: SCAG 2016-2040 Final Growth Forecast by Jurisdiction Report.			

C. Household Income

Household income is directly connected to affordability; as household income increases, it is more likely that the household can afford market rate housing units, larger units, and/or can pursue ownership opportunities. As household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidence of overcrowding and substandard living conditions.

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Income (AMI) of Los Angeles County;

- Extremely Low income: households earning up to 30 percent of the AMI
- Very Low income: households earning between 31 and 50 percent of the AMI
- Low income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2013-2017 ACS data is used below. The extremely low, very low, and low income groups are combined and referred to as lower income

in the sites analysis as these categories qualify as needing affordable housing, however each category is analyzed individually here.[2] In 2017, approximately ~~71.3~~63.58 percent of Arcadia households earned moderate to above moderate incomes (**Table 2-13**), while the remaining ~~28.7~~36.42 percent had incomes in the extremely low, very low and low income categories. There were more homeowners in the City than renters, and homeowners typically fell within higher income brackets than lower income earners. Renter income distribution was fairly even throughout the lowest three categories, however there were a large number of renters in the Moderate and Above Moderate categories. Overall, most people living in Arcadia earned within the Moderate and Above Moderate bracket and were homeowners.

Table 2-13: Households by Income Category in Arcadia, 2017

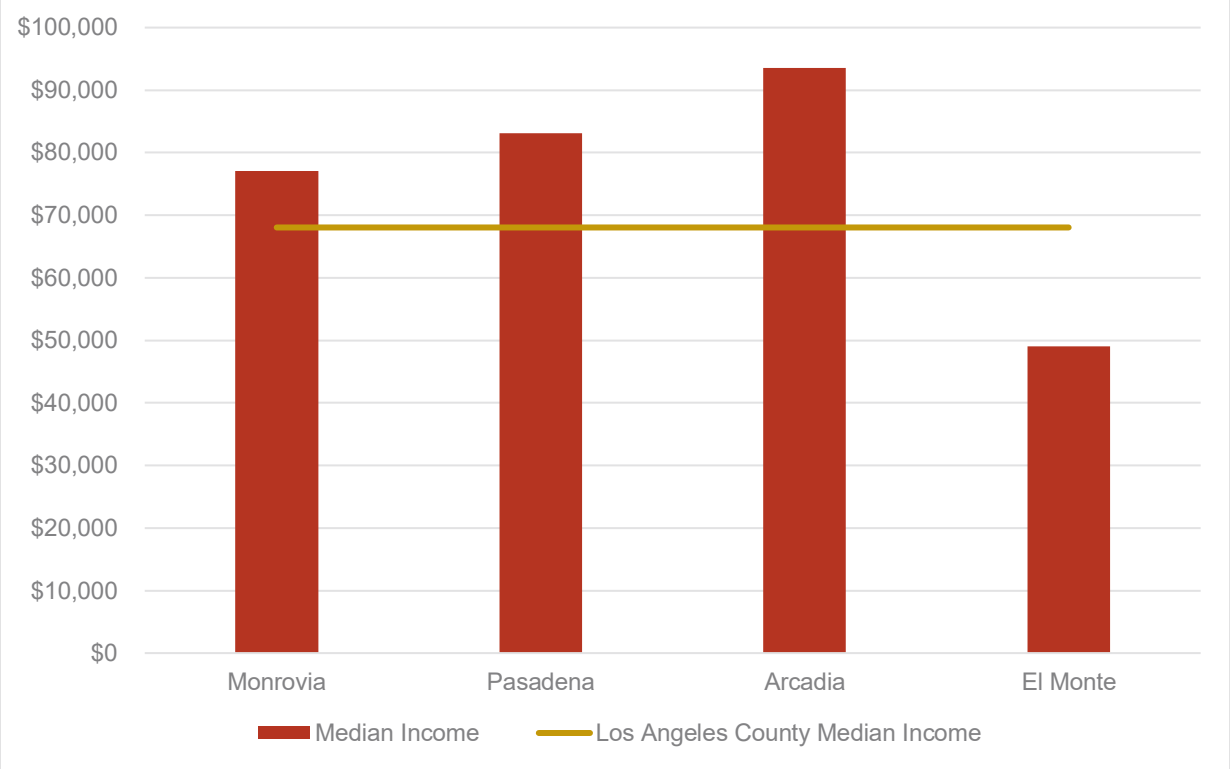
Income Category (% of County AMI)	Households		Percent		Total Households
	Owner	Renter	Owner	Renter	
Extremely Low (30% AMI or less)	1,020	1,495	5.25%	7.69%	2,515
Very Low (31 to 50% AMI)	970	1,145	4.99%	5.89%	2,115
Low (51 to 80% AMI)	1,275	1,180	6.56%	6.07%	2,455
Moderate or Above (over 80% AMI)	8,450	3,910	43.47%	20.11%	12,360
Total	**11,715**	**7,730**	**60.26%**	**39.76%**	**19,440**

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Household income is a good measure of a community's affordability levels. The median household income in Arcadia is approximately 37 percent higher than the median income in Los Angeles County (see **Figure 2-4** and **Table 2-14**). While Arcadia's income is significantly higher than the County's, it is comparable to the neighboring City of Pasadena's median income of $83,068. Arcadia's median income is significantly higher than El Monte and Monrovia. Overall, Arcadia has a higher income than the surrounding jurisdictions analyzed and Los Angeles County.

[2] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

Figure 2-4: Median Household Income by City (2013-2017)



Source: American Community Survey, 5-Year Estimates, 2019.

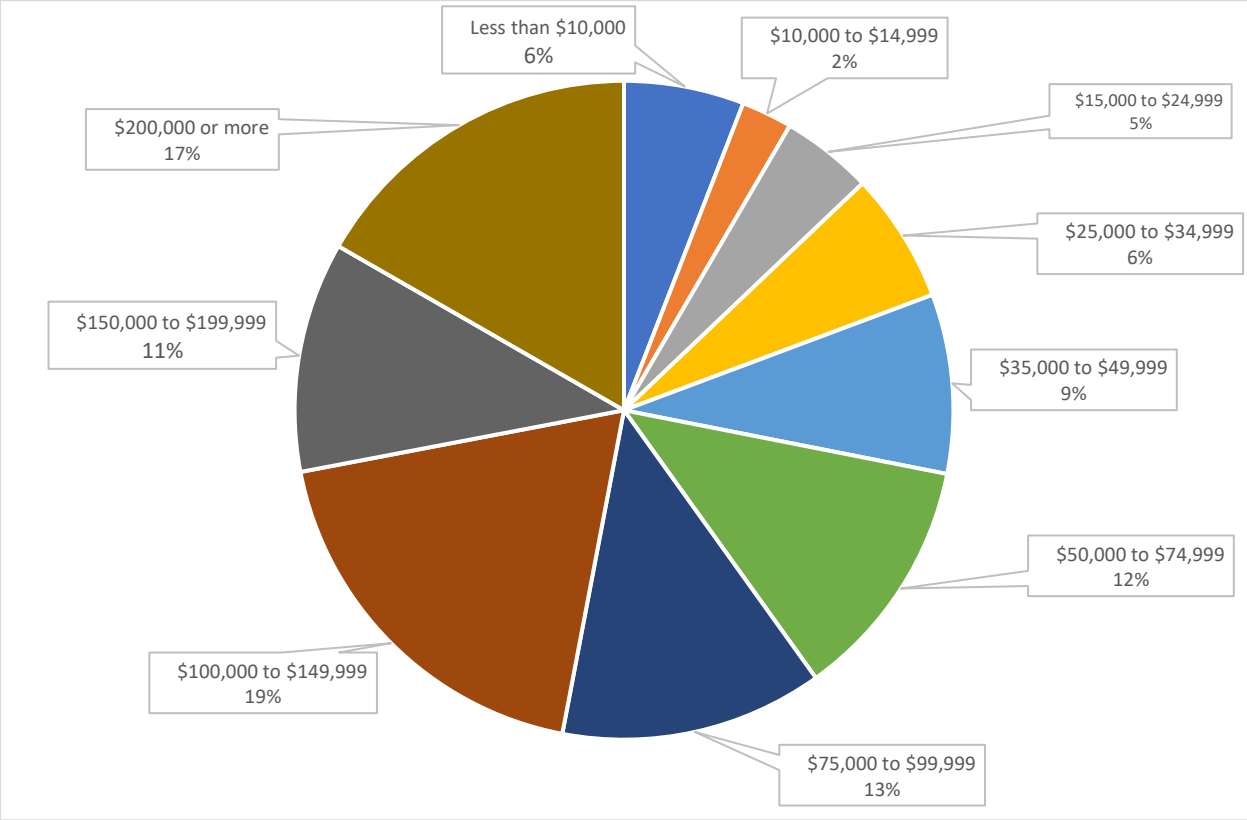
Table 2-14: Median Household Income

Jurisdiction	Median Income	Percent Above/Below Regional Median
Monrovia	$77,111	13.33%
Pasadena	$83,068	22.08%
Arcadia	**$93,574**	**37.52%**
El Monte	$49,003	-27.98%
Los Angeles County	$68,044	0.00%

Source: American Community Survey, 5-Year Estimates, 2019.

Figure 2-5 shows that more than half the households in Arcadia (60 percent) had an income of $75,000 or higher. Of the households which made more than $75,000 per year, the majority had a household income above $100,000 per year in 2019, with 16.7 percent households making $200,000 or more and 11.3 percent of households making $150,000 to 199,999. About thirteen percent of households made less than $24,000, and about 15 percent made $25,000 to $49,999. Overall, the majority of Arcadia's households have moderate to high incomes.

Figure 2-5: Arcadia Income Breakdown by Category



Source: American Community Survey, 5-Year Estimates, 2019.

3. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the Department of Housing and Urban Development provides detailed information on housing needs by income level for different types of households in Los Angeles County including the City of Arcadia. The most recent available CHAS data for Los Angeles was published in August 2019 and was based on 2013-2017 ACS data. 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 burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The types of problems in Arcadia vary according to household income, type, and tenure (**Table 2-15**). These include:

- In general, owner-households had a lower rate of reported housing problems with just 18.86 percent reporting a housing problem and 38.44 percent reporting no housing problem.
- Approximately 20 percent of renters reported a housing problem and 17.86 percent reported no problems.

- Additionally, about 13 percent of renters reported a severe housing problem and just over 11 percent of owners reported a severe housing problem.
- Overall, renters were disproportionately affected by any housing problems in the City of Arcadia.

Table 2-15: Housing Assistance Needs of Lower Income Households

Housing Problem Overview*	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Housing Problems	3,770	18.86%	3,955	19.78%	7,725	38.64%
Household has none of 4 Housing Problems	7,684	38.44%	3,570	17.86%	11,255	56.30%
Cost Burden not available, no other problems	260	1.30%	205	1.03%	465	2.33%
Total	11,715	58.60%	7,730	38.67%	19,990	100.00%
Severe Housing Problem Overview**	**Owner**	**% of total HH**	**Renter**	**% of total HH**	**Total**	**% of total HH**
Household has at least 1 of 4 Severe Housing Problems	2,190	11.27%	2,475	12.73%	4,665	24.00%
Household has none of 4 Severe Housing Problems	9,265	47.66%	5,045	25.95%	14,310	73.61%
Cost Burden not available, no other problems	260	1.34%	205	1.05%	465	2.39%
Total	11,715	64.40%	7,730	35.60%	19,440	100.00%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.
Note: "% of total HH"= Percent of total Households in the City of Arcadia
** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.*
*** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.*

A. Overcrowding

A combination of low incomes and high housing costs forces households to live in overcrowded conditions. "Overcrowding" is generally defined as a housing unit occupied by more than one person per room in a

house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in neighborhoods can lead to an overall decline in social cohesion and environmental quality. Such decline can often spread geographically and impact the quality of life and the economic value of property and the vitality of commerce within a city. The combination of lower incomes and high housing costs result in many households living in overcrowded housing conditions.

Table 2-16: Overcrowding by Tenure in Arcadia

Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	Percent of Total Overcrowded Housing Units	Count	Percent of Total Overcrowded Housing Units	Count	Percent of Total Overcrowded Housing Units
Owner Occupied	131	17.82%	69	9.39%	200	27.21%
Renter Occupied	419	57.01%	116	15.78%	535	72.79%
Total	550	74.83%	185	25.17%	735	100%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-16, above, displays data for overcrowding in Arcadia by tenure (homeowner or renter) in 2019. The ACS reported a total of 735 overcrowded and severely overcrowded units in Arcadia in 2019. Out of all~~Of allthe~~ overcrowded units, 185, or 25.17 percent were severely overcrowded. Additionally, renters were more often disproportionately affected by overcrowding than homeowners as nearly 73 percent of all overcrowded and severely overcrowded units were occupied by renters. Although these numbers appear high, overcrowded units make up 3.8 percent of total households in Arcadia (735 households out of 19,520).

Table 2-17, below, compares overcrowding in Arcadia to nearby Jurisdictions and the County of Los Angeles. According to the data, Pasadena experienced the highest rate of overcrowding for renters and the lowest for homeowners. Additionally, Arcadia was the only City with lower overcrowding for renters and higher overcrowding for homeowners than the County's averages for owner occupied units and for renter occupied units. All other cities compared had a higher overcrowding rate for renters and a lower overcrowding rate for owner occupied units than the County. However, it should be noted that Arcadia has the one of the lowest amounts of overcrowded units overall, only second to Monrovia.

Table 2-17: Overcrowded Housing Units by Tenure				
Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	Percent of Total Overcrowded Units	Count	Percent of Total Overcrowded Units
Monrovia	134	19.56%	551	80.44%
Pasadena	472	15.61%	2,552	84.39%
Arcadia	**200**	**27.21%**	**535**	**72.79%**
El Monte	1,215	21.08%	4,550	78.92%
Los Angeles County	86,661	22.48%	298,761	77.52%
Source: American Community Survey, 5-Year Estimates, 2019.				

B. Overpayment (Cost Burden) In Relationship to Income

State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. Understanding and measuring overpayment for housing in a community is an indicator of the dynamics of demand and supply.

Per the Housing and Urban Development CHAS report, shown in **Table 2-18**, 11,075 households in Arcadia experienced some type of overpayment.[3] **Table 2-18** describes the relationship between overpayment and a household's income. It is shown that families that have a lower household income (those below 50 of the HAMFI), are more likely to experience overpayment for housing, most likely because it takes a larger portion of their income. Approximately 56 percent of renter households that make less than 30 percent of the median income experience a cost burden of greater than 50 percent when paying for housing. The data in **Table 2-18** shows that cost burden is more intense for renters in the lower income categories, however when household income increases, home owners are more highly affected. The general pattern is that the amount of households that experience high cost burdens (over 50 percent) decreases as incomes increase.

[3] 11,765 may double count households who reported a cost burden, for example a household may have a 50 percent cost burden and reported both a 30 percent and a 50 percent cost burden.

Lower cost burdens, those less than 30 percent of a household's income, generally dip down and then increase when the household income reaches 100 percent of the average.

Table 2-18: Summary of Housing Overpayment

Income by Cost Burden*	Owner				Renter				Total
	Cost Burden > 30%	% of Owner HH	Cost Burden > 50%	% of Owner HH	Cost Burden > 30%	% of Renter HH	Cost Burden > 50%	% of Renter HH	
Household Income is less-than or = 30%	725	20.28%	575	29.04%	1,120	31.46%	1,100	56.12%	3,520
Household Income >30% to less-than or = 50% HAMFI	605	16.92%	455	22.98%	1,095	30.76%	655	33.42%	2,810
Household Income >50% to less-than or = 80% HAMFI	605	16.92%	470	23.74%	775	21.77%	170	8.67%	2,020
Household Income >80% to less-than or = 100% HAMFI	220	6.15%	135	6.82%	175	4.92%	35	1.79%	565
Household Income >100% HAMFI	1,420	39.72%	345	17.42%	395	11.10%	0	0	2,160
Total	3,575	-	1,980	-	3,560	-	1,960	-	**11,075**

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

** Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.*

Note: HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

4. Special Needs Groups

Certain households may have more difficulty in finding adequate and affordable housing due to special circumstances, therefore, it is important to understand the demographics of persons with special needs to recognize how it influences the housing needs within a community. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farmworkers. In addition, many often have lower incomes because of their conditions. **Table 2-19** displays the data for persons with special needs in Arcadia and Los Angeles County in the case of farmworkers.

Table 2-19: Special Needs Groups

Special Needs Groups	# of People or Households
Households with Seniors (65 years and over)*	7,202
Seniors Living Alone	1,694
Persons with Disabilities	10,062
Person with developmental disabilities	7,896
Large Households (5 or more persons per household)	2,179
Single-Parent Households	4,232
Single-Parent, Female Headed Households with Children (under 18 years)	3,246
People Living in Poverty	5,486
Farmworkers**	3,266
Migrant	22
Permanent	1,749
Seasonal	-
Homeless	106
Students	4,200

Source: American Community Survey, 5-Year Estimates, 2019
Los Angeles Point in Time Count, 2020.
**This number represents the number of individual households that house seniors, not the number of individual seniors within these households.*
***Farmworkers in LA County*

A. Seniors

The senior population, generally defined as those 65 years of age and over, have several concerns that impact housing, including limited and fixed incomes, high health care costs, transit dependency, and living alone. Specific housing needs of the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that includes a planned service component. A limited income for many seniors often makes it difficult to find affordable housing. **Table 2-20** compares Arcadia's senior population to Los Angeles County and nearby cities. The data reports than in Arcadia 19.08 percent of the population is age 65 or over, or a total of 11,095 persons. Among the senior population, 1,694 live alone, and 7,202 households have persons 65 years and over living in them (see **Table 2-19**). In 2019, the ACS reported 13.25 percent of Los Angeles County's population to be age 65 or over, consistent with surrounding jurisdiction senior population. The highest senior population being Arcadia (19.08 percent), and the County having the lowest (13.25 percent).

Table 2-20: Persons Age 65 and Over		
Jurisdiction	**Population Count**	**Percent**
Monrovia	5,101	13.86%
Pasadena	22,536	15.95%
Arcadia	**11,095**	**19.08%**
El Monte	15,558	13.47%
Los Angeles County	1,335,978	13.25%
Source: American Community Survey, 5-Year Estimates, 2019.		

In addition to overpayment problems experienced by seniors, due to relatively fixed incomes, many seniors experience various disabilities and self-care limitations. Approximately 5,626 seniors in Arcadia identified one or more disabilities in 2019, according to the ACS. Among these disabilities, the most common were ambulatory disabilities and independent living difficulty.

B. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, 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 suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are compounded by design issues and location factors, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. The American Community Survey (ACS) identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of 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: 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 2019 ACS, about 17 percent of Arcadia's populations reported one or more disabilities as shown in **Table 2-21**. Of that 17 percent, persons with ambulatory difficulty comprised the highest percent (26.43 percent), persons with an independent Living Difficulty were the second largest group (21.53 percent), and the population with a Self-care Difficulty comprised about 15.51 percent of people with disabilities. Overall, persons over the age of 65 were more likely to have a reported disability. For the population under the age of 18, the most common reported disability was cognitive disabilities. Similarly, for those between the ages of 18 and 65, the most common reported disabilities were cognitive difficulty, ambulatory difficulty, and independent living difficulty.

Table 2-21: Disability Status

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	19	273	1,152	1,444	14.35%	2.49%
Population with a Vision Difficulty	34	280	388	702	6.98%	1.21%
Population with a Cognitive Difficulty	213	689	628	1,530	15.21%	2.64%
Population with an Ambulatory Difficulty	84	628	1,947	2,659	26.43%	4.59%
Population with a Self-care Difficulty	140	376	1045	1,561	15.51%	2.69%
Population with an independent Living Difficulty	--	633	1,533	2,166	21.53%	3.74%
Total	490	2,879	6,693	10,062	100.00%	17.37%

Source: American Community Survey, 5-Year Estimates, 2019.
**This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 2-18.*

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means 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 22;

- 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
- Reflects the individual's need for a combination and sequence 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.

Per Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains the age of 18, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. A developmental disability includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability. This term does not include other handicapping conditions that are solely physical in nature.

According to the San Gabriel/Pomona Regional Center– Disparity Data Report for 2017-2018, a total of 14,809 individuals from the San Gabriel Valley diagnosed with developmental disabilities received services. Of those who received services, 17.5 percent were White, 12.2 percent were Asian, 5.3 percent were Black/African American, and 8.4 percent reported Other. Approximately 56.4 percent of individuals reported their ethnicity as Hispanic or Latino.[4]

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

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

C. Large Households

Large Households are defined as households consisting of five or more persons. Such households comprise a special needs groups because many communities have a limited supply of adequately sized and affordable housing units. To save for other necessities such as food, clothing and medical care, it is

[4] https://www.sgprc.org/home/showpublisheddocument?id=3571

common for lower income large households to reside in smaller units with an inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that a large family will experience overcrowding in comparison to smaller families. Additionally, throughout the region, larger single-family homes, whether to rent or own, are generally not affordable to most lower income households.

According to the ACS 2019 estimates, Arcadia had 2,179 large households. Of those large households, the largest group were five person households (7.3 percent of all large households). **Table 2-22** also shows that, while there is a fairly even split of owner and renter large households, however homeowners were slightly more likely to have a household of five or more.

Table 2-22: Large Households (by Tenure)

Household Size	Owner		Renter		Total	
	Count	Percent	Count	Percent	Count	Percent
5-Person Household	839	7.2%	590	7.5%	1,429	7.3%
6-person household	332	2.9%	76	0.7%	408	2.1%
7-or-more person Households	212	1.8%	130	1.1%	342	1.8%
Total	**1383**	**11.9%**	**796**	**6.9%**	**2,179**	**11.2%**

Source: American Community Survey, 5-Year Estimates, 2019.

D. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single mothers often face social marginalization pressures that often limit their occupational choices and income earning potential, housing options and access to supportive services.

According to the 2019 ACS, the majority of single parent households in Arcadia are female headed (~~4.5~~76.7 percent) as shown in **Table 2-23** below. Los Angeles County estimated about ~~5.1~~68.3 percent of single parent homes headed by females. Overall, there were ~~881~~ 649 female-headed, single parent households living below the poverty level in Arcadia, about 20 ~~4.5~~ percent of female-headed, ~~all~~ single parent households. The County of Los Angeles has a higher percent of female-headed single parent households living below the poverty line at ~~6.3~~22.6 percent (~~211,462~~110,463 households).

Table 2-23: Single Parent Households

Jurisdiction	Single Parent-Male, No Spouse Present	Single Parent-Female, No Spouse Present	Single Parent Female-Lead Households Living in Poverty

	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent- Female HH
Arcadia	~~2,356~~986	~~31.09~~23.3%	~~5,222~~3,246	~~68.91~~76.7%	~~649~~1,037	~~5.30~~20%
Los Angeles County	~~640,636~~226,505	~~40.14~~61.67 %	488,776~~955~~,444	~~59.86~~68.3%	~~211,462~~110,463	~~6.30~~22.6%
Source: American Community Survey, 5-Year Estimates, 2019.						

E. Farmworkers and Racetrack Workers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor across the United States. The data is compiled at both a state and county level. Within the County of Los Angeles, there were a total of 3,266 hired farm workers in 2017. A total of 1,749 are considered permanent, working 150 days or more and a total of 1,517 farmworkers were considered seasonal, working only 150 days or less. Additionally, the County of Los Angeles reported 395 total migrant farmworkers, 365 of which worked on farms with full time hired labor and 30 worked on farms with only contract labor.

While there are farmworkers in the County of Los Angeles, ~~T~~the City of Arcadia does not have any agricultural land nor does the City house a population of farmworkers. The Santa Anita Racetrack in the City of Arcadia ~~the presence of the Santa Anita Racetrack~~ brings seasonal racetrack workers in to live and work on the site. The racetrack provides housing for those who work with horses, backstretch workers, and more. This is a special population that is unique to Arcadia and perhaps several additional cities in the State. The City has identified this group as a special needs population that faces challenges with regards to housing and living conditions ~~However it is important to note the median annual earnings for occupations associated with farm work. The median income for the agriculture, forestry, fishing, hunting, and mining industries in Arcadia is $36,516. The City's median income is $93,574, thus the median income for farmworkers falls below 50 percent of the County's median income and is considered a very low income population.~~

~~While the City of Arcadia does not have farmworkers due to the lack of agricultural land, the presence of the Santa Anita Racetrack brings seasonal racetrack workers in to live and work on the site. The racetrack provides housing for those who work with horses, backstretch workers, and more. This is a special population that is unique to Arcadia and perhaps several additional cities in the State. The City has identified this group as a special needs population that faces challenges with regards to housing and living conditions~~.

F. Students

The college student population can be another factor in housing demand in the City. According to the 2019 5- year estimate there were a total of 3,216 enrolled undergraduate college students that reside in Arcadia

and 984 enrolled graduate professional students. Combining the undergraduate and graduate enrolled population equates to 7.2 percent of the population of the City.

Arcadia is located near the Point Loma Nazarene University Arcadia Campus, Kingston College and California Institute of Technology. The 2019 ACS reported that an estimated 4,200 persons in Arcadia were enrolled in college or graduate school, about 7.2 percent of the population. While many of the City's college students most likely reside with their parents, some students reside in Arcadia in their own independent housing. The City of Arcadia recognizes that affordability of housing may provide a burden on students in the City.

G. Extremely Low income Households and Poverty Status

The 2013-2017 CHAS data indicates there were approximately 2,115 very low income households living in the City of Arcadia. Very low income households are those households that earn 50 percent or less of the median family income (MFI) for Los Angeles County. Extremely low income households are those households, which earn less than 30 percent of the MFI. There are approximately 2,515 extremely low income households in Arcadia (renters and owners). **Table 2-24** below, includes data characterizing affordability and cost burden for various income groups. The four housing problems as identified by the 2013-2017 CHAS report are:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1 person per room, and
- Cost burden greater than 30%.

The four severe housing problems, as identified by the 2013-2017 CHAS report are:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1.5 persons per room, and
- Cost burden greater than 50%.

Table 2-24: Housing Problems for All Households (by Income Category)						
Income Category	**Owner**					
	Household has at least 1 of 4 Housing Problems	**% of Owner HH**	**Household has none of 4 Housing Problems**	**% of Owner HH**	**Cost Burden not available, no other Housing Problem**	**% of Owner HH**
Household Income is less-than or = 30%	720	3.70%	40	0.21%	260	1.34%
Household Income >30% to less-than or = 50% HAMFI	605	3.11%	365	1.88%	0	0.00%
Household Income >50% to less-than or = 80% HAMFI	615	3.16%	660	3.39%	0	0.00%
Household Income >80% to less-than or = 100% HAMFI	215	1.11%	495	2.55%	0	0.00%
Household Income >100% HAMFI	1,610	8.28%	6,130	31.52%	0	0.00%
Total	3,770	19.39%	7,685	39.52%	260	1.34%
Income Category	**Renter**					
	Household has at least 1 of 4 Housing Problems	**% of Renter HH**	**Household has none of 4 Housing Problems**	**% of Renter HH**	**Cost Burden not available, no other Housing Problem**	**% of Renter HH**
Household Income is less-than or = 30%	1,145	5.89%	145	0.75%	205	1.05%
Household Income >30% to less-than or = 50% HAMFI	1,095	5.63%	50	0.26%	0	0.00%
Household Income >50% to less-than or = 80% HAMFI	845	4.35%	335	1.72%	0	0.00%
Household Income >80% to less-than or = 100% HAMFI	285	1.47%	505	2.60%	0	0.00%
Household Income >100% HAMFI	580	2.98%	2,530	13.01%	0	0.00%
Total	3,955	20.34%	3,570	18.36%	205	1.05%
Total Households (Owner and Renter)	**7,725**	**39.73%**	**11,255**	**57.88%**	**465**	**2.39%**
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.						

According to HCD extremely low income households are defined as households that earn 0 to 30 percent of the local annual median income (AMI). In Arcadia, the threshold is based on the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan's AMI. For a family or household of four people, the maximum amount of annual income in the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan Area is $35,450 to be considered extremely low income.[5]

Table 2-25 below shows local, regional and statewide data regarding extremely low income households and their tenure. Arcadia has the lowest proportion of extremely low income households compared to the other jurisdictions. Los Angeles County has a higher proportion of extremely low income households in comparison to the State and City. It is more likely that an extremely low income household would own rather than rent housing in Arcadia than in the other jurisdictions. Although there is a higher rate of home ownership, there is a need for stable, affordable housing in the City.

Table 2-25: Extremely Low Income Households[1] by Tenure

	# of Extremely Low Income Owners	% of Total Extremely Low Income HH	# of Extremely Low Income Renters	% of Total Extremely Low Income HH	Total Extremely Low Income HH	% of Extremely Low Income HH in the Jurisdiction
Arcadia	1,020	41%	1,495	59%	2,515	13%
Los Angeles County	136,760	21%	504,295	79%	641,055	19%
California	536,865	27%	1,424,685	73%	1,961,550	15%

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.
1- ELI is defined as households that earn less up to 30 percent of AMI.

Table 2-26 shows cost burden for extremely low income households. The data shows 100 percent of ELI households experience some type of cost burden. Extremely low income families make up the largest group of people to experience a cost burden of greater than 50 percent. Extremely low income households also account for approximately 37 percent of households that experience cost burdens of greater than 30 percent.

Table 2-26: Extremely Low Income Household Overpayment

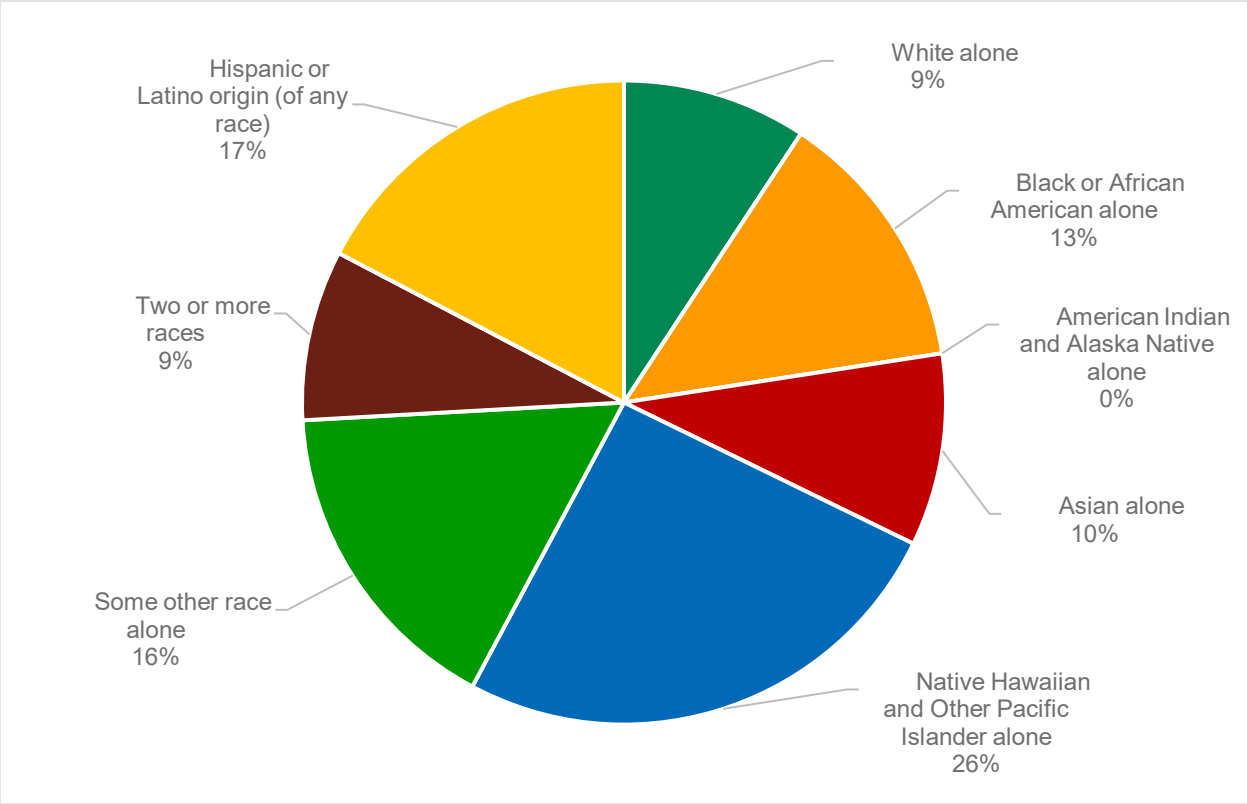
	Cost Burden of >30 percent	Percent of Extremely Low Income Households > 30 percent cost burden	Cost burden of > 50 percent	Percent of Extremely Low Income > 50 percent cost burden	Total Extremely Low Income HH Experiencing Cost Burden	Percent of Extremely Low Income Experiencing Cost Burden

[5] HUD. 2021 Adjusted Home Income Limits. Available at https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_CA_2021.pdf. Accessed on December 7, 2021.

Extremely Low Income Owners	725	**39%**	575	**34%**	2,515	100%
Extremely Low Income Renters	1,120	**61%**	1100	**66%**		
Total	1,845	**100%**	1,675	**100%**	-	-

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.

Figure 2-6: Percent below Poverty Level, by Race and Hispanic or Latino Origin



Source: American Community Survey, 5-Year Estimates, 2019.

According the 2019 ACS, 5,677 persons were reported to be living in poverty in Arcadia, which is about 9.8 percent of the population for whom poverty status could be determined (57,775 people in the City).

Figure 2-6 displays the percent of persons living in poverty by race or ethnicity and Hispanic or Latino origin, based on own race/ethnicity. The lowest percentage of persons identified as living in poverty was the American Indian and Alaska Native population at zero percent of all persons who reported American Indian and Alaska Native. Native Hawaiian and Other Pacific Islander was the highest percent of persons living in poverty at 26 percent of the population. Additionally, those who reported Hispanic or Latino origin and some other race were disproportionately affected by poverty at 17 and 16 percent. The White, Asian, and those who reported Two or More Races had some of the lowest levels of poverty at 9 percent, 10 percent and 9 percent respectively.

Projected Needs for ELI Households

To calculate projected needs, the City assumed 50 percent of its very low income regional housing needs are extremely low income households. The City was allocated 1,102 very low income units, and as a result, approximately 551 units are projected for extremely low income households. As shown above, the majority of extremely low income households face a variety of housing problems such as high cost burden and low ownership rates. Additionally, some extremely low income households could face other issues such as having special needs or disabilities that could exacerbate housing problems. In order to provide ample housing for extremely low income households, the City allows for a variety of housing types, such as single-room occupancy (SRO) and supportive housing.

H. Homeless

Homelessness has become an increasingly important issue. Factors contributing to the rise in incidents of homelessness include unemployment and underemployment, a lack of affordable housing (especially for extremely low income households), reductions in funding allocations directed to the poor, and the de-institutionalization of persons who are defined mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated. The following list includes the updated descriptions for what constitutes "homelessness" and explains how the definition from HUD changed:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness that applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

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

Table 2-27 below displays data from the Los Angeles County Point in Time Count. The Count gathers data on the homeless population in the County as well as in all jurisdictions within the County. According to the data from 2017 to 2018 Arcadia experienced a slight drop in the homeless population, then a significant increase through 2020. Overall, Arcadia's homeless population was higher than nearby jurisdictions such

as Monrovia and Pasadena (77 and 27 persons respectively). However, Arcadia did have a lower amount than El Monte. Overall, Arcadia has a moderate number of homeless individuals when compared to neighboring jurisdictions.

Table 2-27: Homelessness in Arcadia and Surrounding Cities

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Monrovia	42	69	27	80	77	-3
Pasadena	~~29~~575	~~27~~677	~~-2~~102	542~~29~~	~~27~~527	~~-2~~15
Arcadia	**17**	**15**	**-2**	**77**	**106**	**29**
El Monte	240	517	277	428	433	5
Los Angeles County	45,979	45,039	-940	49,521	54,291	4,770

Source: Los Angeles Point in Time Count, 2017, 2018, 2019, 2020.
Source for Homelessness in Pasadena: Pasadena Partnership. Pasadena Homelessness Count 2020. Available at https://pasadenapartnership.org/wp-content/uploads/2020/06/Pasadena-Homeless-Count_2020-FINAL.pdf. Accessed on December 20, 2021.

The data in **Table 2-28** displays data for the homeless population in Arcadia and surrounding cities as compared to the County of Los Angeles. Of the total homeless population in the County (54,291) the 106 in Arcadia make up about 0.2 percent. Similarly, Monrovia, El Monte, and Pasadena made up less than one percent of the County's homeless population. Therefore, it can be determined that homelessness is not high in the area.

Table 2-28: Homelessness in Arcadia and Surrounding Cities

Jurisdiction	2020	% of County
Monrovia	77	0.14%
Pasadena*	27	0.02%
Arcadia	**106**	**0.20%**
El Monte	433	0.80%
Los Angeles County	54,291	100%

Source: Los Angeles County Point in Time Count, accessed on March 2021
**Data is for East and South Pasadena Combined*

5. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This

section details the housing stock characteristics of Arcadia to identify how well the current housing stock meets the needs of its current and future residents.

A. Housing Growth

As a built-out community, Arcadia experienced modest housing stock growth from 2010 to 2019. **Table 2-29** below displays American Community Survey data from 2010 to 2019 showing housing unit growth over the nine-year period.

In 2010, the City had an estimated 19,488 housing units, which steadily increased over nine years to an estimated 21,386, an overall percent growth of 1.04 percent. Nearby jurisdictions experienced moderately the same increases in housing unit growth. For example, from 2010 to 2015 Arcadia experienced the highest growth in housing units (8.61 percent) when compared to neighboring jurisdictions (which saw anywhere from -3.45 percent growth to 2.86 percent growth in units). From 2015 to 2019, only Monrovia (-1.33 percent) and El Monte (-5.47 percent) saw less housing unit growth than Arcadia (1.04 percent).

Table 2-29: Housing Unit Growth (Growth Trends)

Jurisdiction	2010	2015	2019	Percent Change 2010 to 2015	Percent Change 2015 to 2019
Monrovia	14,444	13,946	13,761	-3.45%	-1.33%
Pasadena	57,188	58,823	61,572	2.86%	4.67%
Arcadia	**19,488**	**21,165**	**21,386**	**8.61%**	**1.04%**
El Monte	28,810	33,029	31,223	14.64%	-5.47%
Los Angeles County	3,425,736	3,476,718	3,542,800	1.49%	1.90%

Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2019.

B. Housing Type

Arcadia's housing stock primarily consists of single-family housing units, which comprise nearly 60.27 percent of all housing units. The majority of the single-family housing available in Arcadia is detached housing, compared to 8.75 percent attached (which includes townhomes and condos). The housing stock may gradually become more diverse as housing needs in the City change throughout the years. Currently about 31 percent of all housing is multi-family, and under one percent are mobile homes. Overall, the City of Arcadia's housing stock makeup is similar to the County of Los Angeles, where about 54.91 percent of all housing is single-family, about 43.5 percent is multi-family and about 1.61 percent are mobile homes.

Table 2-30: Total Housing Units by Type

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Arcadia	**12,890**	**60.27%**	**1,871**	**8.75%**	**6,615**	**31.0%**	**10**	**0.05%**

Los Angeles County	1,722,121	48.61%	223,134	6.30	1,537,818	43.5%	57,197	1.61%
Source: American Community Survey, 5-Year Estimates, 2019.								

C. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter-occupied. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2019, the majority of single-family housing was owner-occupied, shown below in **Table 2-31.** When broken down by housing type, the data shows that majority of renters live in multi-family housing. The lack of renters in single family homes, both attached and detached, may be a correlation to housing affordability or size of households. It is common for renters to live in multi-family units, as renters often include nonfamily households such as roommates.

Table 2-31: Occupied Housing Units by Type and Tenure (in Percent)

Tenure	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes		Total Housing Units
Owner Occupied	9,453 units	81.4%	1,145 units	9.9%	1,001 units	8.6%	10 units	0.1%	11,609 units
Renter Occupied	2,356 units	29.8%	595 units	7.5%	4,960 units	62.8%	0 units	0.0%	7,911 units
Source: American Community Survey, 5-Year Estimates, 2019.									

As shown in **Table 2-32**, owners had a slightly larger average household size than renters in Arcadia, 3.01 to 2.85 respectively. Neighboring jurisdictions showed unsimilar trends with Monrovia, Pasadena, El Monte and Los Angeles County estimating larger average renter households than owner households. All municipalities listed except for Pasadena had a larger average owner household size than renter household size.

Table 2-32: Average Household Size by Tenure

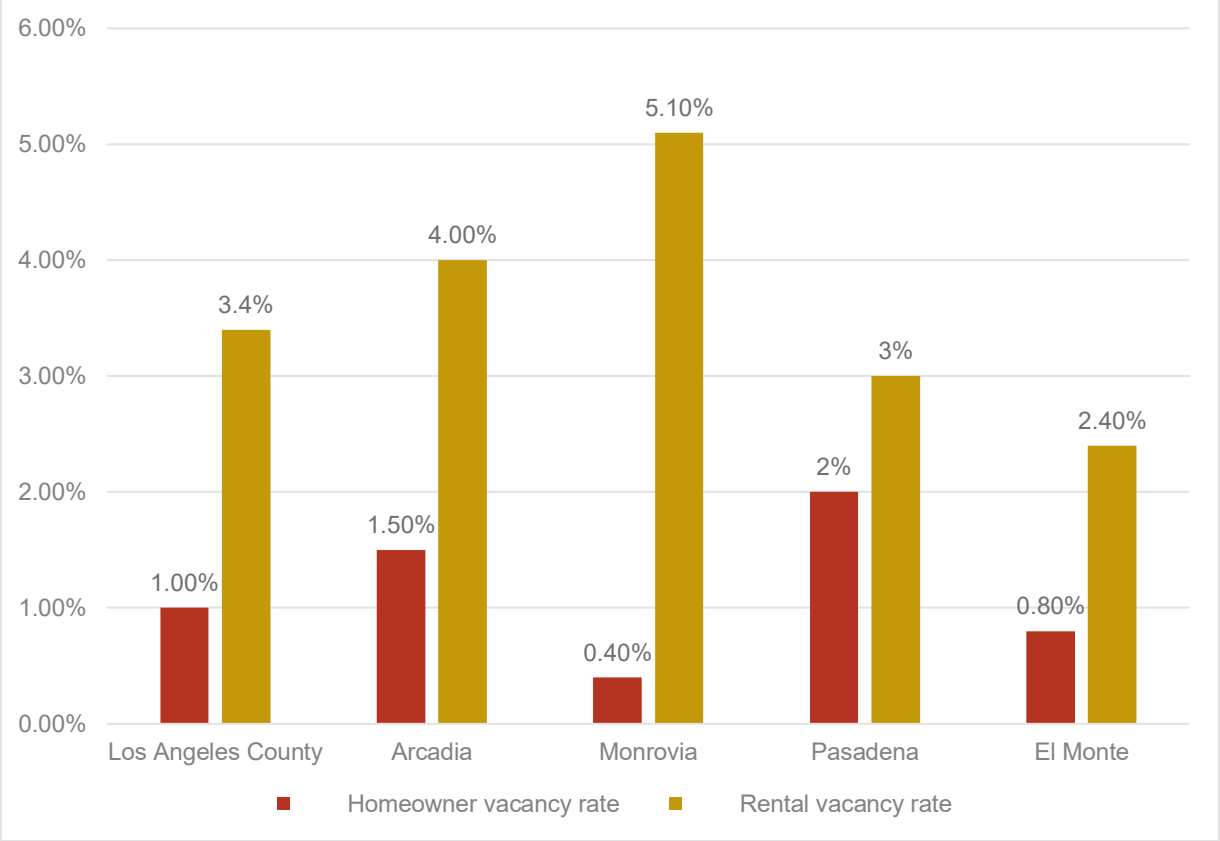
Jurisdiction	Owner Occupied Households (% of Total Households)	Average Owner Household Size	Renter Occupied Households (% of Total Households)	Average Renter Household Size
Monrovia	46.8%	2.56	53.2%	2.44
Pasadena	42.0%	2.77	58.0%	2.89

Arcadia	**59.5%**	**3.01**	**40.5%**	**2.85**
El Monte	40.0%	3.89	60.0%	3.77
Los Angeles County	45.8%	3.17	54.2%	2.83
Source: American Community Survey, 5-Year Estimates, 2019				

D. Vacancy Rates

Vacancy rates are an important housing indicator because they indicate the degree of housing choice available in a community. 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. 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 lower and moderate income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for ownership housing, and rates of five to six percent are usually considered healthy for rental 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. **Figure 2-7** shows the overall homeowner vacancy rate and renter vacancy rate in Arcadia, the County and nearby jurisdictions. According to the ACS data, in 2019, Monrovia had the highest rental vacancy rate at five percent. The City of Arcadia had a four percent rental vacancy rate, lower than Monrovia, and higher than Pasadena, El Monte and Los Angeles County. While the rental vacancy rate averages are considered healthy, the homeowner vacancy rates were all low, with Pasadena's being the highest at two percent.

Figure 2-7: Homeowner and Renter Vacancy Rates, 2019



Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-33 below displays the breakdown of type of vacant units in Arcadia. For rent units have the highest count of vacancy at 335 units, meaning that many of the vacant homes in Arcadia are on the market, and listed for residents looking to rent. There were 100 rented but unoccupied units in 2019 and 100 sold but unoccupied units. In addition, there were zero units vacant for migrant workers and 182 units available for sale. Additionally, there were only 277 units vacant for seasonal, recreational, or occasional use.

Table 2-33: Vacant Housing Units by Type, 2019

Type of Housing	Estimate
For rent	335
Rented, not occupied	100
For sale only	182
Sold, not occupied	100
For seasonal, recreational or occasional use	277
For migrant workers	0
Other vacant	872
Total	**1,866**

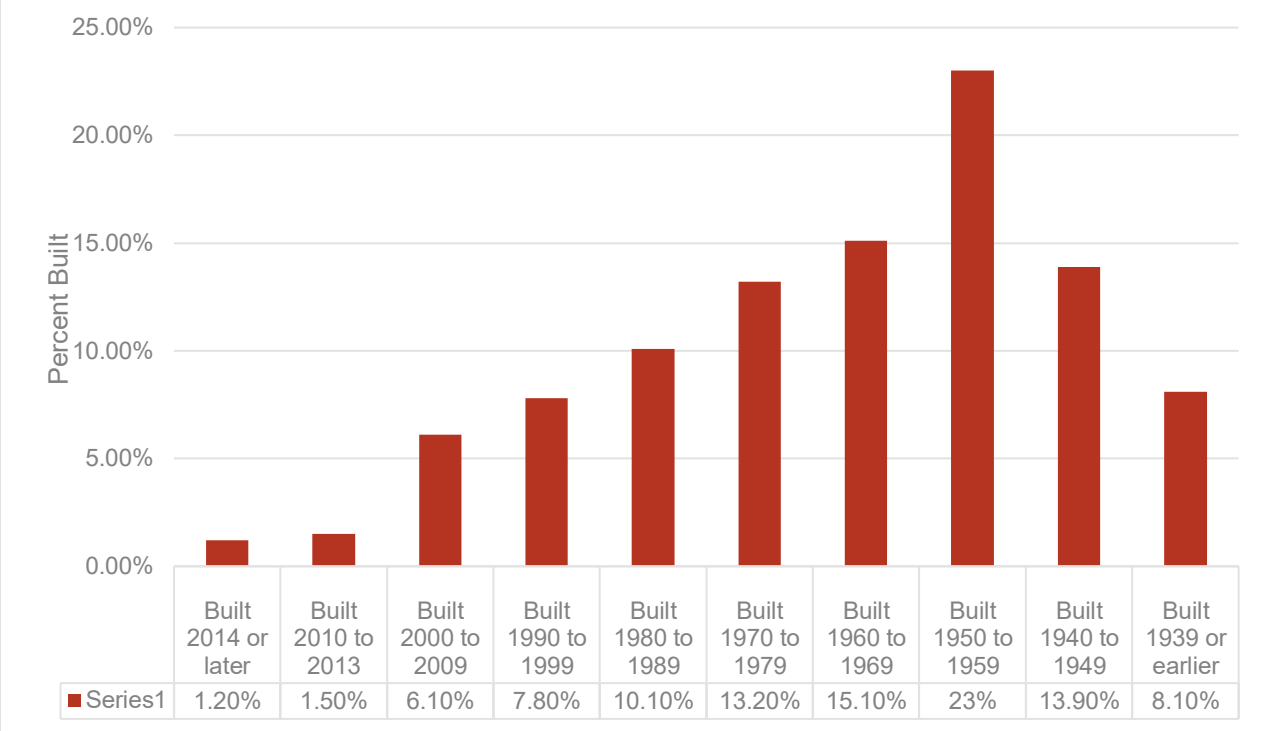
Source: American Community Survey, 5-Year Estimates, 2019.

E. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

Figure 2-8 displays housing stock age data in the City of Arcadia. According to the 2019 ACS, Arcadia had a large growth in housing development from 1950 to 1959. The majority of Arcadia's housing was built between the years 1939 and 1969, about 60.01 percent. Overall, Arcadia's housing stock is primarily older, meaning that the cost of updates and maintenance could be high for residents. However, the figure does show a slowing in housing production from 2000 on.

Figure 2-8: Housing Stock Age in Arcadia, 2019



Source: American Community Survey, 5-Year Estimates, 2019.

F. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Arcadia's residents. **Table 2-34** displays data for the median home value in Arcadia, the County of Los Angeles, and surrounding jurisdictions. In 2019, the ACS estimated that the median value of a home in Los Angeles County was $538,200. In Arcadia, the same year, the median value of a home was $1,097,600. Overall, each of Arcadia's neighboring jurisdictions had a median home value higher than the County's with the exception of El Monte.

Table 2-34: Median Home Value by Community, 2019

Jurisdiction	Median Home Value
Monrovia	$663,400
Pasadena	$785,700
Arcadia	**$1,097,600**
El Monte	$454,900
Los Angeles County	$583,200

Source: American Community Survey, 5-Year Estimates, 2019.

Table 2-35 shows that rent for a two bedroom unit in Arcadia experienced a two percent increase from $2,161 to $2,202 from 2018 to 2021. Three bedroom rentals saw the highest percent change from 2018 to

2021 (9 percent), increasing from $3,137 to $3,440 while 4 bedroom rentals experienced a one percent decrease in cost ($4,090 to $4,060).

Table 2-35: Average Monthly Rental Rates

Unit Type	January 2018 Average Monthly Rent	January 2019 Average Monthly Rent	January 2020 Average Monthly Rent	January 2021 Average Monthly Rent	Percent Change from 2018 to 2021
1 Bedroom	$2,622	$1,521	$1,742	$1,666	-57%
2 bedrooms	$2,161	$2,237	$2,280	$2,202	2%
3 Bedrooms	$3,137	$3,072	$3,187	$3,440	9%
4+ Bedrooms	$4,090	$4,100	$3,913	$4,060	-1%

Source: Zumper, Arcadia Rentals Zumper Rent Index, accessed March 2021.
**Percent Change from 2019 to 2019, 2020 rental data not available.*

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in Los Angeles County are shown in **Table 2-36**.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-36**) and market rental rates (**Table 2-37**) to determine what types of housing opportunities a household can afford.

Extremely Low income Households

Extremely low income households earn less than 30 percent of the County AMI – up to $24,850 for a one-person household and up to $38,300 for a five-person household in 2021. Extremely low income households cannot afford market-rate rental or ownership housing in Arcadia without assuming a substantial cost burden.

Very Low income Households

Very low income households earn between 31 percent and 50 percent of the County AMI – up to $41,400 for a one-person household and up to $63,850 for a five-person household in 2021. A very low income household can generally afford homes priced between $158,600 and $225,700, adjusting for household size. A very low income household at the maximum income limit can afford to pay approximately $878 to $1,268 in monthly rent, depending on household size. Given the cost of housing in Arcadia, persons or households of very low income could not afford to rent or purchase a home in the City.

Low income Households

Low income households earn between 51 percent and 80 percent of the County's AMI - up to $66,250 for a one-person household and up to $ 102,200 for a five-person household in 2021. The affordable home price for a low income household at the maximum income limit ranges from $274,300 to $404,300. Ownership housing would not be affordable to low income households. A one-person low income household could afford to pay up to $1,499 in rent per month and a five-person low income household could afford to pay as much as $2,227. Low income households in Arcadia would not be able to find adequately sized affordable apartment units.

Moderate income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMI – up to $ 103,700 for a five-person household in 2021. The maximum affordable home price for a moderate income household is $278,800 for a one-person household and $411,400.00 for a five-person family. Moderate income households in Arcadia would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between $1,523 and $2,265 per month. Appropriately sized market-rate rental housing is generally affordable to households in this income group.

Table 2-36: Affordable Monthly Housing Cost for Renters				
Annual Income		**Rent**	**Utilities[1]**	**Total Affordable Monthly Housing Cost**
Extremely Low income (30% of AMI)				
1-Person	$24,850	$464	$157	$621
2-Person	$28,400	$518	$192	$710
3-Person	$31,950	$564	$235	$799
4-Person	$35,450	$601	$285	$886
5-Person	$38,300	$630	$328	$958
Very Low income (50% of AMI)				
1-Person	$41,400	$878	$157	$1,035
2-Person	$47,300	$991	$192	$1,183
3-Person	$53,200	$1,095	$235	$1,330
4-Person	$59,100	$1,193	$285	$1,478
5-Person	$63,850	$1,268	$328	$1,596
Low income (80% AMI)				
1-Person	$66,250	$1,499	$157	$1,656
2-Person	$75,700	$1,701	$192	$1,893
3-Person	$85,150	$1,894	$235	$2,129
4-Person	$94,600	$2,080	$285	$2,365
5-Person	$102,200	$2,227	$328	$2,555
Moderate Income (120% AMI)				
1-Person	$67,200	$1,523	$157	$1,680
2-Person	$76,800	$1,728	$192	$1,920
3-Person	$86,400	$1,925	$235	$2,160
4-Person	$96,000	$2,115	$285	$2,400
5-Person	$103,700	$2,265	$328	$2,593

Source: Housing Authority County of Los Angeles, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2021 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

[1]Utilities includes basic electric, water, sewer/trash, refrigerator, and stove.

Table 2-37: Affordable Housing Costs						
Annual Income		**Mortgage**	**Utilities[1]**	**Tax and Insurance**	**Total Affordable Monthly Housing Cost**	**Affordable Purchase Price**
Extremely Low income (30% of AMI)						
1-Person	$24,850	$371	$157	$93	$621	$81,400
2-Person	$28,400	$412	$192	$107	$710	$90,400
3-Person	$31,950	$444	$235	$120	$799	$97,500
4-Person	$35,450	$468	$285	$133	$886	$102,700
5-Person	$38,300	$486	$328	$144	$958	$106,600
Very Low Income (50% of AMI)						
1-Person	$41,400	$723	$157	$155	$1,035	$158,600
2-Person	$47,300	$813	$192	$177	$1,183	$178,200
3-Person	$53,200	$896	$235	$200	$1,330	$196,600
4-Person	$59,100	$971	$285	$222	$1,478	$231,000
5-Person	$63,850	$1,029	$328	$239	$1,596	$225,700
Low income (80% AMI)						
1-Person	$66,250	$1,251	$157	$248	$1,656	$274,300
2-Person	$75,700	$1,417	$192	$284	$1,893	$310,800
3-Person	$85,150	$1,574	$235	$319	$2,129	$345,200
4-Person	$94,600	$1,725	$285	$355	$2,365	$378,200
5-Person	$102,200	$1,844	$328	$383	$2,555	$404,300
Moderate Income (120% AMI)						
1-Person	$67,200	$1,271	$157	$252	$1,680	$278,800
2-Person	$76,800	$1,440	$192	$288	$1,920	$315,900
3-Person	$86,400	$1,601	$235	$324	$2,160	$351,000
4-Person	$96,000	$1,755	$285	$360	$2,400	$384,900
5-Person	$103,700	$1,876	$328	$389	$2,593	$411,400

Source: Housing Authority County of Los Angeles, Allowances for Tenant-Furnished Utilities and Other Services Report and California Department of Housing and Community Development, 2020 Income Limits and Kimley Horn and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance.

[1] Utilities includes heating, cooking, water heating, water, sewer, trash collection, microwave, and refrigerator. All utilities are assuming electric as averaged on the County of Los Angeles Utility Allowance Schedule Utilities are based on Single Family Unit Size.

CITY OF ARCADIA

Technical Background Report
Section 3
Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)









Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)

A variety of constraints may affect the provision and opportunity for adequate and affordable housing in the City of Arcadia. Housing constraints consist of both governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; as well as nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate income households.

HCD requires that these constraints be evaluated as part of the Housing Element in order to understand barriers to housing and plan for the implementation of fair housing measures. This analysis is an important step in evaluating potential housing stock that can be allocated to all housing needs within the City. Factors that may constrain affordable housing in Arcadia will be analyzed in this chapter.

1. Nongovernmental Constraints

Nongovernmental constraints may largely affect the cost of housing in the City of Arcadia and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Arcadia.

A. Land Costs and Construction Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes.

In February 2021, the ICC estimated that the average per square-foot cost for good-quality housing was approximately $125.18 for multi-family housing, $138.79 for single-family homes, and $156.95 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about

$130.58 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region. [1]

Land costs pose a significant constraint to the development of affordable and middle income housing and represent a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. soil stability, seismic hazards, flood risks) can also be factored into the cost of land. A May 2021 web search for lots for sale in the City of Arcadia returned 6 lots for sale ranging drastically in size and cost based on location.[2] Lots for sale outside of the City's primary center for housing and commercial business are not considered in this analysis as well as lots zoned for commercial use, as they will not be representative of size or cost of land which has been developed for residential use historically. The cost of vacant lots currently for sale near existing development in Arcadia, ranges from $1.15 million for 9,855 square feet south of Interstate 210, $2.29 million for 0.423 acres southwest of Interstate 210, to $3.48 million for 1.02 acres near the southwestern edge of the city. Overall, the estimated average cost of land in the City is about $101.67 per square foot. The cost of land in the City of Arcadia is considered expensive, selectively accessible, and can be considered a barrier or constraint to the potential development of housing.

B. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the 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 primary concern in a review of lending activity is to determine whether home financing is available to all residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area/Metropolitan Division (MSA/MD).

Table 3-1~~Table 3-1~~ below displays the disposition of loan applications for the Los Angeles-Long Beach-Glendale MSA/MD per the 2019 Home Mortgage Discloser Act report. According to the data, applicants in the 120% MSA/MD median income or more had the highest rates of loans approved. Of that income category, applicants who reported as white ethnicity had the highest percentage of approval and number of applications. Applicants in the less than 50% of the MSA/MD median income categories showed higher percentages of denied loans than loans originated. According to the data, applicants who reported as White ethnicity were, on average, more likely to be approved for a loan than another race or ethnicity. [3]

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in Arcadia.

---

[1] International Code Council. (2021). Building Valuation Data. Available at https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/.
[2] Zillow. Arcadia CA Real Estate & Homes for Sale. Availabel at https://www.zillow.com/homes/Arcadia,-CA_rb/. Accessed on August 27, 2021.
[3] FFIEC- MSA/MD Aggregate Reports. (2019). Disposition of applications by income, race, and ethnicity of applicant. https://ffiec.cfpb.gov/data-publication/aggregate-reports/2019/CA/31084/5

Table 3-1: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD (2019)				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other**	**Total (Count)**
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	24.16%	57.30%	19.66%	178
Asian	36.54%	42.13%	23.50%	1,932
Black or African American	41.98%	28.82%	31.98%	2,120
Native Hawaiian or other Pacific Islander	20.33%	67.03%	14.29%	182
White	44.14%	30.93%	27.22%	11,384
Hispanic or Latino	39.00%	36.23%	27.28%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	36.97%	43.28%	22.27%	238
Asian	44.31%	34.08%	27.98%	2,873
Black or African American	42.75%	32.23%	29.11%	2,367
Native Hawaiian or other Pacific Islander	22.83%	62.20%	17.32%	254
White	48.99%	28.31%	27.75%	14,902
Hispanic or Latino	44.63%	32.50%	27.81%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.44%	33.33%	27.03%	111
Asian	51.15%	27.37%	27.37%	1611
Black or African American	47.33%	27.31%	28.91%	1124
Native Hawaiian or other Pacific Islander	35.48%	47.31%	20.43%	93
White	53.61%	23.41%	27.73%	6,887
Hispanic or Latino	50.10%	26.66%	27.42%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.05%	32.10%	29.26%	352
Asian	60.54%	19.94%	25.90%	5,869
Black or African American	49.93%	23.72%	30.51%	3,579
Native Hawaiian or other Pacific Islander	40.89%	39.86%	21.65%	291
White	60.13%	17.88%	27.40%	25,143
Hispanic or Latino	56.43%	20.69%	27.80%	16,541

120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.91%	23.88%	30.08%	871
Asian	62.94%	14.28%	27.54%	35,764
Black or African American	55.04%	19.47%	29.58%	11,611
Native Hawaiian or other Pacific Islander	54.18%	23.29%	27.19%	1052
White	64.87%	13.46%	25.98%	135,203
Hispanic or Latino	60.42%	16.47%	27.46%	42,722
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

C. Economic Constraints

Market forces on the economy and the subsequent trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, California was experiencing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. However, with the current COVID-19 pandemic, employment rates have been unstable. In May of 2020, unemployment within California increased to 15.6 percent. As of May 2021, the State's unemployment rate has declined to 7.9 percent.[4]

A 2021 California Association of Realtors (CAR) report found that homes on the market in Los Angeles County experienced a 25.1 percent year to year increase and cost an average of $707,050 in April 2021; approximately $42,950 lower than the Southern California median home price in the same month ($750,000).[5] According to the CAR First Time Buyer Housing Affordability Index, for 2021 the median value of a home in Los Angeles County was $580,010 with monthly payments (including taxes and insurance) of $2,830, requiring a minimum qualifying income of $84,900.[6] Homes and cost of living in the City of Arcadia was reported higher than the State median housing and living costs, almost double.[7] According to May 2021 data from Zillow, the median cost of a home is $1,131,169. Home values in the City have gone up 8.4% over the past year.[8]

2. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations affect the availability of land for housing and the cost of housing production, making it difficult to meet the demand for affordable housing and limiting supply in a region. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Arcadia has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing or create barriers to housing.

A. Land Use Controls

Cities in California are required by Law to prepare a comprehensive, long term General Plan to guide future development. The Land Use and Community Design Element of the General Plan establishes permitted

[4] California Employment Development Department. California unemployment rate improves to 7.9% in May 2021. (2021). Available at https://www.edd.ca.gov/newsroom/unemployment-may-2021.htm.
[5] California Association of Realtors (CAR). (2021). April home sales and price report. Available at https://www.car.org/aboutus/mediacenter/newsreleases/2021releases/apr2021sales.
[6] CAR. Housing Affordability Index- First-time Buyer. Available at https://www.car.org/marketdata/data/ftbhai. Accessed on August 27, 2021.
[7] Best Places. Cost of Living in Arcadia. Available at https://www.bestplaces.net/cost_of_living/city/california/arcadia. Accessed on August 27, 2021.
[8] Zillow. (2021). Arcadia Home Values. Available at https://www.zillow.com/arcadia-ca/home-values/.

land uses and development density throughout the City of Arcadia.[9] The following lists the land uses that permit residential developments and the allowable densities:

- *Residential Estates (RE)* (up to 2 du/ac) – The Residential Estates designation accommodates low-density and single-family residential neighborhoods. Permitted uses include single-family residences on a single lot, private tennis courts and similar facilities.
- *Very Low Density Residential (VLDR)* (up to 4 du/ac) – The Very Low Density Residential designation accommodates low-density single-family residential neighborhoods. Permitted uses include single-family residences on a single lot and private tennis courts and similar facilities.
- *Low Density Residential (LDR)* (up to 6 du/ac) – The Low Density Residential designation accommodates low-density single-family residential neighborhoods. Permitted uses are limited to single-family residences on a single lot.
- *Medium Density Residential (MDR)* (6 to 12 du/ac) – The Medium Density Residential designation accommodates varied housing types and sizes within a suburban neighborhood context. Permitted residential uses include detached and attached residences with private and/or shared yards and open space areas.
- *High Density Residential (HDR)* (12 to 30 du/ac) – The High Density Residential designation accommodates higher-density attached housing types for both renter and owner households within a neighborhood context. Such housing types generally are located near transit stops, along arterials and transit corridors, and within easy walking distance of shops and services.
- *Commercial (C)* (1.0 FAR and 30 to 80 du/ac) – The Commercial designation also allows a Residential Flex Overlay that allows residential development up to 30 du/acre without the need for a commercial component like mixed use zones. In addition, to provide the residential population that is required to support the uses in the downtown and around the Metro Gold Line transit station, residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use.
- *Horse Racing (HR)* (Maximum FAR – N/A) – The Horse Racing designation provides for the continued operation of the Santa Anita Park race track for horse racing and related activities and special events. Seasonal housing for employees is permitted as an ancillary use per Municipal Code standards.
- *Mixed Use (MU)* (Maximum FAR – 1.0, up to 30 du/ac) – The Mixed Use designation provides opportunities for commercial and residential mixed-use development that takes advantage of easy access to transit and proximity to employment centers, and that provide complementary mixes of uses that support and encourage pedestrian activity. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. Mixed commercial/office and residential tenancies and stand-alone commercial or office uses are allowed. However, exclusively residential buildings are not. The FAR maximum is applicable only to nonresidential component of a development.
- *Downtown Mixed Use (DMU)* (Maximum FAR – 1.0, up to 80 du/ac) – The Downtown Mixed Use designation provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses to locate within the City's downtown. Residential uses in a mixed-use development are permitted above ground floor commercial or adjacent to a commercial use. However, exclusively residential buildings are not allowed. A specific plan or zone change for the Downtown area will contain detailed development standards, infrastructure

[9]City of Arcadia. (2010). Land Use and Community Design Element. Available at https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/general%20plan/Land%20Use%20Element%20Update%20Final.pdf ., pg. 10

requirements, land use regulations, and implementation measures for coordinated development. The FAR maximum is applicable only to nonresidential component of a development.

State Density Bonus Law[10]

In accordance with State Law – Government Code Section 65915 – a housing development may increase the number of units above the maximum permitted and/or receive reductions in development standards in exchange for reserving units for very low, low income, and/or moderate income households or for seniors. These units must be restricted to their level of affordable for at least 55 years. A density bonus is applicable to projects which include at least 5 units and at least one of the following:

- 5% units restricted to very low income households;
- 10% units restricted to low income or moderate income households;
- 10% units restricted for transitional foster youth, disables veterans, or homeless;
- 20% units for low income student housing;
- A senior housing project;
- An age-restricted mobile home park; and/or
- Projects which include a childcare facility.

The City of Arcadia's municipal code states that a density bonus and applicable concessions are granted if an applicant for a housing development seeks and agrees to construct a development that contains low income, very-low income, moderate income, and/or senior housing units, as such outlined in the Government Code Section 65915(b)1. The amount of a density bonus and the extent of other incentives allowed will be determined by the Council in conjunction with the Government Code Section 65915. An additional density bonus incentive is granted if an applicant proposed to construct a housing development includes a childcare facility located on the premises of, as part of or adjacent to the project. If a density bonus and/or other incentives cannot be accommodated on a site due to strict compliance with the provisions of the City of Arcadia's Development Code, the Council may modify or waive other development standards as necessary to accommodate all bonus units and other incentives to which the development is entitled.

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the "base" portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BMRs. As of 2021, Government Code Section 65915 authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

[10]Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.15DEBOAFSEHO_9103.15.060FI. Accessed on August 27, 2021.

The City's Density Bonus program is determined in compliance with Government Code Section 65915, however, does not reflect AB 2345 which requires an allowance of up to 50% when the appropriate base BMR is proposed.11 The City of Arcadia has included a program in Chapter 10: Implementation Plan to evaluate and update the City's Municipal Code in compliance with state legislation. It is the City's goal and intention to remain up to date with most recent Density Bonus legislation throughout the 6th cycle as it applies to Arcadia.

B. Residential Development Standards[12]

The City of Arcadia's Municipal Code establishes residential zoning districts that permit a variety of developments and land uses in accordance with the General Plan Land Use Element. Table 3-2~~Table 3-2~~ provides the development standards established for each zoning district to guide appropriate development. The development standards include minimum lot size requirements, building setbacks, and lot coverage.

- *Residential Mountainous Zone (R-M)* – The R-M zone is intended to provide areas for detached single-family dwelling units on estate-type lots in the hillside and valley areas of the City and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates designation.
- *Very Low Density Residential Zone (R-0)* – The R-0 zone is intended to provide areas for detached single-family dwelling units on large lots and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Residential Estates, Very Low Density Residential, and Low Density Residential designations.
- *Low Density Residential Zone (R-1)* – The R-1 zone is intended to provide areas for detached single-family dwelling units and accessory uses compatible with the residential use of the zone. This zone implements the General Plan Very Low Density Residential and Low Density Residential designations.
- *Medium Density Residential Zone (R-2)* - The R-2 zone is intended to provide areas for a variety of dwelling types and accessory uses compatible with the residential use of the zone. Types of dwelling units include attached or detached single-unit and multi-unit homes and duplexes at a density of six to 12 dwelling units per acre. This zone implements the General Plan Medium Density Residential designation.
- *High Density Residential Zone (R-3)* – The R-3 zone is intended to provide areas for a variety of medium- to high-density residential development and accessory uses compatible with the residential use of the zone. Types of dwelling units include single-unit attached, townhomes, condominiums, and apartment structures at a density of 12 to 30 units per acre. This zone implements the General Plan High Density Residential designation.
- *Restricted High Density Residential Zone (R-3-R)* – The R-3-R zone is intended to provide areas for medium to high-density residential development at a density of 12 to 30 units per acre but restricted to one story in height. Accessory uses compatible with the residential use of the zone are also permitted. This zone implements the General Plan High Density Residential designation.

[11] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.15DEBOAFSEHO_9103.15.020DEBO. Accessed on August 27, 2021.
[12] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV2ZOALUSDEST_S9102.01REZO. Accessed on August 27, 2021.

Table 3-2: Development Standards

Development Feature	Zoning Designation								
	R-M	R-O	R-1	R-2	R-3-R	R-3	CBD	MU	DMU
Lot Standards									
Minimum Lot Area (SF)	15,000	R-0-30,000: 30,000 R-0-22,000: 22,000 R-0-15,000: 15,000 R-0-12,500: 12,500	R-1-15,000: 15,000 R-1-10,000: 10,000 R-1-7,500: 7,500	7,500	10,000	10,000	5,000	5,000	10,000
Minimum Lot Width									
At Front Property Line	100 ft; 44 ft for cul-de-sac lots	100 ft; 57 ft for cul-de-sac lots	75 ft; 44 ft for cul-de-sac lots	75 ft; 44 ft for cul-de-sac lots; 85 ft if reversed corner lot	100 ft	100 ft; 57 ft for cul-de-sac lots; 85 ft if reversed corner lot	-	-	-
At Front Setback Line	75 ft	100 ft; 85 ft on reverse corner lots	75 ft	75 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	-	-	-
Minimum Lot Depth	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	-	-	-
Structure Form and Location Standards									
Minimum Density (du/Acre)	1 unit per lot	1 unit per lot	1 unit per lot	2 units per lot	None	1 unit per 2,200 sf of lot area	-	-	-

Table 3-2: Development Standards

Development Feature	Zoning Designation								
	R-M	R-O	R-1	R-2	R-3-R	R-3	CBD	MU	DMU
Maximum Density (du/Acre)	1 unit per lot	1 unit per lot	1 unit per lot	1 unit per 3,750 sf of lot area	1 unit per 1,450 sf of lot area	1 unit per 1,450 sf of lot area	80 units per acre	30 units per acres	80 unit per acre
Minimum Setbacks									
Front	25 ft	35 ft	25 ft	25 ft	25 ft	25 ft	0 ft (10 ft maximum)	0 ft (10 ft maximum)	0 ft (10 ft maximum)
Side (Interior)	First or Single Story			10 ft	10 ft	10 ft	Abutting nonresidential or mixed-use zone		
	10 ft or 10% of lot width, whichever is greater, not exceeding 15 ft	10 ft or 10% of the lot width, whichever is greater	5 ft or 10% of the lot width, whichever is greater				0 ft	0 ft	0 ft
	Second Story						Abutting residential zone		
	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	10 ft or 20% of the lot width, whichever is greater				10 ft	10 ft	10 ft
							Side (Street side)		
							0 ft (10 ft max)	0 ft (10 ft max)	0 ft (10 ft max)
Corner (Street Side)	First or Single Story			25 ft	25 ft	25 ft	-	-	-
	20 ft	20 ft	20 ft						
	Second Story								
	20 ft	20 ft	20 ft						
Reverse Corner (Street Side)	First or Single Story			25 ft	25 ft	25 ft	-	-	-
	20 ft	25 ft	25 ft						
	Second Story								
	20 ft	25 ft	25 ft						

Table 3-2: Development Standards

Development Feature	Zoning Designation								
	R-M	R-O	R-1	R-2	R-3-R	R-3	CBD	MU	DMU
Rear	First or Single Story			10 ft	10 ft	10 ft	Abutting Nonresidential or Downtown Zone		
	25 ft	35 ft	25 ft				0 ft	0 ft	0 ft
	Second Story						Abutting Residential Zone		
	35 ft	35 ft	35 ft				20 ft	15 ft	15 ft
Maximum Height	16 ft and cannot exceed the maximum height of dwelling	16 ft and cannot exceed the maximum height of dwelling	16 ft and cannot exceed the maximum height of dwellings	30 ft	18 ft	30 ft*	60 ft	40 ft	60 ft
Maximum Number of Stores	2 stories	2 stories	2 stories	-	-	3 stories	-	-	-

Notes:
*- The Code allows up to 33 feet to accommodate ridge heights of roofs.

Landscaping Requirements[13]

The City of Arcadia Municipal Code requires landscaping of residential sites to include elements such as lawn, trees, and shrubs and for these elements to be maintained in a neat and orderly manner.

Zones R-M, R-0, and R-1:

- The front and street-side areas shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner.
- Hardscape materials, inclusive of driveways and pedestrian walkways but not including artificial turf, shall not cover more than 40 percent of the required front setback or street side.

Zones R-M:

- All cut or fill slopes exceeding six feet six inches in vertical height between two or more contiguous lots shall be planted with adequate plant material to protect the slope against erosion. The planting shall cover the bank within two years from the time of planting. The permittee, owner, or developer shall water the planted slopes at sufficient time intervals to promote growth.

Zones R-2, R-3, and R-3-R:

- The front and street-side areas shall be landscaped with lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manners
- Hardscape materials, inclusive of driveways and pedestrian walkways but not including artificial turf, shall not cover more than 40 percent of the required front setback or street side.

Site Coverage and FAR[14]

The City of Arcadia defines Floor Area Ratio (FAR) as:

Residential Floor Area Ratio: The floor area ratio shall be the numerical value obtained by dividing the aboveground floor area of any building(s) located on a lot by the net area of the lot.

Non-Residential Floor Area Ratio: The floor area ratio shall be the numerical value obtained by dividing the non-residential floor area of any building(s) located on a lot by the net area of the lot.

Minimum Unit Sizes

The City of Arcadia does not have minimum unit sizes. The lack of restrictions on unit sizes creates an opportunity for increased density in housing within the City which has less vacant land to accommodate housing. No restrictions on unit sizes in addition to zoning for higher intensity uses could allow for a higher number of smaller units such as micro-units.

Maximum Building Heights[15]

According to Division 2 of the City of Arcadia's Municipal Code, building structures may not exceed the height limit established by the lot's zone. The maximum building height in R-M, R-0 and R-1 is 25-30 ft depending on the width of the lot. R-2 and R-3 both have a maximum building height of 30 ft, or 33 ft with

[13] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.09LA. Accessed on August 27, 2021.
[14] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.01SIPLGEDEST. Accessed on August 27, 2021.
[15] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.01SIPLGEDEST_9103.01.050HEMEEX. Accessed on August 27, 2021.

a pitched roof, while R-3-R has a maximum building height of 18 ft. In comparison to surrounding communities, the City of Arcadia has extensive building height regulations that are described below:

Height Measurement

- *Structure Height.* Structure height is measured from the base to the highest point of the building—excluding the chimney.
- *Structure Height on Slopes with 20 Percent Grade.* Structures on slopes with 20 percent or greater grade are measure from the adjacent existing grade to the highest point of the building – excluding chimneys.
- *Porch Height.* Porch height is measured from the finished grade to the uppermost points of the railing, cornices, and other features. For recessed porches, height is measure to the uppermost point of the opening.
- *Height Regulations by Lot Width.* Some maximum building heights will vary based on the width of the lot. The lot width for determining height shall be measured from the front property line or at the required front setback line, whichever is greater.

Exceptions to Height Limits in All Zones

Maximum building heights in these areas do not apply to flagpoles and antennas. Height guidelines for these features are provided by §9103.01.050 of the City's zoning code.

Three-Story Projects

In 2016, the City changed the regulations in the R-2 and R-3 Zones (multi-family) and eliminated the number of stories within 30-foot height requirement to encourage higher-quality designs, to allow more units, and to align with the General Plan Goal LU-4 - "Promote high-quality and attractive multi-family residential neighborhoods that provide ownership and rental opportunities for people in all stages of life."

The Development Code currently allows development up to 30 feet in height or 33 feet in height if the proposed project has a pitched roof. Since this requirement has been in place, the City has approved 11 three-story developments under the existing regulations.

Parking Standards[16]

Off-street parking for residential uses is defined by the City of Arcadia in **Table 3-3~~Table 3-3~~.** These standards are considered the minimum required to preserve the public health, safety, and welfare of the community. An increase or decrease in the parking requirements may be determined by the Review Authority in particular circumstances where these requirements are inadequate for a specific project. These cases are determined through a parking study as outlined in Article IX, Chapter 1, Division 3, Section 9103.07.

Table 3-3: Off-Street Parking Requirements for Residential Uses

Land Use	Minimum Parking Spaces Required
Single-Family Housing	• 2 spaces per dwelling unit in a garage for units less than 5,000 square feet in size with up to 4 bedrooms.

[16] Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REAPALZOITPLGEDEST_S9103.07OREPALO. Accessed on August 27, 2021.

Table 3-3: Off-Street Parking Requirements for Residential Uses		
Land Use	**Minimum Parking Spaces Required**	
	• 3 spaces per dwelling unit in a garage for units 5,001 square feet or more in size and/or with 5 or more bedrooms.	
Accessory Dwelling Unit	• One on-site parking space (covered or uncovered)[2] Refer to Section 92102.01.080 for additional standards.	
Multi-Family Dwellings and Other Attached Dwellings	R-2, R-3, and the R-3-R Zones	• 2 covered spaces per unit • 1 guest parking space per each 2 units
Mixed Use Units	• 1 space per studio • 1.5 spaces per unit and 1 guest space for every 3 units	
Live/Work Units	• 1 space per unit and 1 space per 1,000 square feet of nonresidential floor area	
Senior Housing (when restricted to age 62 and older)	• For senior affordable apartment housing: 1 space per unit, and 1 guest space for every 4 units for assisted living facilities: 1.5 spaces per unit • For senior market rate housing: 2 spaces per unit	
Notes: (1) A tandem parking space may be allowed to satisfy the third required, or any non-required, parking space, subject to Design Review approval (2) Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances: a. The accessory dwelling unit is located within one-half mile of public transit. b. The accessory dwelling unit is located within an architecturally and historically significant historic district. c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure. d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. e. When there is a car sharing vehicle located within one block of the accessory dwelling unit.		

The parking requirements for the City of Arcadia are similar to the requirements set by a neighboring jurisdiction, the City of Sierra Madre. Both cities require two~~2~~ parking spaces per dwelling unit for single family housing zones. Furthermore, for multi-family housing, both cities require two~~2~~ covered spaces per unit and one~~1~~ guest parking space per two~~2~~ units. From these similarities, it should be reasonable to consider Arcadia's parking requirements as practical and meeting the needs of its residents and guests.

However, parking requirements could be viewed as a constraint to providing fair housing. By requiring parking spaces based on unit amount or the size of a unit, housing development is restricted. Less housing development takes place overall since space must be left to accommodate parking. Parking permit programs through residential developments and neighborhoods could also be considered a constraint on fair housing. Since these parking permits could present a financial burden for those who are required to use them, low-income families could be deterred from living in areas where they are required. The City will continue to monitor fees in order to ensure they do not become a constraint.

Definition of a Family

Per Arcadia Municipal Code §9109.01.070, a family is defined as a group of persons, whether related or unrelated, who live together in a non-transient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibility such as meals, chores and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code.

C. Homeowners Association Areas

The City of Arcadia Municipal Code has established different developmental standards for Homeowners Association Areas within single-family residential zones R-M, R-0, and R-1. The documented Homeowners Associations within the code include the Santa Anita Village, Highland Oaks, Upper Rancho, Lower Rancho, and Santa Anita Oaks HOAs. Their allowable Floor Area Ratios (FARs) are documented **in** Table 3-4~~Table 3-4~~**.** Table 3-5~~Table 3-5~~ documents other applicable development standards such as minimum setbacks, maximum lot coverages, maximum number of stories, and more, for homeowner association areas.

Table 3-4: Floor Area Ratio Standards for Homeowners Association Areas
Single-Family Residential Zones (R-M, R-0, and R-1)

Maximum Floor Area in Specific Homeowners Association Areas	
HOA and Lot Size	Floor Area Ratio
Santa Anita Village and Highland Oaks HOAs	
Less than 10,000 sf	35% of lot area
10,001 – 15,000	3,500 sq ft plus 25% of lot area over 10,000 sq ft
15,001 – 20,000	4,750 sq ft plus 10% of lot area over 15,000 sq ft
20,001 – 30,000	5,250 sq ft plus 10% of lot area over 20,000 sq ft
30,000 +	6,250 sq ft plus 10% of lot area over 30,000 sq ft
Upper Rancho HOA	
Less than 10,000 sf	45% of lot area
10,001 – 15,000	4,500 sq ft plus 40% of lot area over 10,000 sq ft
15,001 – 20,000	6,500 sq ft plus 30% of lot area over 15,000 sq ft
20,001 – 30,000	8,000 sq ft plus 25% of lot area over 20,000 sq ft
30,000 +	13,000 sq ft plus 32% of lot area over 40,000 sq ft
Lower Rancho and Santa Anita Oaks HOA	
Less than 10,000 sf	37% of lot area
10,001 – 15,000	3,700 sq ft plus 37% of lot area over 10,000 sq ft
15,001 – 20,000	5,500 sq ft plus 20% of lot area over 15,000 sq ft
20,001 – 30,000	6,550 sq ft plus 20% of lot area over 20,000 sq ft
30,000 +	8,550 sq ft plus 15% of lot area over 30,000 sq ft
Incentive for One-Story Homes in all HOA Areas	
3% of the lot area in additional floor area	

Table 3-5: Additional Development Standards for Homeowners Association Areas

Single-Family Residential Zones (R-M, R-0, R-1)

Development Feature	Zoning Designation				
	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)
Minimum Setbacks					
Front	25 ft	25 ft	35 ft	65 ft Exceptions: Tract 13544 and 11013 shall be a minimum of 55 ft abd Tract 14565 shall be a minimum of 50 ft	50 ft
Side – first or single story					
Interior	5 ft or 10% of the lot width, whichever is greater	R-M: 10 ft or 10% of lot width, whatever is greater but not to exceed 15 ft as a required setback R-1: 6 ft or 10% of the lot width, whichever is greater	10 ft or 10% of the lot width, whichever is greater	10 ft or 10% of the lot width, whichever is greater	15 ft
Corner (street side)	20 ft	20 ft	20 ft	20 ft	20 ft
Reverse Corner (street side)	25 ft	R-M: 20 ft R-1: 25 ft	25 ft	25 ft	25 ft

Table 3-5: Additional Development Standards for Homeowners Association Areas

Single-Family Residential Zones (R-M, R-0, R-1)

Development Feature	Zoning Designation				
	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)
Side – second story					
Interior	10 ft or 20% of the lot width, whichever is greater	R-M: 15 ft or 20% of lot width, whatever is greater R-1: 10 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater	15 ft or 20% of the lot width, whichever is greater
Corner (street side)	20 ft	20 ft	20 ft	20 ft	20 ft
Reverse Corner (street side)	25 ft	R-M: 20ft R-1: 25ft	35 ft	35 ft	35 ft
Rear					
First or single story	25 ft	25 ft	35 ft	35 ft	40 ft
Second Story	35 ft	35 ft	35 ft	35 ft	35 ft
Maximum Lot Coverage					
1-story dwellings	45%	45%	45%	45%	45%
2-story dwellings	35%	35%	35%	35%	35%
Maximum number of stories	2 stories	2 stories	2 stories	2 stories	2 stories
Maximum Street-Facing Porch Height	14 ft	14 ft	14 ft	14 ft	14 ft
Encroachment Plane					
Front Property Line	30 degrees	R-M: 40 degrees R-1: 30 degrees	30 degrees	30 degrees	30 degrees
Interior Rear and/or Interior Side	N/A	N/A	N/A	N/A	N/A

Table 3-5: Additional Development Standards for Homeowners Association Areas

Single-Family Residential Zones (R-M, R-0, R-1)

Development Feature	Zoning Designation				
	Santa Anita Village (R-1)	Highlands (R-M and R-1)	Lower Rancho (R-0)	Santa Anita Oaks (R-0)	Upper Rancho (R-0)
Corner Street Side Property Line	40 degrees	40 degrees	40 degrees	40 degrees	40 degrees
Maximum Height	25 ft	R-M: 25 ft for lots less than 71-foot lot width; an additional 1 ft in height for every additional 1 ft in lot width up to 75 ft lot (30 ft height) 80-85 ft lot width: 31 ft, 85'-1"-90 ft lot width: 32 ft, 90'-1"- 95 ft lot width: 33 ft, 95'-1"-100 ft lot width: 34ft, 100'-1" + ft lot width: 35 ft R-1: Less than 75 ft lot width: 25 ft, 75'-94 ft lot width: 27ft, 94'-1"-114 ft lot width: 29ft, 114'-1" ft lot or larger width: 30 ft	25 ft for lots less than 75-foot lot width 30 ft for lots with 75-foot width or greater	25 ft for lots less than 75-foot lot width 30 ft for lots with 75-foot width or greater	25 ft for lots less than 75-foot lot width 30 ft for lots with 75-foot width or greater

Notes:

1. In cases where the underlying zoning's Development Standard is greater than the requirements stated in Table 2-2, Additional Development Standards for Homeowners Association Areas Single-family Residential Zones (R-M, R-0, R-1), the underlying zoning shall be used unless an exception is specifically identified.

D. Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount, and type of development. Growth management measures allow cities to grow responsibly and orderly, however, if overly restrictive, they can produce constraints to the development of housing, including accessible and affordable housing. There are currently no growth management measures in Arcadia.

E. Specific Plans

The purpose of a Specific Plan is to implement the goals and objectives of a city's General Plan in a more focused and detailed manner that is area and project specific. The Specific Plan process promotes consistency and an enhanced aesthetic level throughout the identified project area. Specific Plans contain their own development standards and requirements that may be more restrictive than those defined for the City as a whole.

Seabiscuit Pacific Specific Plan – Lea Meridiean Hotel and Mixed Use Project (SP-SP)[17]

The Seabiscuit Pacific Specific Plan consists of a 6.15-acre mixed-use project, consisting of a 234-unit Marriott Full Service Hotel and 8-story mixed-use residential site with 96 dwelling units. The project proposed 595 total parking spaces on surface and parking garage settings. According to Section 1.3 of the Specific Plan, the Seabiscuit Pacifica Specific Plan was developed with the overall framework of the City of Arcadia's development standards, except for a few guidelines, customized for the specific plan. It should be noted that if not mentioned in the following guidelines, the City of Arcadia's development standards should prevail:

- Height Limit
- Buildings in Zone H may exceed the height defined by its zone, yet shall not exceed:
    - Zone H4 - Four stories or forty-five feet
    - Zone H5 - Five stories or fifty-five feet
    - Zone H6 - Six stories or sixty-five feet
    - Zone H7 - Seven stories or seventy-five feet
    - Zone H8 - Eight stories or ninety-five feet

Landscaping

- There are many new trees, shrubs, and ground covers that have been planted to enhance the aesthetics of the site. The project landscaping plans attempted to preserve the existing mature trees onsite to the extent feasible, based on the tree assessment.

Signs

- Typical directional and room designation signage conform with City of Arcadia code requirements.

F. Variety of Housing Types Permitted

California Housing Element Law mandates that jurisdictions must make sites available through zoning and development standards to promote the development of a variety of housing types for all socioeconomic levels

[17] Seabiscuit Pacifica Specific Plans. (2018). Available on https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/specific%20plans/3.FinalAmendedSPSP_62018.pdf.

of the population. Housing types include single-family homes, multi-family housing, accessory dwelling units, factory-built homes, mobile-homes, employee and agricultural work housing, transitional and supportive housing, single-room occupancy (SROs), and housing for persons with disabilities. Table 3-6~~Table 3-6~~ shows the various housing types permitted throughout the City of Arcadia.

Table 3-6: Housing Types Permitted in Arcadia																			
Land Uses																			
Housing Types	**Residential**						**Commercial**			**Industrial**	**Downtown Zones**					**Special Purpose Zones**			
	R-M	**R-0**	**R-1**	**R-2**	**R-3**	**R-3R**	**C-O**	**C-G**	**C-R**	**M-1**	**CBD**	**MU**	**DMU**	**C-M**	**PF**	**OS-OR**	**OS-RP**	**RR**	**S-1**
Single-Family	P	P	P	P	P	-	NA	NA	NA	NA	-	-	P	-	NA	NA	NA	NA	NA
Multi-Family	-	-	-	P	P	P	NA	NA	NA	NA	M	M	M	-	NA	NA	NA	NA	NA
Two-Family Dwelling	-	-	-	P	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Accessory Dwelling Unit	A	A	A	A	A	A	NA	NA	NA	NA	A	A	A	-	NA	NA	NA	NA	NA
Junior Accessory Dwelling Unit	A	A	A	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Residential Care Facility - Six or fewer persons	P	P	P	P	P	P	NA	NA	NA	NA	-	-	P	P	NA	NA	NA	NA	NA
Residential Care Facilities - Seven or More Persons	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA

Supportive Housing - Housing Type	-	-	-	P	P	P	NA	NA	NA	NA	M (UF)	M (UF)	M (UF)	-	NA	NA	NA	NA	NA
Supportive Housing - Residential Care Facility Small Type	P	P	P	P	P	P	NA	NA	NA	NA	-	-	C	C	NA	NA	NA	NA	NA
Supportive Housing - Residential Care Facility Large Type	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA
Transitional Housing - Housing Type	-	-	-	P	P	P	NA	NA	NA	NA	M (UF)	M (UF)	M (UF)	-	NA	NA	NA	NA	NA
Transitional Housing - Residential Care Facility Small Type	P	P	P	P	P	P	NA	NA	NA	NA	-	-	-	C	NA	NA	NA	NA	NA
Transitional Housing - Residential Care Facility Large Type	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA
Boarding House	-	-	-	-	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Emergency Shelter	NA	NA	NA	NA	NA	NA	-	-	-	P	NA	NA	NA	NA	NA	NA	NA	NA	NA
Hotel and Motel	NA	NA	NA	NA	NA	NA	-	C	-	-	C	C	C	C	NA	NA	NA	NA	NA
Live/Work Unit	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	M	M	M	-	NA	NA	NA	NA	NA

Notes:
P – Permitted
A – Permitted as an Accessory Use
M – Minor Use Permit Required
C – Conditional Use Permit Required
(UF)- Uses are Permitted on Upper Floor only
NA- No Information
Source: City of Arcadia Municipal Code, Division 2: Zones, Allowable Uses, and Development Standards

Single-Family Dwelling

Single-Family Dwellings are defined by the City of Arcadia's Zoning Code as a detached structures containing no more than one dwelling unit which, regardless of form of ownership, is designed and/or used to house not more than one household. Single-Family Dwellings are permitted in the R-M, R-0, R-1, R-2, R-3 residential zones.

Multi-Family Dwelling

Multi-Family Dwellings are defined by the City of Arcadia's Zoning Code as a structure or portion thereof containing three or more dwelling units designed for the independent occupancy of three or more households. Multi-Family Dwellings are permitted in the R-3 and R-3-R residential zones and can be permitted in downtown zones CBD, MU and DMU with a minor use permit.

Two-Family Dwelling

Two-Family Dwellings are defined by the City of Arcadia's Zoning Code as a building containing two complete dwelling units designed for the independent occupancy of two households. Two-Family Dwellings are permitted in residential zones R-2, R-3, and R-3-R.

Accessory Dwelling Unit

Accessory Dwelling Units are defined by the City of Arcadia's Zoning Code as an attached or detached unit which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as an existing qualified primary dwelling unit as situated and is no larger than 850 square feet for one bedroom or 1,000 square feet for two bedrooms. Accessory Dwelling Units are permitted as an accessory use in R-M, R-0, R-1, R-2, R-3, R-3-R residential zones as well as CBD, MU and DMU zones.

Junior Accessory Dwelling Unit

Junior Accessory Dwelling Units are defined by the City of Arcadia's Zoning Code as an accessory dwelling unit that is contained entirely within an existing or proposed single family structure and is not more than 500 square feet in area, which provides independent living facilities, including provisions for cooking and either separate or shared sanitation on the same parcel as an existing qualified primary dwelling unit is situated.

Residential Care Facility- Small and Large

A Residential Care Facility is defined by the City of Arcadia's Zoning Code as any facility, place, or building which is maintained and operated to provide 24-hour 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 individual. The Housing type, Residential Care Facility, is defined as one residence that operates as a group living facility, where the residents share a common living area and kitchen. Residential Care facilities with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones. Residential Care Facilities with more than seven persons (large), excluding staff, is permitted with a conditional use permit in C-O and C-G commercial zones.

Supportive Housing – Housing Type, Small, and Large

The term Supportive Housing (per California Government Code Section 65582[f], as may be amended) shall mean a dwelling unit occupied by a target population, with no limit on length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means

persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Supportive Housing - Housing Type is defined as two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Supportive Housing - Residential Care Facility Small Type is defined as one residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Supportive Housing - Residential Care Facility Large Type is defined as a residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Supportive Housing (Housing Type) is permitted in ~~R-2, R-3, and R-3-R as well as in~~ CMD, MU, DMU with a minor use permit for upper floors only. Supportive Housing with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones. Supportive Housing with more than seven persons (large), excluding staff, is permitted with a conditional use permit in C-O and C-G commercial zones.

The City will update its Municipal Code to align with AB 2162 (Supportive Housing Streamlined Approvals) as outlined in Program 5-24.

Transitional Housing – Housing Type, Small, and Large

The term Transitional Housing (per California Government Code Section 65582[h], as may be amended) shall mean buildings configured as rental housing developments, –but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. Transitional housing may be designed as a residential group living facility or as a regular residential use and includes the following:

Transitional Housing - Housing Type is defined as two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided.

Transitional Housing - Residential Care Facility Small Type is defined as one residential facility on a parcel with six residents or fewer (including minor children), excluding staff, that operates as a group living facility, where the residents share a common living area and a kitchen.

Transitional Housing - Residential Care Facility Large Type is defined as a residential facility with seven or more residents that operates as a group living facility where the residents share a common living area and a kitchen.

Transitional Housing (Housing Type) is permitted in ~~R-2, R-3, and R-3-R as well as in~~ CMD, MU, DMU with a minor use permit for upper floors only. Transitional Housing with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones as well as C-M commercial zone.

Transitional Housing with more than seven persons (large), excluding staff, is permitted with a conditional use permit in the C-O and ~~,~~C-G commercial zones.

The City will update its Municipal Code to align with the Emergency and Transitional Housing Act of 2019 as outlined in Program 5-24.

Boarding House

Boarding Houses are defined by the City of Arcadia's Zoning Code as a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without cooking facilities in the rooms and/or for groups, are rented to individuals, persons or groups under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in residence. Boarding houses are not permitted in residential zones.

Emergency Shelter

Emergency Shelter is defined by the City of Arcadia's Zoning Code as housing with minimal supportive services for homeless persons that is limited to an occupancy time of six months or less. Emergency Shelter cannot be denied because of a person's inability to pay. ~~Emergency Shelters are permitted in the M-1 industrial zone.~~

The City permits emergency shelters by-right without a discretionary approval process in the Light Industrial (M-1) zone. Emergency shelters are subject to the same development standards as an industrial building. The M-1 zone encompasses approximately 118 acres of land in the southernmost part of the City. It is mostly made up of large parcels with existing uses that are older and underutilized, including many warehousing uses. Such uses can be converted to accommodate emergency shelter use. Properties in the M - 1 zone are also located close to or along major arterials and thus easily accessible to transit and other services.

The existing management standards and use standards and can be found in Section 9104.02.140 of the City's Development. Emergency shelters are required to have onsite management and onsite security during all hours of operation. Emergency shelters are not allowed to have designated exterior waiting areas or client intake areas.

The City has committed to Program 5-24~~XXX in order to allow emergency housing in XX zones.~~to comply with the Emergency and Transitional Housing Act of 2019. Adoption of this program would change parking requirements for emergency shelters to only account for staff parking. By doing this, planning for emergency shelters and finding the space for them will be more efficient and therefore more effective if an emergency shelter is needed.

Hotel and Motel

Hotel is defined by the City of Arcadia's Zoning code as a commercial establishment offering overnight visitor accommodations, but not providing room rentals on an hourly basis. Motel is defined by the Zoning Code as a lodging establishment typically featuring a series of rooms whose entrances are immediately adjacent to a parking lot. Hotel and Motel is permitted with a conditional use permit in C-G, CBD, MU, DMU and C-M zones.

Live/Work Unit

A Live/Work unit is defined as a unit that combines a work space and incidental residential occupancy for use by a single household. The working space is reserved for and regularly used by one or more occupants of the unit. Living space includes, but is not limited to, a sleeping area, a food preparation area with reasonable work space, and a full bathroom including bathing and sanitary facilities which satisfy the provisions of applicable codes. Live/Work Units are permitted in the CBD, MU and DMU zones with a minor use permit.

Single-Room Occupancy

A Single-Room Occupancy (SRO) is defined as a building or buildings constructed or converted for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping spaces are combined. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single-Room Occupancy. Single-Room Occupancies are permitted in all multi-family residential zones (R-2, R-3 and R-3-R) either through supportive housing, transitional housing, or residential care facility. SROs are permitted as a stand-alone use.

Employee Housing

Employee housing is permitted in the Special Use Zone for the Santa Anita Racetrack (S-1). While the City is compliant with the Employee Housing Act, the City does not have a definition of Employee Housing in its Municipal Code and has committed to Program 5-24 to add a definition of Employee Housing that is compliant with State Law. ~~has committed to Program 5-XXX in order to better define employee housing in the municipal code.~~

Mobile Homes

Mobile homes may be used as temporary workspaces in construction spaces and for short term use up to 12 months. Mobile homes are not permitted for long term use as housing or workspaces.

Manufactured Homes

Manufactured homes are defined as a structure either wholly or mainly manufactured at an off-site location and is assembled on site on a permanent foundation with permanent service connections. The definition does not include a mobile home, mobile accessory structure, or an automobile trailer or recreational vehicle. Manufactured homes are permitted in the City of Arcadia as a temporary accessory use.

Short Term Rentals and Unoccupied Housing

The City of Arcadia's Short Term Rental Ordinance prohibits short term rentals allowing for more housing supply for Arcadia residents. Additionally, the City of Arcadia maintains an unoccupied housing registry. The unoccupied housing registry requires that owners of unoccupied homes pay a fee and register their homes as unoccupied. The annual fee for an unoccupied home is $1,492 annually.[18] This is not considered a constraint to fair housing as the fee provides an incentive to keep housing occupied to the extent that owners can.

G. Housing for Persons with Disabilities

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to access housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building

[18] City of Arcadia, Unoccupied Housing Fee, available at https://www.arcadiaca.gov/shape/development_services_department/neighborhood_services/code_services___enforcement/unoccupied_residences___registration.php.

codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation[19]

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City of Arcadia's Municipal Code defines an individual with a disability as a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment. These individuals are protected under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). The Code specifies that reasonable accommodation must be granted if all of the following findings are made:

- The housing, which is the subject of the request, will be used by individual disabled as defined under the Acts.
- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including, but not limited to, land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.
- There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices.

To be considered for a reasonable accommodation, the Development Services Director must approve or conditionally approve an application, followed by a ten-day public notice to adjacent property owners. The decision may be appealed to the Planning Commission for review. An application for reasonable accommodation must include all of the following:

- Certification and documentation that the applicant is a person with disability or representing a person(s) with disability.
- The name and address of the person requesting reasonable accommodation.
- The name and address of the property owner(s).
- A description and diagram depicting the reasonable accommodation requested by the applicant.

[19] Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV7PEPRPR_S9107.17REAC. Accessed on August 27, 2021.

- An explanation of how the requested accommodation is necessary to provide the person(s) with disability equal opportunity to use and enjoy the residence.
- The director may request additional information from the applicant if the application does not provide sufficient information to make the findings required in Section E.
- Fee as established through the city's fee schedule, if the project requires another discretionary permit, the fee(s) for all other discretionary permits shall be paid.
- If an individual needs assistance in making the request for reasonable accommodation, the city will provide assistance to ensure the process is accessible.

In the past year, the City received 6 applications for reasonable accommodations. 3 of the applications were approved and 3 were closed because the applicant decided not to pursue the project. The City will implement Program 5-31: Fair Housing -to further reduce barriers to provide reasonable accommodations.

H. Development Fees

Residential developers are subject to a variety of permitting, development, and impact fees in order to access services and facilities as allowed by State law. The additional cost to develop, maintain, and improve housing due to development fees result in increased housing unit cost, and therefore is generally considered a constraint to housing development. However, fees are necessary to provide planning and public services in Arcadia.

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-7**~~**Table 3-7**~~ provides the planning processing fees, **Table 3-8**~~**Table 3-8**~~ provides the permit processing fees, and Error! Reference source not found.~~**Table 3- 9.**~~ provides development impact fees for the City. Planning processing, permit processing, and development impact fees are available on the City's website.

Table 3-7: Planning and Land Use Fees		
Fee Type		**Fee**
Site Plan and Design Reviews (Multiple Family)	New, Up to 20 Dwelling Units	$2,750
	Amendment, Up to 20 Dwelling Units	$1,610
	New, 21+ Dwelling Units	$6,821
	Amendment, 21+ Dwelling Units	$2,391
	Remodel/Addition	$1,618
Site Plan and Design Reviews (Single Family)	New	$2,245
	New - Amendment	$1,059
	Remodel/Addition	$1,131
	Remodel/Addition - Amendment	$507
Historic Preservation	Designation of a Local Landmark	$1,890
	Designation of a Historic District	$2,625
	Mills Act Contract Application	$1,050
	Certificate of Appropriateness (Major)	$1,680
	Certificate of Appropriateness (Minor)	$945
Certificate of Demolition	Director's Review	$187
	Referred to Planning Commission	$1,260 (plus CEQA Fees)
	Appeal	$630
Conditional Use Permit	New	$2,934
	Amendment	$1,940
	Extension	$133
	Appeal	$630
Minor Use Permit	New	$1,410
	Amendment	$721
	Appeal	$630
Variance	New	$2,564
	Amendment	$1,748

Table 3-7: Planning and Land Use Fees		
Fee Type		**Fee**
	Appeal	$630
Administrative Modifications	Minor Director's Review	$626
	Major Director's Review	$1,112
	Reasonable Accommodation	$1,260
	Commission's Review	$2,330
	Appeal	$630
	Extension	$187
Reasonable Accommodation		$1,260
Home Occupation Permits*	Administrative	$40
	Hearing	$263
Determination of Use		$1,927
Specific Plan	Application	$8,892
	Amendment	$4,771
General Plan Amendment		$7,303
Text Amendment		$4,900
Zone Change		$6,783
Planned Developments		$7,828
Subdivisions	Lot Line Adjustment w/Certificate of Compliance	$1,770
	Tentative or Vesting Tentative Parcel Map	$1,276
	Tentative or Vesting Tentative Tract Map for Family Lots (+$30 for each lot above 5)	$2,360
	Tentative or Vesting Tentative Tract Map for Condominiums	$1,359
	Appeal	$630
	Extension	$257
	Final Map	$1,634
	Parcel Map Waiver	$762

Table 3-7: Planning and Land Use Fees		
Fee Type		**Fee**
	Amendment to an Approved Tentative Map and/or conditions and/or conditions	$1,022
	Lot Mergers	$1,354
	Certificate of Compliance	$838
Environmental Review (CEQA)	Initial Study - Negative Declaration/Mitigated Neg. Dec.	$1,575
	Environmental Impact Report (EIR)	At Cost
	LA County Clerk Posting/Processing	$75
CA Dept. of Fish & Wildlife Filing with NOD	Negative Declarations (ND & MND)	$2,480.25
	Environmental Impact Report (EIR) Environmental Document per a Certified Regulatory Program (CRP)	$3,445.25
	Environmental Document per a Certified Regulatory Program (CRP)	$1,721.25
Temporary Use Permit*	Application	$574
	Council Review	$1,437
Zoning Clearance		$285
Development Agreement		At Cost
Development Agreement Amendment		At Cost
Development Agreement Periodic Review		$1,034
Covenant Preparation		$327
General Plan Document*		$75
General Plan Land Use Map*	27 x 35 map	$25
	11 x 17 map	$2
Zoning Map*	27 x 35 Map	$25
	11x 17 Map	$2
Accessory Dwelling Unit	Zoning Clearance	$285
	Covenant	$327

Table 3-7: Planning and Land Use Fees	
Fee Type	**Fee**
Source: City of Arcadia. (2021). Planning Fees. Available at https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/planning/Planning%20Fees%20(with%205%20percent%20ROUNDED)%207-1-21.pdf *Note:* • *All fees include a 5% General Plan Update fee except for those marked with an asterisk (*).* • *All fees are the same for multiple family and single family unless otherwise indicated.*	

Table 3-8: Permit Processing Fees	
Valuation	**Fee**
$1.00 to $500	$40.65
$501 to $2,000	$40.65 for the first $500.00 plus $4.20 for each additional $100.00 or fraction thereof, to and including $2,000.00
$2,001 to $25,000	$103.65 for the first $2,000.00 plus $16.70 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001 to $50,000	$487.75 for the first $25,000.00 plus $12.75 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001 to $100,000	$806.50 for the first $50,000.00 plus $8.35 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001 and up	$1,224.00 for the first $100,000.00 plus $6.90 for each additional $1,000.00 or fraction thereof.

Table 3- 9: Development Impact Fees		
Fee Type	**Planning Fee[1]**	**Building Fees**
Single-family Detached	$2,245	$2.85 per SF
School Fees (Residential)		$4.08 per SF
Single Family/Condo/Townhome		$1,983 per unit
Multi-family (up to 20 units)	$2,750	$3.73 per SF
Multi-family (21 or more units)	$6,821	$3.73 per SF
School Fees (Residential)		$4.08 per SF
Apartment		$1,229 per SF
Condo/Townhome		$1,983 per SF
Assisted Living		$343 per unit
Notes: [1] These fees can be partially waived for affordable units		

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from $23,063.66 to $27,193.91. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from $196,978.06 to $201,108.31. See **Table 3-10**~~**Table 3-11**~~ and **Table 3-11**~~**Table 3-12**~~ for a cost breakdown.

These estimates are illustrative in nature and that actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Arcadia, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees range from approximately 2.19% percent to 2.2% percent of the direct cost of development for a single-family residential project and 1.7% percent to 2% percent for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities, therefore the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

Table 3-10: Land and Construction Costs	
Single Family	**Multi-Family**
Land Cost (9,000 sf lot)[1]: $915,030	Land Cost (43,560 sf lot): $4,428,745.20
Construction Cost (3,000 sf structure)[2]: $416,370	Construction Cost (2 story – 34,848 sf structure)[3]: $4,362,272.60
Total Cost	
$1,331,400	***$8,791,017.80***

Notes:
1- Land Cost: $101.76 sq.ft. average land value
2- Construction Cost: $138.79/sf for single-family
3- Construction Cost: $125.18/sf for multi-family

Table 3-11: Total Development and Impact Fees Cost Breakdown			
Single Family		**Multi-Family**	
Low Estimate	**$23,063.66**	***Low Estimate***	**$196,978.06**
Site Plan (New)	$2,245	*Site Plan (New)*	$2,750
Home Occupation Permits	$303	*Home Occupation Permits*	$303
Permit Processing Fees for $100,001 and Up	$9,720.66	*Permit Processing Fees for $100,001 and Up*	$61,192.02
School Fees (Single Family Detached)	$10,795 (Including Planning Fee)	*School Fees (Multi-Family up to 20 units)*	$132,733.04 (Including Planning Fee)
High (+CEQA) Estimate	**$27,193.91**	***High (+CEQA) Estimate***	**$201,108.31**
Site Plan (New)	$2,245	*Site Plan (New)*	$2,750
Home Occupation Permits	$303	*Home Occupation Permits*	$303
Permit Processing Fees for $100,001 and Up	$9,720.66	*Permit Processing Fees for $100,001 and Up*	$61,192.02
School Fees (Single Family Detached)	$10,795 (Including Planning Fee)	*School Fees (Multi-Family up to 20 units)*	$132,733.04 (Including Planning Fee)
Environmental Review (Initial Study)	$1,575	*Environmental Review (Initial Study)*	$1,575
LA County Clerk Processing	$75	*LA County Clerk Processing*	$75
CA Dept of Fish and Wildlife Filing with NOD (Negative Declarations)	$2,480.25	*CA Dept of Fish and Wildlife Filing with NOD (Negative Declarations)*	$2,480.25

Table 3- 12: Percent of total Direct (Available) Costs:			
Single Family		**Multi-Family**	
Low	1.7%	Low	2.19%
High	2%	High	2.2%

When compared to development fees from surrounding jurisdictions, the City of Arcadia's fees are ~~on the higher end~~higher in comparison. For example, a permit that has a value between $1.00 and $500.00

requires a fee of $37.85 in Monrovia[20], $29.00 in Pasadena[21], and $40.65 in Arcadia. While the fees appear high, they would ~~d~~only make up approximately 2 percent of total costs to building in Arcadia. Therefore, they are not a constraint.

I. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. Additional requirements for improvement implementation can be found in the Arcadia Municipal Code (AMC) § 9105.09. Per the municipal code, improvements are required to be installed or agreed upon by a subdivider as a condition precedent to filing a final map or parcel map. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements can represent a significant share of the cost of producing new housing. All improvements shall be constructed in compliance with the standards approved by the City Engineer. Requiring improvements may inflict the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on- and off-site improvements is reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines. The City of Arcadia requires that subdivisions of four or fewer or five or more lots shall provide improvements such as full width grading, full height Portland cement concrete curbs and gutters, full width roadway paving, installation of incidental drainage facilities, street signs, sidewalks, streetlights on public streets, and any other improvements for traffic and drainage needs as are required for the appropriate development of the division of land. These improvements are necessary for the safety and well-being of residents. ~~However, since these improvements are necessary to build adequate housing, they~~Since they are necessary, they would not be a constraint to housing development.

Building Codes and Enforcement

The City has adopted the 2019 California Building Code as the basis of its building code, including the ancillary information within the tables, attachments, addendums, and footnotes per AMC Article VIII. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adopted California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The 2019 California Building Standards Code is the newest edition with an effective date of January 1, 2020. The City has amended the Building Code. Some amendments include further regulating the slopes into subterranean parking, acoustic requirements, and not allowing mechanical or plumbing infrastructure to run between share walls in condominiums. These amendments would not put a constrain

[20] City of Monrovia. 2021. Schedule of Fees & Charges- Fiscal Year 2021-2022. Available at https://www.cityofmonrovia.org/home/showpublisheddocument/26154/637641916081730000.
[21] City of Pasadena. 2021. *General Fee Schedule Update.* Pg. 8. Available at https://www.cityofpasadena.net/finance/wp-content/uploads/sites/27/FY-2022-Adopted-General-Fee-Schedule.pdf?v=1631111377237.

on housing development as they do not relate to the provision of housing nor the affordability of housing units.

In partnership with the people of Arcadia, the Code Services Division monitors and enforces the ordinances in the Arcadia Municipal Code adopted by the Arcadia City Council to help maintain and promote a healthy, safe, and pleasant environment for everyone to live, work, and play. The Code Enforcement program in Arcadia is designed to keep housing safe and protect the general welfare of the community and is a complaint-based system. Like most small cities, Arcadia does not have a large code services staff and thus is not proactive when it comes to evaluating properties throughout the City for code violations. From 2018 through 2021, Code Enforcement staff indicated that there were 4,419 ~~property maintenance~~ code enforcement cases opened in Arcadia. An "opened" case simply refers to an issue raised on a property that must be reviewed or investigated. This does not mean there was any specific follow up, just that a case was opened for review. Of these opened cases, approximately 2,367 of the cases were related to "Property Maintenance", is a very broad category of issues that includes everything from landscaping issues, to trash cans being left out, to junk and debris, to parking issues. Far and away the two most common complaints in Arcadia when it comes to property maintenance are landscaping problems and trash cans being left out too long.

The vast majority of these Code enforcement cases are simply notices of violation designed to inform property owners or renters of some type of issue. These are not citations, nor do they carry any monetary penalty. Further, a very small minority of these cases ripen into citations that are related to building maintenance or substandard housing conditions (only 151 of these during this four-year period). The majority of cases are aesthetic in nature and are dealt with before any penalties or citations are pursued. The Code enforcement philosophy in Arcadia is to find solutions rather than lead with citations, and in some cases, the Code Enforcement staff will refer a situation of someone in need to the County Health Department, Building and Safety Division, or to the City's CDBG funded Home Improvement Program for assistance. There is a desire to help individuals stay in their homes. For all of these reasons, there are no policies that would hinder the production of housing units or the elimination of units, nor any code enforcement policies that would hinder affordability.

~~In partnership with the people of Arcadia, the Code Services Division monitors and enforces the ordinances in the Arcadia Municipal Code adopted by the Arcadia City Council to help maintain and promote a healthy, safe, and pleasant environment for everyone to live, work, and play. From 2018 through 2021, Code Enforcement staff indicated that there are 4,419 property maintenance cases in Arcadia. Approximately 2,367 of the cases were related to housing maintenance.~~

~~Code enforcement in Arcadia is designed to keep housing safe and protect the general welfare of the community. The Code philosophy in Arcadia is to find solutions rather than lead with citations. There are no policies that would hinder the production of housing units or the elimination of units nor any code enforcement policies that would hinder affordability.~~

Local Processing and Permit Procedures[22]

Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of

[22] Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV7PEPRPR_S9107.03APPRPR_9107.03.020APSU. Accessed on August 27, 2021.

development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require zoning or general plan amendments, or encounter community opposition.

Applicants for all permits or reviews are recommended to a request a preapplication conference with the respective department to: confirm City requirements as they apply to the proposed project; discuss the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All plans are first reviewed by City Staff for completeness before it is accepted and officially filed. Once an application is accepted as complete, City Staff may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA) prior to the review by the appropriate authority. Various applications may also require public notice and a public hearing. Division 7, Section 9107.03 of Arcadia's Code of Ordinances provides the standards and procedures for submitting and obtaining permits. Table 3-13~~Table 3-14~~ identifies the appropriate review authority for each planning permit application.

Table 3-13: Designated Authority for Permits and Appeals

Type of Action	Role of Review Authority[1]		
	Director	Commission	Council
Legislative Action			
Development Agreements and Amendments	R	R	D
Development Code Amendments	R	R	D
General Plan Amendments	R	R	D
Specific Plans and Amendments	R	R	D
Zoning Map Amendments	R	R	D
Planning Permits and Approvals and Administrative Actions			
Administrative Modifications	See Table 7-2 in Section 9107.05		
Certificates of Demolition	D	A	A
Conditional Use Permits	R	D	A
Home Occupation Permits	D	A	A
Interpretations	D	A	A
Minor Use Permits	D	A	A
Planned Developments	D	D	A
Reasonable Accommodations	D	A	A
Sign Permits	D	A	A

Table 3-13: Designated Authority for Permits and Appeals			
Type of Action	Role of Review Authority[1]		
	Director	Commission	Council
Site Plan and Design Review	D	D/A	A
Site Plan and Design Review (HOA Areas)	D	A	A
Temporary Use Permits	D	A	A
Tree Encroachment, Preservation, and Removal	See Section 9110.01 for specific thresholds		
Variances	R	D	A
Zoning Clearances	I	A	A
Zoning Clearances (ADU)	I	A	A
R = Review Authority makes a recommendation to a higher decision-making body *D = Decision made by Reviewing Authority* *I = Decision after Confirmed Compliance* *A = Reviewing Authority may consider and decide upon appeal*			

Typically housing development processing is dependent on whether or not a tentative parcel or tract map is required. Without a tentative parcel or tract map, the timeline between receiving project approval and the submittal of an application for building permits could range from six to eight months, while processing for projects that require them could last anywhere from ten to twelve months.

Smaller projects such as re-roofing, solar panels, ADUs less than 800 square feet~~s.f.~~, and Junior ADUs require ministerial review. This process is typically shorter. Projects that require conditional use permits typically take three to four months to process and prepare all necessary documents for public hearing. The approval body is the Planning Commission, and the Planning Commission's decision is appealable to the City Council.

Zone changes and General Plan Amendments typically take six to nine because of the environmental review process. Zone changes and General Plan Amendments are analyzed to evaluate all the potential impacts the zone change may have to the environment, notifying the property owners if more than one parcel is involved, and preparing all the necessary documents and staff reports for the public hearings to both Planning Commission and City Council. The Planning Commission would forward a recommendation to the City Council, and the City Council is the final approval body.

Permit Processing

The Code states that requests for permits, licenses, appeals, amendments, approvals, and other discretionary actions required or allowed require that a city application form filled out in its entirety be submitted to the department. In addition, other materials, reports, dimensioned plans, or other information required to take an action on the application, and application check list, must be submitted with the application. The application checklist of required items for each type of application is available as a handout at the department.

Applications must be determined complete by the director before they are processed, as outlined in the municipal code, a complete application consists of the following:

- The application form with all applicable information included on, or attached to, the form;
- Other information or forms required for implementation of the California Environmental Quality Act (CEQA) in compliance with city and state guidelines for the implementation of CEQA;
- A statement indicating that the applicant is the owner of the property or is the legal representative of the property owner(s);
- If the application requires a public hearing, a list of the names and addresses of all owners of the property in compliance with Division 8, Section 9108.13 (Public Hearings) of the Municipal Code;
- Payment in full of the required fees and/or deposit for processing the application, in compliance with the council's fee resolution (Fees outlined above);
- Other information required by the director; and
- An application for variance shall include evidence to substantiate the basis for approval, in compliance with Division 7, 9107.25.050 (Findings and Decision).

Site Plan and Design Review

Division 7, Section 9107.19 of Arcadia's Municipal Code outlines the process for site plan and design review of development projects, which are intended to protect the integrity and character of the residential, commercial, and industrial areas of the city, consistent with the general plan. Site plan and design review are required to be approved before construction any structure, or relocate, rebuild, or significantly enlarge or modify any existing structure or site begins. There are three levels of review that a site plan may go through to get approved:

- Director review with no public notice;
- Director review with public notice; and
- Commission meeting with required public notice and hearing; and

The power to recommend, decide and appeal the project is dependent on the scope of the proposed project. More minor projects could be decided through first director review, while more involved projects would be decided through the planning commission.

A Development Plan Permit is required under the following conditions:

- New single-family residences;
- Minor first floor single-family residential additions and detached accessory structures;
- Second story additions to existing residences;
- All development located on hillsides having a natural slope gradient of 20 percent or greater;
- Multifamily residential construction;
- Any addition or change in the number of multifamily units;
- As may otherwise be required by Table 7-3 in Section 9107.19.

At the time of application submittal a review of configuration, design, location, and impact of the proposed use is conducted by comparing the use to established standards and design guidelines. This review determines whether the permit should be approved by weighing the public need for and the benefits to be derived from the use against the impacts it may cause. Below is a table describing the estimated timeline of Site Plan and Design Review based on project characteristics:

Table 3-14: Processing Timelines and Approvals by Project Type		
Project Type	**Duration of Process**	**Approval Details**
Site Plan and Design Review: Single-Family Residence	Three months	Approved administratively by a Planner. There is a 10-day appeal period and the Planner's decision is appealable to the Planning Commission.
Site Plan and Design Review: Multi-family Development (without any affordable units)	Three to four months*	The approval body is the Planning Commission for the project, and the City Council if the final map involves a dedication. For a final map without a dedication, it can be approved administratively by the City Engineer.
Site Plan and Design Review: Commercial/Industrial Development (20,000 square feet or less)	Three months	Approved administratively by a Planner. There is a 10-day appeal period and the Planner's decision is appealable to the Planning Commission.
Site Plan and Design Review: Commercial/Industrial Development (20,001 square feet or more)	Three to four months	The approval body is the Planning Commission. There is a 10-day appeal period and the Commission's decision is appealable to the City Council.
Site Plan, Design Review, and Minor Use Permit: Mixed-Use Development	Four to five months (no CEQA)** Six to nine months (with CEQA)	Most mixed-use development can be approved administratively by a Planner, unless the project includes a map, dedication, and/or density bonus then it is subject to the Planning Commission's review and approval. If the project involves a density bonus, then the Planning Commission will make a recommendation to the City Council for final review.
Tract Map Approval	Four to five months	The approval body is the Planning Commission for the tentative tract map, and the City Council for the final tract map.
Parcel Map Approval	Four to five months	The approval body is the Planning Commission for the tentative parcel map. As for the final parcel map it is approved by the City Engineer. If there is a dedication, then it is approved by the City Council.

Initial Study (IS)	Six to nine months	-
Environmental Impact Report (EIR)	Twelve months	Depending on the project, the approval body could be either the Planning Commission or City Council.
Notes: **- dependent on whether a tentative parcel or tract map is required.* ***- dependent on whether or not the project is exempt from California Environmental Quality act (CEQA)*		

J. Senate Bill 35

California Senate Bill 35 (SB 35), codified at Government Code Section 65913.41, was signed on September 29, 2017 and became effective January 1, 2018. SB 35 will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process.

When a jurisdictions has made insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2018) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10 percent affordability.[23] All projects which propose at least 10 percent affordable units within Arcadia are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

- A multifamily housing development (at least two residential units) in an urbanized area;
- Located where 75% of the perimeter of the site is developed;
- Zoned or designated by the general plan for residential or mixed use residential;
- In a location where the locality's share of regional housing needs have not be satisfied by building permits previously issued;
- One that includes affordable housing in accordance with SB 35 requirements;
- Consistent with the local government's objective zoning and design review standards; and
- Willing to pay construction workers the state-determined "prevailing wage."

A project does not qualify for SB 35 streamline processing if:

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;

[23] HCD. (2021). Streamline Ministerial Approval Process. Available at https://www.hcd.ca.gov/community-development/accountability-enforcement/docs/sb35determinationsummary10012020.pdf.

- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.

K. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often "passed on" in as part of home rental or sales rates.

Dry Utilities

Electricity

Southern California Edison (SCE) delivers electricity purchased by the Clean Power Alliance (CPA) to Arcadia. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of methods including oil and natural gas, renewable energy resources and alternative diverse supplied. SCE is responsible for delivering electricity to all existing and future development in Arcadia.

Natural Gas

The Southern California Gas Company (SCGC) provides natural gas service to Arcadia and is the nation's largest natural gas utility provider with more than to 21.8 million consumers across 24,000 square miles throughout Central and Southern California. As a public utility, SCGC is under the jurisdiction of the California Public Utilities Commission (CPUC) which regulates natural gas rates and natural gas services, including in state transportation over the utilities' transmission and distribution pipelines system, storage, procurement, metering, and billing. Most of California's natural gas supply comes from out of the state. SCGC is responsible for providing service to residential, industrial, and commercial customers in Arcadia.

Water Supply and Wastewater Capacity

Water Supply

Water supply in Arcadia comes from groundwater from the Main San Gabriel Basin and the Raymond Basin and from treated surface water from the Metropolitan Water District of Southern California (MWD). The City owns and operates its own water distribution system maintained by the Public Works Service Department

According to the Hydrology Chapter of Arcadia's General Plan EIR, the Main San Gabriel basin encompasses the largest land area within Arcadia. Several areas within the City, primarily at the surrounding boundaries, are served by small private water agencies. The Sunny Slope Water Company, East Pasadena Water Company, and California-American Water Company serve areas along the western City boundary while the Southern California Water Company serves residents along the south and east boundaries.

Water Demand and Supply Reliability[24]

The City of Arcadia is supplied water by three different water sources, below is an analysis of current and future supply reliability for each source.

Upper San Gabriel Valley Municipal Water District

The Upper San Gabriel Valley Municipal Water District (Upper District) is a special district organized and operated pursuant to the California Water Code and serves the greater San Gabriel Valley area, including the Cities of Arcadia, El Monte, and Baldwin Park. While the City can purchase water from the Upper District, the City's collective groundwater supplies are sufficient to meet water demands and treated imported water is only considered as an emergency water supply source.

Raymond Basin

Raymond Basin's management is based upon the Raymond Basin Judgement. The City is a party to the Judgement and has established the right to 3,803.6 acre-feet of water annually.

Main Basin

Main Basin's management is based upon Watermaster services under two Court Judgements. The City is a defendant and participates in the management of Main Basin. Main Basin operates under a cyclical model. The model does not restrict the quantity of water parties can take, rather it provides a means for replacing water that had been extracted in access that year. An Operating Safe Yield is established annually then each party is allocated a portion.

As a result of the Main Basin and Raymond Basin management and the demonstrated ability for the groundwater basin water level to recover, the City does not experience water supply constraints or deficiencies to its existing collective portfolio of water supplies. According to Arcadia's 2015 Urban Water Management Plan, the current water sources are projected to be able to meet water demands over the next 20 under all projected yearly conditions.

Wastewater Capacity

The City of Arcadia's local wastewater collection is managed by the Arcadia Public Works Services Department, Utilities Section. The wastewater generated in Arcadia flows into regional trunk lines operated by the County Sanitation Districts of Los Angeles. The Sanitation Districts manage a joint sewer outfall system that conveys collected wastewater to treatment plants located in Whittier. Since new development activity has the potential to result in increased wastewater flows, the City is continuing to monitor and plan for system enhancements as needed.

Fire and Emergency Services[25]

Fire Prevention

The Arcadia Fire Department provides prevention and emergency response services to fires, search and rescue, disaster situations, and medical emergencies. The Department's fire fleet consists of 21 vehicles and two trailers located throughout the community. The average response time of the Arcadia Fire

---

[24] City of Arcadia. (2015). Urban Water Management Plan. https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Urban%20Water%20Management%20Plan.pdf, pg. 100 – 103.

[25] City of Arcadia. (2010). General Plan: Safety Element. https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/general%20plan/Safety.pdf, pg. 8-29.

Department is four to five minutes. Table 3-15~~Table 3-16~~ below identifies the Fire Department's activities for April 2021, which represents a "typical" month of calls.

The City anticipates that the Arcadia Fire Department will be able to serve future housing units, as designated by the 2021-2029 RHNA allocation.

Table 3-15: Arcadia Fire and Rescue Activity Report for April 2021

Service Type	Total Monthly Occurrence
Fire	6
Rescue & Emergency Medical Service	254
Hazardous Condition (No Fire)	5
Service Call/Public Assistance	22
Good Intent Call	33
False Alarm/False Call	38
Special Incident/Other	3
Overpressure Rupture/Explosion/Overheat	0
Sever Weather/Natural Disaster	2
Total Incidents	363

Source: City of Arcadia Fire Department, Fire Department Weekly Report, compiled for April 2021.

Emergency Medical Services (EMS)

Arcadia's Emergency Medical Services responds to medical and trauma emergencies to initiate medical care to patients suffering from illness or injuries. Emergency medical and rescue services make up the majority of annual response incidents. As a result, Arcadia established a Paramedic Membership Program to minimize the cost to the community for emergency response as emergency medical and rescue services represents the majority of the City's incidents. The program allows enrollees to voluntarily pay a nominal membership to protect its members from out-of-pocket expenses for emergency paramedic and ambulance transport services provided within Arcadia. Since the program's inception, members have saved over one million dollars on emergency paramedic and ambulance services.

Police Services

The City of Arcadia Police Department is dedicated to providing the highest quality police service to enhance community safety, protect life and property and reduce crime. The Department is committed to working with the community to improve the quality of life throughout the community.

The Arcadia Police Department is made up of an Operations Division and Administration Division. The Operations Division is made up of a Patrol including Officers and Watch Commanders, S.W.A.T., Force Training Unit and Field Training Officers, a Reserve Officer Program, and the Traffic Enforcement Bureau. The Administrative Division includes Investigation (Detective Bureau), Crime Analysis, Laboratory/Property and Evidence, Records Bureau, Jail Operations, Dispatch, Community Affairs, and other trainings and programs.

L. Environmental Constraints

The City of Arcadia is located south of the Angeles National Forest and adjacent to the San Gabriel Mountains which exposes the City to several environmental conditions that affect how housing can be used

and developed. The development of housing in the City is susceptible to several potential environmental constraints including geologic and seismic hazards, flooding, and fire hazards, all of which are detailed below.

Geologic and Seismic Hazards

According to the City of Arcadia's Safety Element and Section 4.6 of the General Plan EIR, Arcadia is located at the boundary between the Peninsular Ranges and the Transverse ranges. The San Gabriel Mountains adjacent to Arcadia are a part of the Transverse Ranges and are expressions of extensive faulting and movement of the plates that comprise the Earth's surface, with local tectonic activity pushing the mountains upward at rate of up to two centimeters per year. The San Gabriel Mountains' steep slopes historically caused massive volumes of rocks and debris to flow down into the San Gabriel Valley during periods of heavy rain, creating the rocky alluvial soils that underlie Arcadia.

Seismic Hazards

The City of Arcadia, like the rest of southern California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking as well as indirect hazards, described below.

Faults

There are five faults or groundwater barriers that may be faults that underlie Arcadia:

- Raymond Fault
- Sierra Madre Fault Zone and Associated Groundwater Barriers
- Puente Hills (blind thrust)
- Upper Elysian Park (blind thrust)
- Eaton Wash groundwater barrier

From these five faults, the two potentially active faults that pass directly through Arcadia are the Sierra Madre and Raymond faults. In addition to these local faults, 20 faults have been identified within a 35-mile radius of City Hall. If any of the faults within the 35-mile radius were to achieve their maximum earthquake potential, the following faults represent the faults with the most potential for causing damage to the City due to ground shaking:

- Raymond Fault
- Sierra Madre Fault Zone and Associated Groundwater Barriers
- Puente Hills (blind thrust)
- Upper Elysian Park (blind thrust)
- Clamshell-Sawpit
- Verdugo Fault

Flooding

Similar to most of Southern California, Arcadia is subject to unpredictable seasonal rainfall. Every few years, the region is subjected to intense and sustained rainfall which could result in localized flooding. The Los Angeles County Department of Public Works has constructed regional flood and debris control facilities throughout the region, including Arcadia. Due to the combination of the regional and local storm drain system, no areas in Arcadia lie within a 100-year floodplain.

Fire Hazards

Wildland Fires

A wildland fire is an uncontrolled fire spreading through vegetative fuels that may expose or consume structures. Although not located in a wilderness area, the threat of a wildland fire in or near Arcadia is high due to the topography and vegetation in northern Arcadia, the threat of fire to hillside developments of the San Gabriel Mountains is of real concern. The City has targeted high risk areas and implemented fire mitigation strategies and policies for new development to keep the area clear of possible fire fuels and to provide emergency access.

Urban Fires

According to the City's Safety Element of the General Plan, urban fires accounted for less than four percent of the City's total incident responses in 2007, however the damage to residential structures were estimated at $1.5 million. The Fire Department is focused on fire prevention and education to keep incident levels and damage low.

Mitigating Environmental Conditions

The proposed candidate housing sites (see Appendix A) have been chosen in ~~order to~~a way that best mitigates ~~-~~environmental constraints. Sites in areas that were deemed at higher risk to fires, flooding, and seismic hazards were avoided in the selection process. Even with a conscious effort to avoid hazardous environmental conditions, there is still potential to be affected. Future housing development facilitated by the ~~housing element update~~Housing Element Update will be subject to environmental review by the discretion of the City and other responsible agencies. The review process would further ensure that negative impact to the environment and environmental factors that could threaten residents are mitigated.~~environmental conditions would not act as a constraint to housing development in Arcadia.~~

3. Affirmatively Furthering Fair Housing (AFFH)

Beginning January 1, 2019, AB 686 established new requirements for all California jurisdictions to ensure that local laws, programs, and activities affirmatively further fair housing. All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

The Analysis of ~~Impediments~~ Fair Housing (AFH~~I~~)~~, to Fair Housing Choice,~~ prepared for the County of Los Angeles, examines local housing conditions, economics, policies and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AFH~~I~~ assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments. The Regional AFH~~I~~ examines fair housing issues in

the County's unincorporated areas and cooperating cities from 2019 to 2024, it includes additional fair housing issues and data for the City of Arcadia.[26]

A. Needs Assessment

The AFH~~I~~ contains a Countywide analysis of demographic, housing, and specifically fair housing issues in the City of Arcadia. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous **Section 2: Community Profile.**

Countywide AFH~~I~~ Outreach FY 2017

As part of the Regional Analysis for the County, a series of regional discussion groups, Resident Advisory Board Meetings, community input meetings, and the 2017 Resident Fair Housing Survey were conducted.

Additionally, the County released a "2017 Fair Housing Survey" to residents in 2017. A total of 6,290 responses were received and it focused on displacement, perceived safety, rental increases, and discrimination. The survey was published in English, Russian, Armenian, Tagalog, Korean, Chinese, and Spanish and accessible through the City and County's websites as well as through community meetings and mailings.

In addition, a Fair Housing Stakeholder Survey was conducted from January through April 2017 and collected a total of 108 responses. The Stakeholder survey focused on Fair Housing in the County, State and Federal Law, Fair Housing activities in the County and City of LA, Fair Housing in the public and private sectors. In addition, a separate Los Angeles County Planning and Zoning Survey was released from January through March 2017. The Survey presented 35 questions and elicited 49 responses.

No further fair housing outreach has been conducted by the C~~ounty~~ity.

2021 – 2029 Housing Element Update Outreach

As part of the 2021-2029 Housing Element Update, the City conducted extensive public outreach activities beginning in March of 2021. These outreach efforts included Community Workshops, an online community survey, digital media and engagement, and noticed Public Hearings. All project materials, including summaries from community workshops and the draft public review document are available on the City's website: https://www.ArcadiaCA.gov/housing. In addition to digital media and engagement, the City also utilized utility mailers to reach a broader group of the population.

A detailed overview of all outreach efforts is provided in **Appendix B: Community Engagement Summary** of this Housing Element.

Outreach for Persons Experiencing Homelessness

From November to December 2021, the City of Arcadia implemented a comprehensive census of Arcadia's unhoused individuals. Teams consisting of staff from the Recreation and Community Services Department, Fire Department, and Police Department deployed to cover all 26 census tracts in Arcadia. Participation in the census was optional and those who did not wish to partake were simply counted. Over the two month period, census teams encountered 79 individuals experiencing homelessness within the City and 55

[26] 2017 Assessment of Fair Housing for the Community Development Commission and Housing Authority of the County of Los Angeles. Retrieved http://file.lacounty.gov/SDSInter/bos/supdocs/116559.pdf

individuals participated in the survey. The census consisted of 33 questions. Information for homeless services was offered and distributed to all individuals experiencing homelessness.

Responses were collected in a survey data base and locations were manually noted and converted into geographic coordinates. Duplicate entries of individuals were removed by comparing names and age ranges. All responses are self-attestations.

The report was presented to the City Council at their meeting of March 15, 2022. The City Council adopted the report and agreed to the following action items:

- Utilize PLHA funding to fund and support additional case workers from Union Station to connect homeless individuals to services. The City currently has one case worker and this funding will secure at least two additional case workers.
- Study the possibility of providing a shelter or tiny homes within the City or local region in several select areas.
- Provide additional information and mailers to all City residents on Homeless Diversion programs and our existing Homeless Diversion Program to keep people in their homes.

Compliance with State and Local Fair Housing Laws

Table 3-16: Compliance with State and Local Fair Housing Laws

Law	Compliance
California Fair Employment and Housing Act (FEHA) establishes protections for employees against discrimination, retaliation and harassment in employment. All employment provisions of the FEHA anti-discrimination provisions apply to all employers with five or more full-time or part-time employees. In addition, the FEHA's anti-harassment provisions apply to all employers with only one or more employees.	**Compliant.**
Government Code section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.	**Compliant.**
Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	**Compliant.**
Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of	**Compliant.** The City of Arcadia contracts with the Housing Rights Center to provide resources and workshops to increase fair housing resource awareness within the City.

one's membership or perceived membership in a protected class.	
Density Bonus Law (Gov. Code § 65915.)	**Compliant.** The City of Arcadia has a process for approving and implementing the Density Bonus Law has included a program to ensure compliance with the State Density Bonus Law.
Housing Accountability Act (Gov. Code §65589.5.) establishes limitations to a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element in order to maintain compliance with the Housing Accountability Act that requires jurisdictions in the State to have an adopted housing element that successfully reaches their allocated housing goal. The City currently has adopted the 5th Cycle Housing Element.
No-Net-Loss (Gov. Code § 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need allocation (RHNA), especially for lower- and moderate-income households.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element to maintain compliance with the No-Net-Loss (Gov. Code § 65863). The Element ensures the City would create positive net units. See **Appendix A** for more information.
Least Cost Zoning Law (Gov. Code § 65913.1) requires local agencies to designate and zone sufficient vacant land for residential use with "appropriate standards" to meet the housing needs of all segments of the population, including low and moderate income housing, as identified in the housing element.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element to maintain compliance. The City of Arcadia has does not have a sufficient amount of vacant land that meets the "appropriate standards" for residential use.
Excessive Subdivision Standards (Gov. Code § 65913.2)	**Compliant.** The City of Arcadia is currently in compliance with the Excessive Subdivision Standard that prohibits the creation of laws and regulations that impose excessive standards on housing developments and utilities.
Limits on growth controls (Gov. Code § 65302.8.) ensures that if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region.	**Compliant.** The City of Arcadia has not adopted any growth controls which limit the number of housing units that may be constructed on an annual basis.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).) promotes and affirmatively furthers fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	**Compliant.** The City of Arcadia is currently updating the City's Housing Element to identify constraints to Fair Housing and Programs to affirmatively further Fair Housing opportunities.

Enforcement and Outreach

The City of Arcadia does not have their own housing authority and is served by the Los Angeles County Development Authority (LACDA). In the 2020-2021 FY, the Los Angeles County Development Authority issued approximately 772 housing vouchers to families in the County. In addition, LACDA funded 23 affordable housing developments that totaled 1,484 additional affordable housing units and allocated approximately $150.1 million into affordable housing repair, maintenance, and development.[2]

Los Angeles County jurisdictions are served by a variety of regional and local fair housing service providers, that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. While the City of Arcadia does not have its own housing authority, it is served by the following fair housing organizations:

- Housing Rights Center (HRC)
- Legal Aid Foundation of Los Angeles (LAFLA)

LAFLA offers residents of Los Angeles County fair housing legal services. In 2020, more than 100,000 Los Angeles County residents received legal counsel through LAFLA. [1]

The City uses ~~distributes~~ their Community Development Block Grant (CDBG) program to provide outreach for home improvements through the HRC. The HRC is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC actively supports and promotes freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, source of income or other characteristics protected by law.

The HRC distributes fair housing resources, offers in-person housing counseling for tenants and landlords, and has recently launched 'Project Place' that outlines the process of applying, finding and living in affordable housing in Los Angeles County.

In recent years, the HRC has performed the following in the region:

- Housing Counseling
- Discrimination Investigation & Disability Accommodations
- Community Workshops and Events
- Monthly Rental Listings

The City provides fair housing information regularly through code enforcement efforts and responses to housing questions. The City of Arcadia is committed to mitigating fair housing issues and discrimination in the community and increasing fair housing access and opportunity. Information is offered in English, Spanish and Chinese. All fair housing outreach is conducted by HRC and is not disseminated by the City.

(HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status

and retaliation. From January 1, 2006 to June 30, 2020, 130 fair housing complaints in Los Angeles County were filed with HUD.

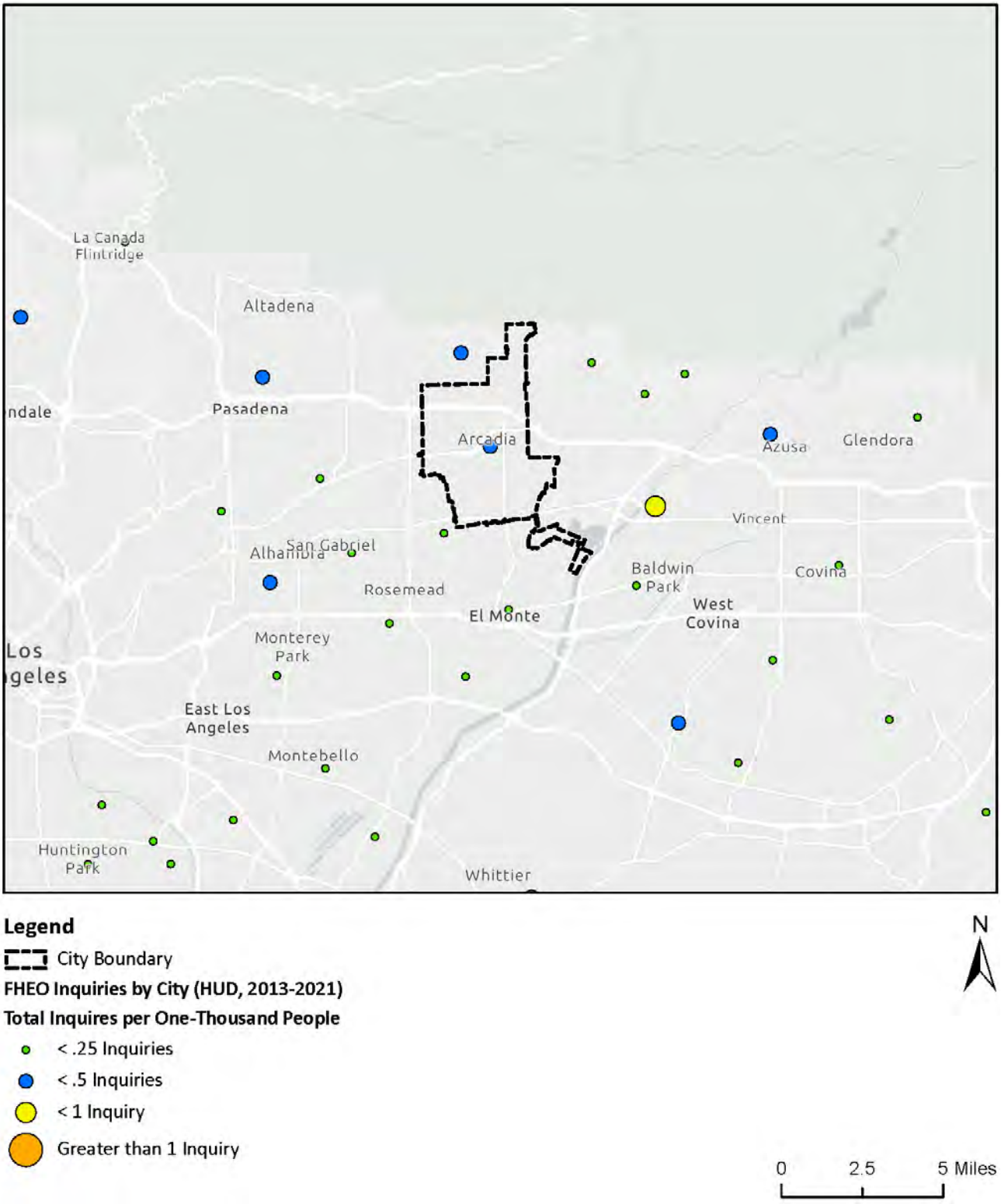
FHEO Inquires by City (HUD, 2013-2021)

Figure 3-1~~Figure 3-1~~ depicts Fair Housing Inquiries (FHEO) in the City of Arcadia from 2013 through 2021. It should be noted that inquiries are not official cases. Inquiries may have been dropped by the resident for a number of reasons, and there is value to identify concerns that residents have about possible discrimination through the analysis of sed inquiries.

In the City of Arcadia, there were a total of 18 inquiries made over eight years, or 0.31 inquires per one-thousand people. Of the 18, 11 were never followed up with. When inquiries are made, they are categorized into different protected classes such as disability, race, and religion among others. HUD reported one inquiry related to disability, three related to race, two related to familial status, and two related to national origin. Some inquiries may be classified in multiple protected groups.

In comparison to surrounding jurisdictions, Arcadia's inquires per one-thousand people is higher than cities such as Sierra Madre (0.27 per one-thousand), El Monte (0.15 per one-thousand), and Temple City (0.03 per one-thousand). Surrounding cities generally fall under <0.5 inquiries per one-thousand people with exceptions for cities such as Irwindale (0.69 per one-thousand). Overall, the City of Arcadia has a relatively low amount of inquires.

Figure 3-1: FHEO Inquiries by City (HUD, 2013-2021)



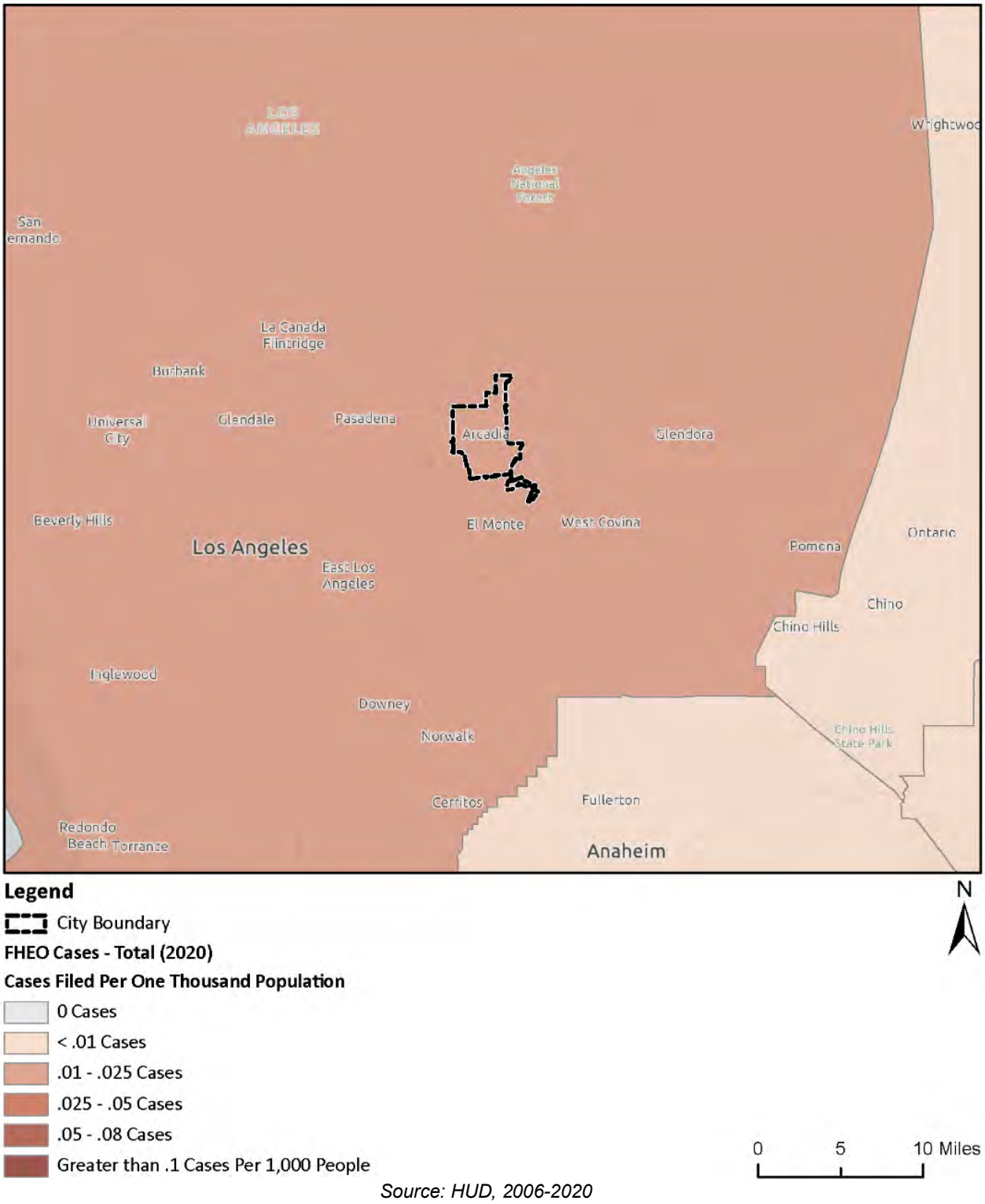
Source: HUD, 2013-2021.

County of Los Angeles: FHEO Cases- Total 2021

Figure 3-2~~Figure 3-2~~ depicts the amount of Title VIII fair housing cases filed by FHEO from January 1, 2006 through June 30, 2020 in Los Angeles County. Cases are categorized into protected classes. Some of the classes such as race are more specifically broken down (i.e. Race- Asian). It should be noted that one case may fall into multiple protected classes.

In the 14 year data collection period, a total of 130 Title VIII fair housing cases have been filed. Of the 130, approximately 27 cases identified a racial bias as a barrier to fair housing, 86 identify a disability bias, and 9 identify a familial status bias. The majority of cases, approximately 66 precent, had identified a disability bias as a barrier to fair housing. Surrounding counties such as Ventura, San Bernardino, and Orange County also reflected this pattern.

Figure 3-2: FHEO Cases by Population (HUD, 2006-2020)



Source: HUD, 2006-2020

B. Fair Housing Issues

With the legal framework of federal and state laws based on the guidance provided by the HUD Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, age, religion, sex, disability, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

Through the outreach efforts and Countywide Aanalysis of Impediments conducted in 2018, the County identified the following fair housing impediments:[27]

- Barriers to mobility
- Lack of affordable housing in a range of sizes
- Lack of sufficient accessible housing in a range of unit sizes
- Lack of sufficient publicly supported housing for persons with HIV/AIDS
- Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general
- Presence of lead poisoning exposure
- Significant disparities in the proportion of members of protected classes experiencing substandard housing when compared to the total population
- Noise Pollution due to plan traffic from Los Angeles International Airport
- Poor land use and zoning situating sources of pollution and environmental hazards near housing
- Access to quality healthcare
- Food insecurity – access to healthy and nutritional food options
- Location and access to local businesses, especially in economically depressed areas
- Lack of information on affordable housing
- Increasing measures of segregation
- Discrimination in private rental and homes sales markets
- Access to financial services
- Lack of coordination with other Planning Processes and Programs to addressing contributing factors

C. Lending Patterns

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who regularly experience disproportionate roadblocks to home ownership. **Table 3-17~~Table 3-18~~** below identifies the lending patterns

[27] County of Los Angeles. (2018). Analysis of Impediments. Available https://www.lacda.org/docs/librariesprovider25/community-development-programs/cdbg/plans-and-reports/analysis-of-impediments/executive-summary---english.pdf?sfvrsn=20d667bc_2.

by race and ethnicity, as well as income category for the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area (MSA). According to the data, low income applicants (less than 50 percent of the MSA/MD median income) are more likely to have a loan application denied, the highest rates of denial were among Native Hawaiian/Pacific Islander (67 percent) and American Indian and Alaska Natives (58.3 percent). Across all income categories, applicants who identified as White had the highest rates of loan approvals, followed by applicants who identified as Hispanic or Latino.

Table 3-17: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	24.16%	57.30%	19.66%	178
Asian	36.54%	42.13%	23.50%	1,932
Black or African American	41.98%	28.82%	31.98%	2,120
Native Hawaiian or other Pacific Islander	20.33%	67.03%	14.29%	182
White	44.14%	30.93%	27.22%	11,384
Hispanic or Latino	39.00%	36.23%	27.28%	6,559
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	36.97%	43.28%	22.27%	238
Asian	44.31%	34.08%	27.98%	2,873
Black or African American	42.75%	32.23%	29.11%	2,367
Native Hawaiian or other Pacific Islander	22.83%	62.20%	17.32%	254
White	48.99%	28.31%	27.75%	14,902
Hispanic or Latino	44.63%	32.50%	27.81%	10,611
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	41.44%	33.33%	27.03%	111
Asian	51.15%	27.37%	27.37%	1611
Black or African American	47.33%	27.31%	28.91%	1124
Native Hawaiian or other Pacific Islander	35.48%	47.31%	20.43%	93
White	53.61%	23.41%	27.73%	6,887
Hispanic or Latino	50.10%	26.66%	27.42%	4,974
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	42.05%	32.10%	29.26%	352
Asian	60.54%	19.94%	25.90%	5,869
Black or African American	49.93%	23.72%	30.51%	3,579
Native Hawaiian or other Pacific Islander	40.89%	39.86%	21.65%	291
White	60.13%	17.88%	27.40%	25,143
Hispanic or Latino	56.43%	20.69%	27.80%	16,541
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.91%	23.88%	30.08%	871
Asian	62.94%	14.28%	27.54%	35,764

Table 3-17: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD				
Applications by Race/Ethnicity	**Percent Approved**	**Percent Denied**	**Percent Other**	**Total (Count)**
Black or African American	55.04%	19.47%	29.58%	11,611
Native Hawaiian or other Pacific Islander	54.18%	23.29%	27.19%	1052
White	64.87%	13.46%	25.98%	135,203
Hispanic or Latino	60.42%	16.47%	27.46%	42,722
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

D. Hate Crimes

Hate crimes are violent acts against people, property, or organizations because of the group to which they belong or identify with. The Federal Fair Housing Act makes it illegal to threaten, harass, intimidate, or act violently toward a person who has exercised their right to free housing choice. In Los Angeles County there were a total of 103 reported hate crimes between 2014 and 2019, 15 of which were reported in 2019. However, no hate crimes were reported in the City of Arcadia.

E. Analysis of Federal, State, and Local Data and Knowledge

Summary of Local Knowledge Analysis

As part of the Housing Element, the City considers protected classes (such as race, ethnicity, income, etc.) and opportunity indicators as key factors in fair housing. Federal, State, and local data provide regional context, background information, and supportive data which helps the City to understand fair housing issues and to identify key fair housing factors for Arcadia. The section below uses available data to identify key trends and local contributing factors for fair housing. Key themes for each category of analysis are summarized in each section.

Integration and Segregation Patterns and Trends

Dissimilarity Index

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high dissimilarity and a segregated community.

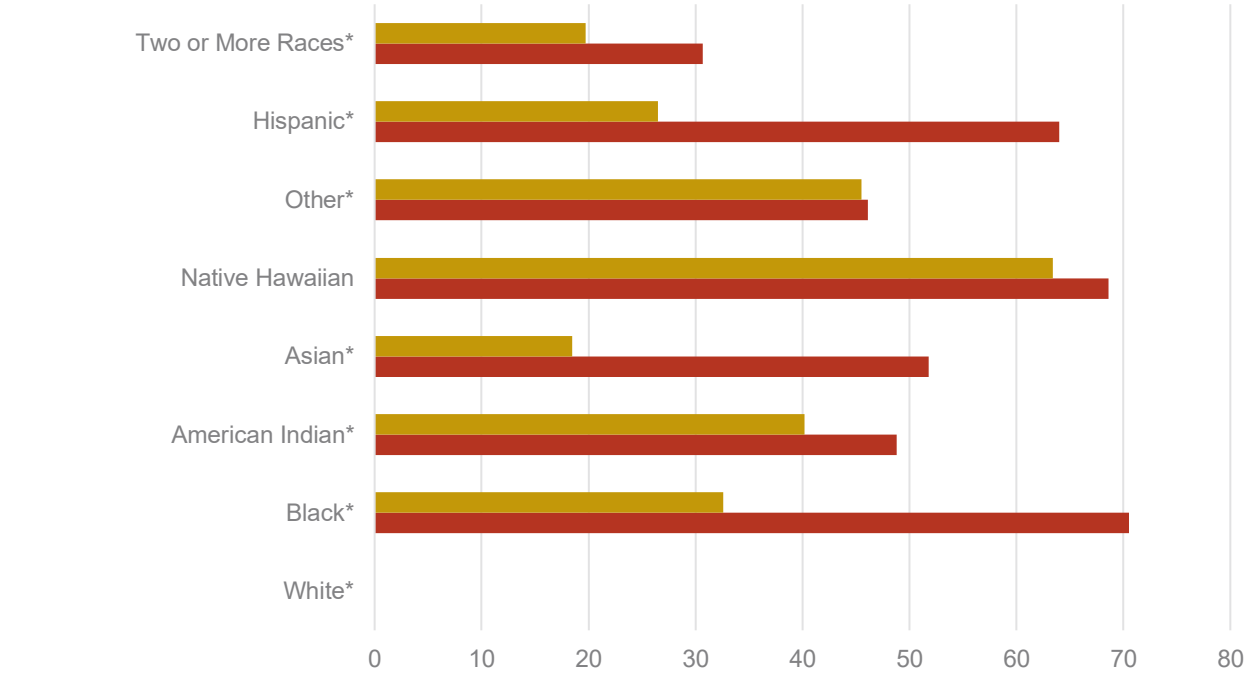
It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country. Alternatively, when White residents leave neighborhoods that become more diverse, those neighborhoods can become segregated. Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure 3-3~~Figure 3-3~~ shows the dissimilarity between each of the identified race and ethnic groups in~~and~~ Arcadia and the Los Angeles-Long Beach metropolitan area's White populations. The higher scores indicate higher levels of segregation among those race and ethnic group. The Asian population within Arcadia make up the majority of the City's population at approximately 61.6 percent according to 2019 American Community Survey (ACS) estimates, therefore the Asian population has the lowest dissimilarity since the population is more evenly integrated into the community than other racial groups.

The race and ethnic groups with the highest scores were Native Hawaiian (63.4) and American Indian (40.2). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 63.4 percent of the Native Hawaiian population would need to move into predominately White census tract areas to achieve "perfect" integration or 40.2 percent of the American Indian population would need to move into the predominantly White census tract areas for perfect integration. While a score of 60 or higher typically indicates a segregated area, if a group's population is less than 1,000, the dissimilarity index may be high even if the group's members are evenly distributed throughout the area. It is important to note that the Native Hawaiian population includes a total of 29 people and the American Indian population is a total of 65 persons out of Arcadia's total population of 53,054.

The Los Angeles-Long Beach metro area is predominantly White (54.4 percent of the total population), while Arcadia's White population only makes up approximately 30.7 percent of the City's total population. Arcadia's racial and ethnic groups are more evenly spread out than the Los Angeles-Long Beach metropolitan area, and therefore the figure shows that Arcadia has lower dissimilarity in every racial and ethnic category than the metro area.

Figure 3-3: Dissimilarity Index with Whites, City of Arcadia



	White*	Black*	American Indian*	Asian*	Native Hawaiian	Other*	Hispanic*	Two or More Races*
Arcadia	0	32.6	40.2	18.5	63.4	45.5	26.5	19.7
Los Angeles-Long Beach Metro	0	70.5	48.8	51.8	68.6	46.1	64	30.7

Source: ~~American Community Survey, 2019.~~Census Scope. Available at https://www.censusscope.org/us/s6/p2462/chart_dissimilarity.html. Accessed on November 10,2021.

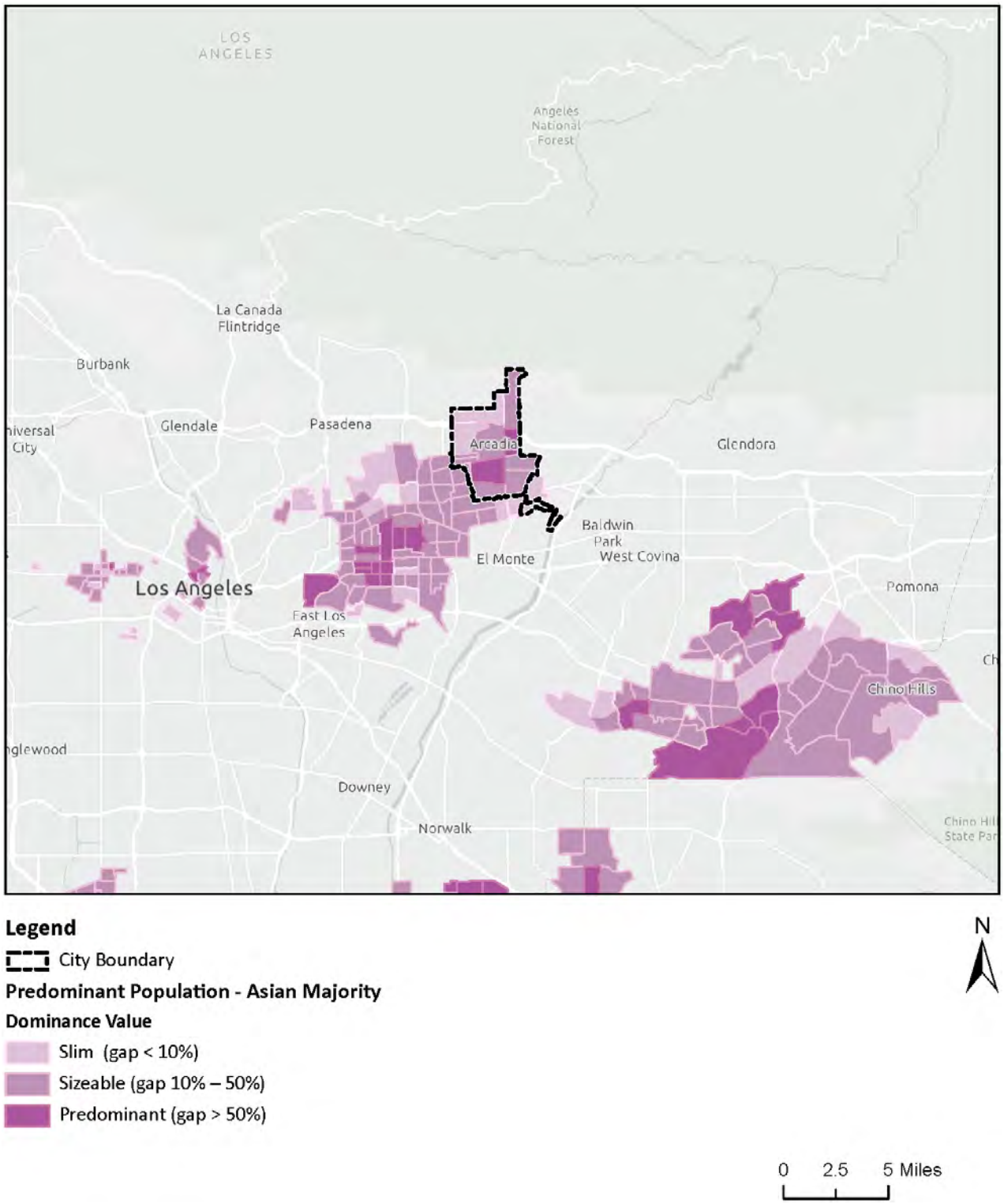
Predominant Racial and Ethnic Groups

A predominant population is a racial or ethnic group that makes up a main proportion of the population. Predominant populations are important to identify for a number of reasons when assessing fair housing constraints. Populations made up of predominantly people of color have been shown to be underserved at a higher rate than predominantly White communities according to the National Equity Atlas, so it is important that these communities are identified and prioritized.[28]

[28] National Equity Atlas.(2019). Neighborhood Poverty. Available at https://nationalequityatlas.org/indicators/Neighborhood_poverty#/.

Figure 3-4 display pockets of predominantly Asian populations ~~in~~throughout the census tracts in Arcadia. Northern Arcadia has lower proportions of Asian residents when compared to central and eastern Arcadia. Communities to the southwest of the City ~~within the region~~ are predominantly- Asian~~Asian to the southwest of the City~~. Additionally, there are large predominantly Asian communities to the southeast of Arcadia in cities such as Chino Hills and Diamond Bar. Compared to the rest of the Los Angeles-Long Beach Metropolitan Statistical Area, Arcadia and the~~ose~~ communities have higher proportions of Asian populations. ~~make up some of the largest predominantly Asian communities in Los Angeles County.~~

Figure 3-4: Asian Population by Region (U.S. Census Bureau's SF1 and TIGER data sets for 2010)



Source: U.S. Census Bureau's SF1 and TIGER data sets for 2010

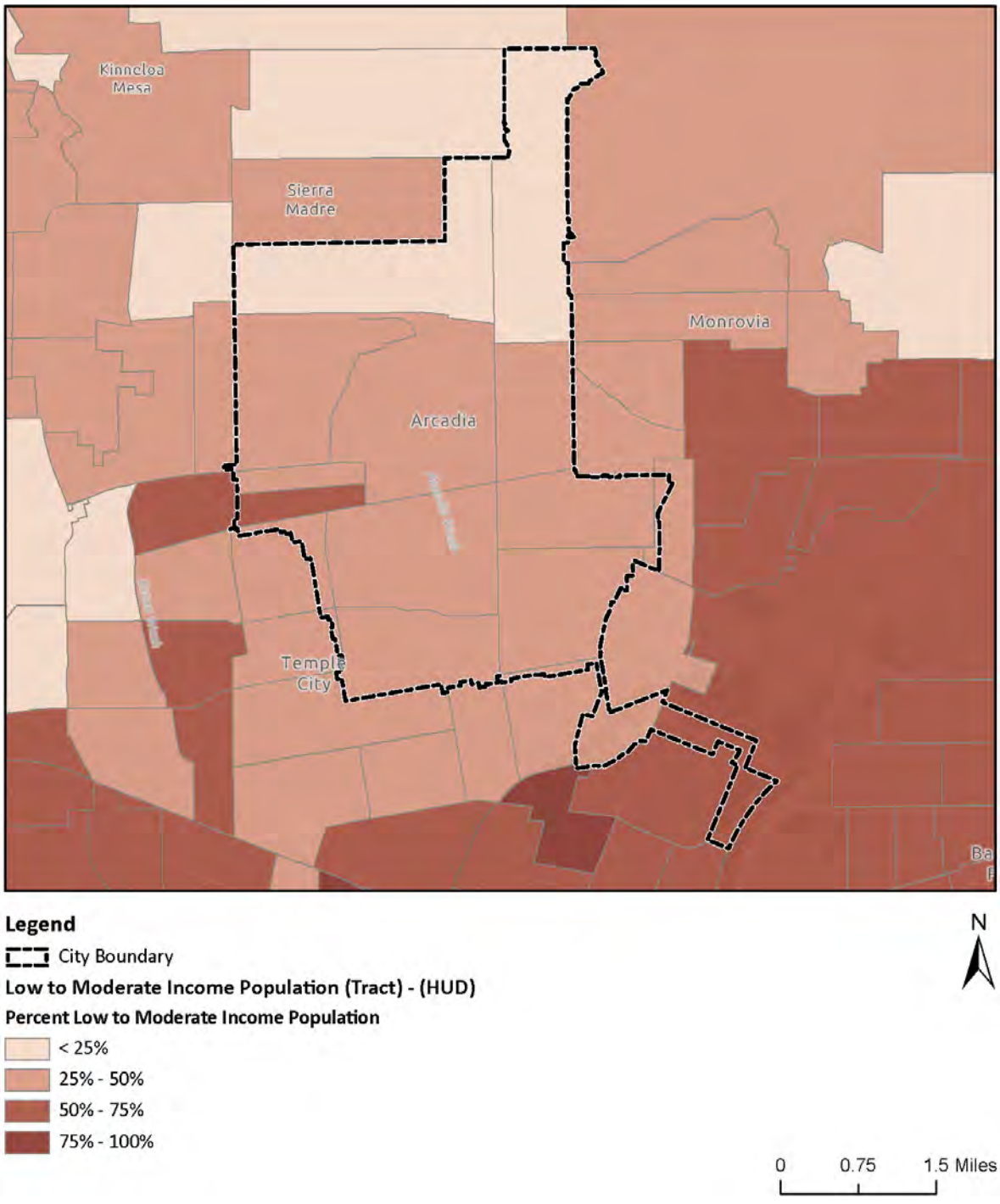
Low Income Community Segregation

Income segregation is another common type of segregation that can occur when federal, state, and local subsidized programs fail to construct affordable housing in high-resource neighborhoods. ~~Another common type of segregation is based in income differences.~~ Neighborhoods with lower median incomes tend to have less resources, poorer school districts, and higher rates of health issues related to their environments. In this analysis, persons identified as low and moderate income are determined based on the area's median income.

Figure 3-5~~**Figure 3-6**~~ shows a map of Arcadia's concentration of low and moderate income communities.~~.~~ ~~Each color of the map represents a different concentration of low and moderate income individuals, with darker shades indicating a higher concentration of individuals in the group.~~ The areas portrayed in darker shades represents a higher concentration of low to moderate incomes. The northern block groups of the City had a lower proportion of people in the low ~~and~~to moderate income brackets, indicating that residents of this part of the City had relatively high incomes. The southern blocks appeared to have more people that were identified within the low ~~and~~to moderate income groups, however the concentration rarely exceed~~eds~~ more than 50 percent of people. There are two census tracts (Census Tract 4307.24 and 4325.00) that have a concentration of approximately 55.8 and 57.5 percent of people with low to moderate incomes, which is the highest proportion ~~-~~of low to moderate income populations in the City.

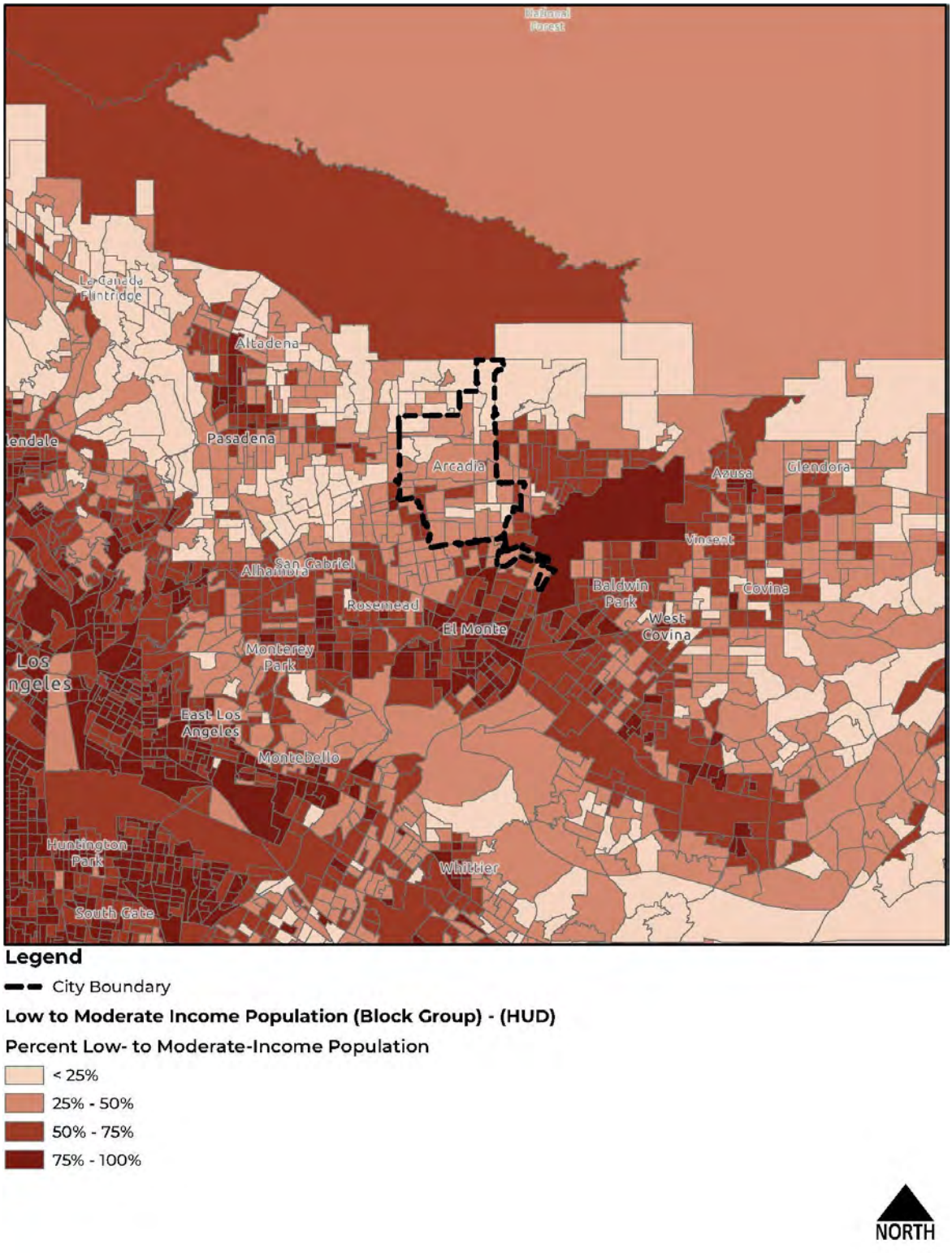
Outside of the City limits, jurisdictions to the south typically had higher concentrations of low ~~and~~to moderate income residents. For example, ~~to the~~towards the southeast edge of the City, there ~~was a~~is a higher concentration (75 to 100 percent) of people within the Santa Fe Dam Open Space Area ~~that were classified as a low to moderate income population.~~ fall in the low to moderate income group. Overall, tract groups within Arcadia were mostly composed of lower concentrations of people (25 to 50 percent) that made low to moderate incomes, indicating that Arcadia residents had incomes that were relatively high when compared to surrounding areas with the exception of tract 4307.24. Compared to the rest of the region, Arcadia has a low concentration of low to moderate income households. Most communities to the south of the City, such as the City of Los Angeles, have denser populations of low to moderated income households. Overall, Arcadia is made up of relatively high incomes compared to communities to the south and east.

Figure 3-5: Low to Medium Income Population Tract in Arcadia (ACS, 2015)



Source: U.S. Census Bureau~~'s~~, American-Community Survey, 5-Year Estimates, 2015

Figure 3-6: Low to Medium Income Population Tract in the Region (ACS, 2015)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2015

Familial Status: Single Parent, Female Headed Households

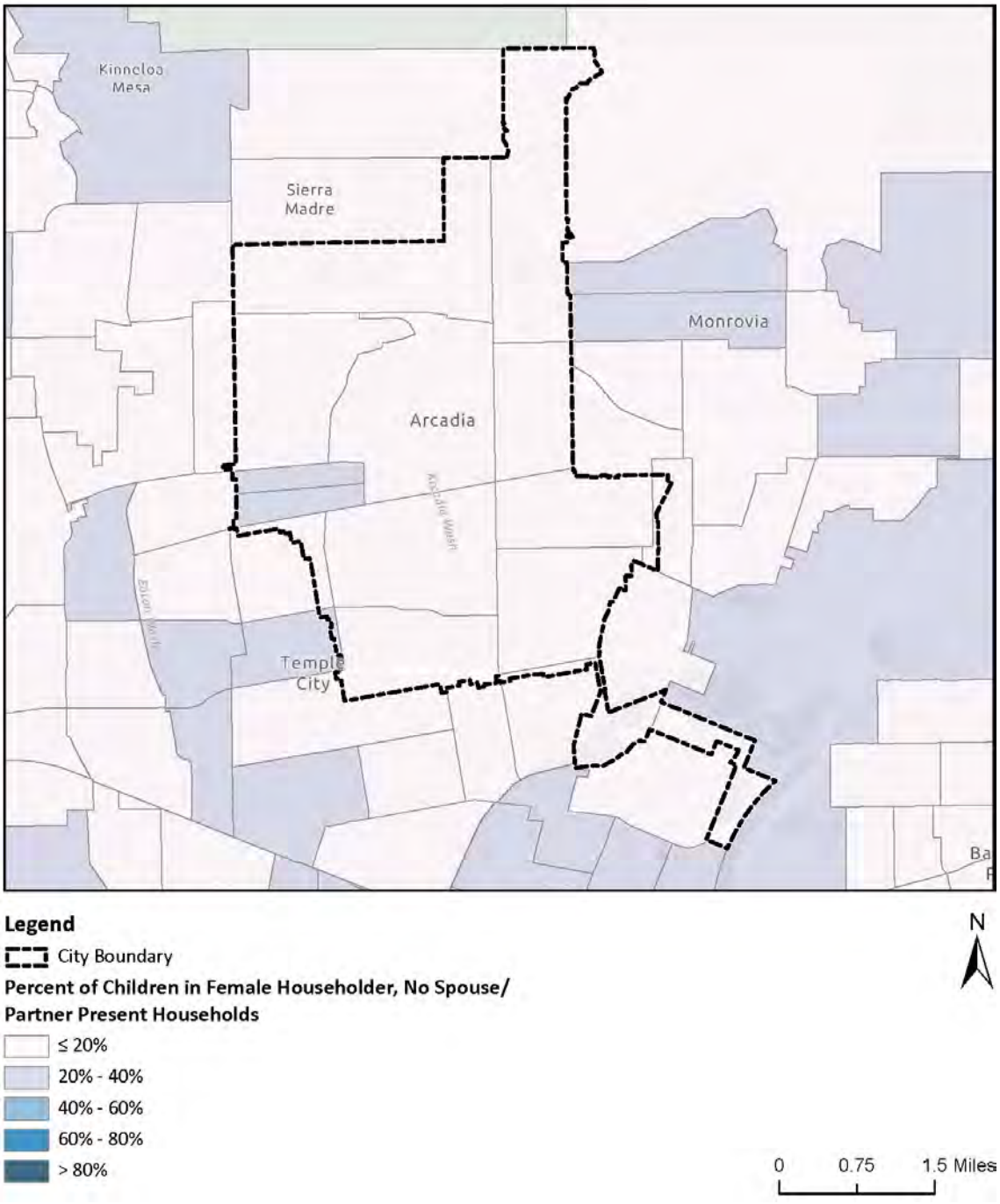
Single parent, female headed households are of special interest not only because of their unique family structure, but it has been demonstrated that these households have significantly less access to economic stability, home stability, and crucial resources. [29] **Figure 3-7**~~**Figure 3-8**~~ displays the concentration of single parent, female headed households with children in Arcadia and the surrounding region. Arcadia and communities immediately surrounding the City, are typically characterized by less than 20 percent of children living in a single parent, female headed household. There are two Census tracts (Census Tract 4307.23 and Census Tract 4307.24) in Arcadia that show higher proportions of children in single parent, female headed households. Both census tracts show that approximately 20 to 40 percent of children live in single parent, female headed households. As shown in

Figure 3-5~~**Figure 3-6**~~ above, Census Tract 4307.24 has the second highest proportion of low to moderate income earning residents in the City.

Regionally, Arcadia and communities to the north of the City have lower proportions of census tracts with high concentrations of single mothers. Single mothers are generally lower income than their single father counterparts and are more likely to live in lower income neighborhoods since housing is more affordable. To the northwest, there are higher concentrations of children living with single mothers in communities near Altadena and Pasadena. Communities to the southwest and southeast such as the City of Los Angles, El Monte and Temple City have higher concentrations of single mothers with children. These communities are also generally lower income compared to Arcadia as seen above. Overall, Arcadia has a low proportion of single mothers with children within the City.

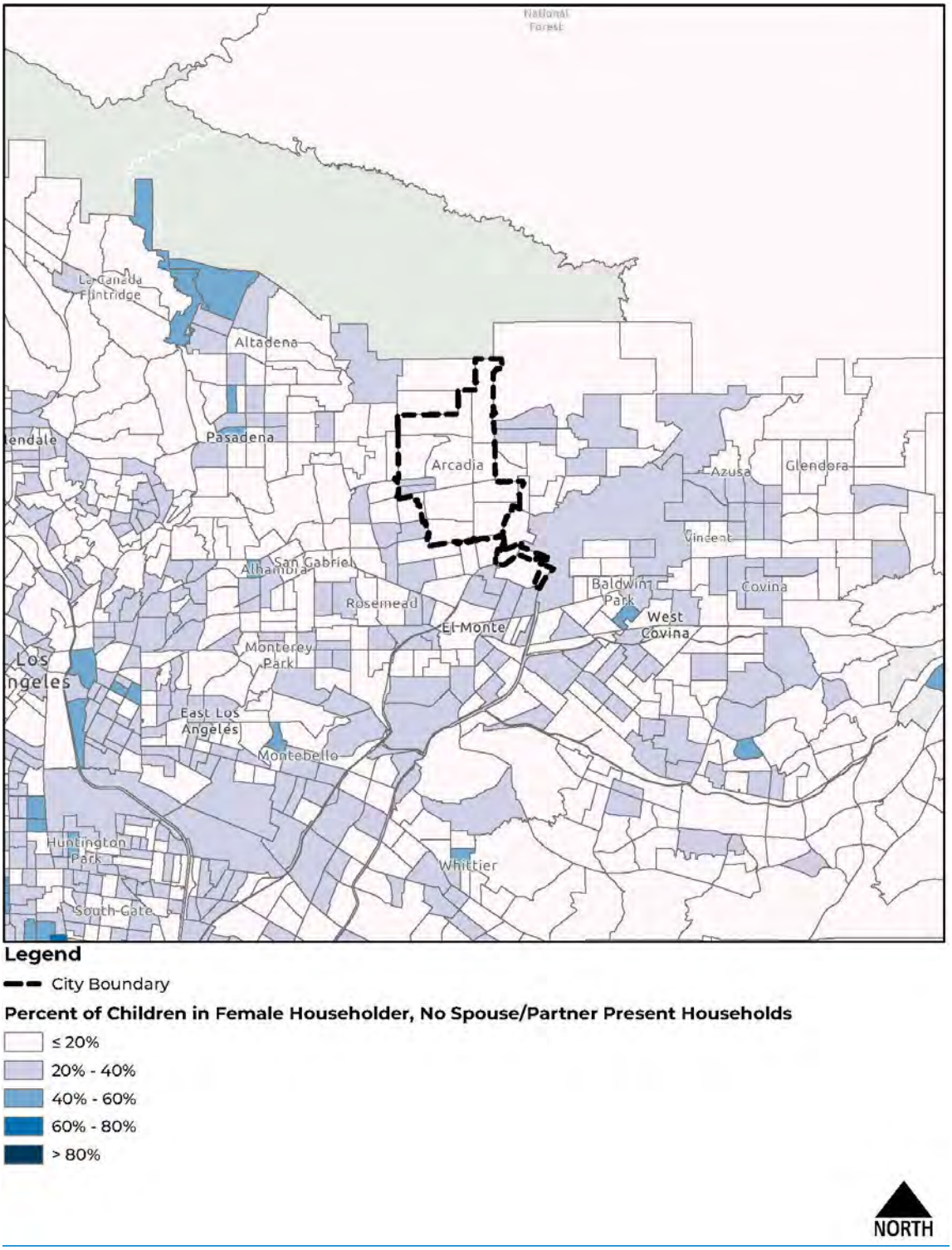
[29] Mather, Marc PhD. (2010). U.S. Children in Single-Mother Families. Available at https://www.prb.org/wp-content/uploads/2010/05/05152010-single-motherfamilies.pdf.

Figure 3-7: Concentration of Children in Single Parent, Female Headed Households in Arcadia (ACS, 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Figure 3-8: Concentration of Children in Single Parent, Female Headed Households in the Region (ACS, 2019)



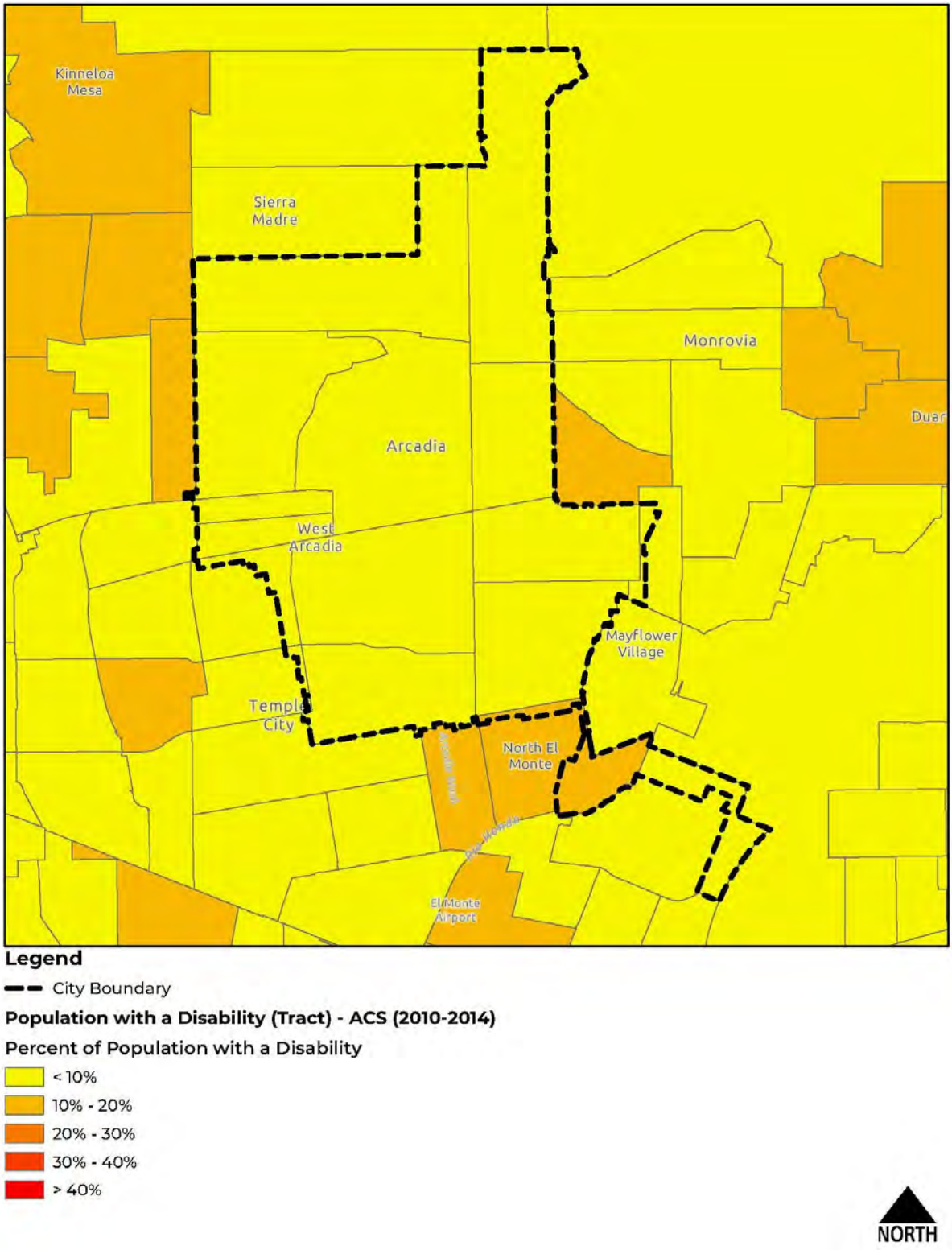
Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Figure 3-10 below displays the proportions of local populations that have disability. The City of Arcadia generally has a low proportion of the population with a disability (less than 10 percent in most tracts). There are four census tracts that have higher proportions (approximately 10 to 20 percent) of persons with disabilities—Census Tract 4307.21, 4313, 4318, and 4325. Of these tracts, Census Tract 4325 is also characterized as one of the two census tracts in Arcadia that has a higher proportion of people that earn low to moderate incomes.

Figure 3-9~~10~~ and **Figure 3-10~~Figure 3-11~~** show the differences in disabled population densities in the early 2010s and more recent years (2019). It appears that over time, the concentration of people with disabilities increased specially in central and southern Arcadia. **Figure 3-11~~12~~** and **Figure 3-12~~13~~** show this change over time in a regional context. It appears that the region experienced an overall increase in census tracts that had higher proportions of people with disabilities over time. In the 2010-2014 map, Arcadia has does not have a particularly dense population of people with disabilities, however as mentioned, central and southern Arcadia experienced an increase in density of persons with disabilities by 2019.

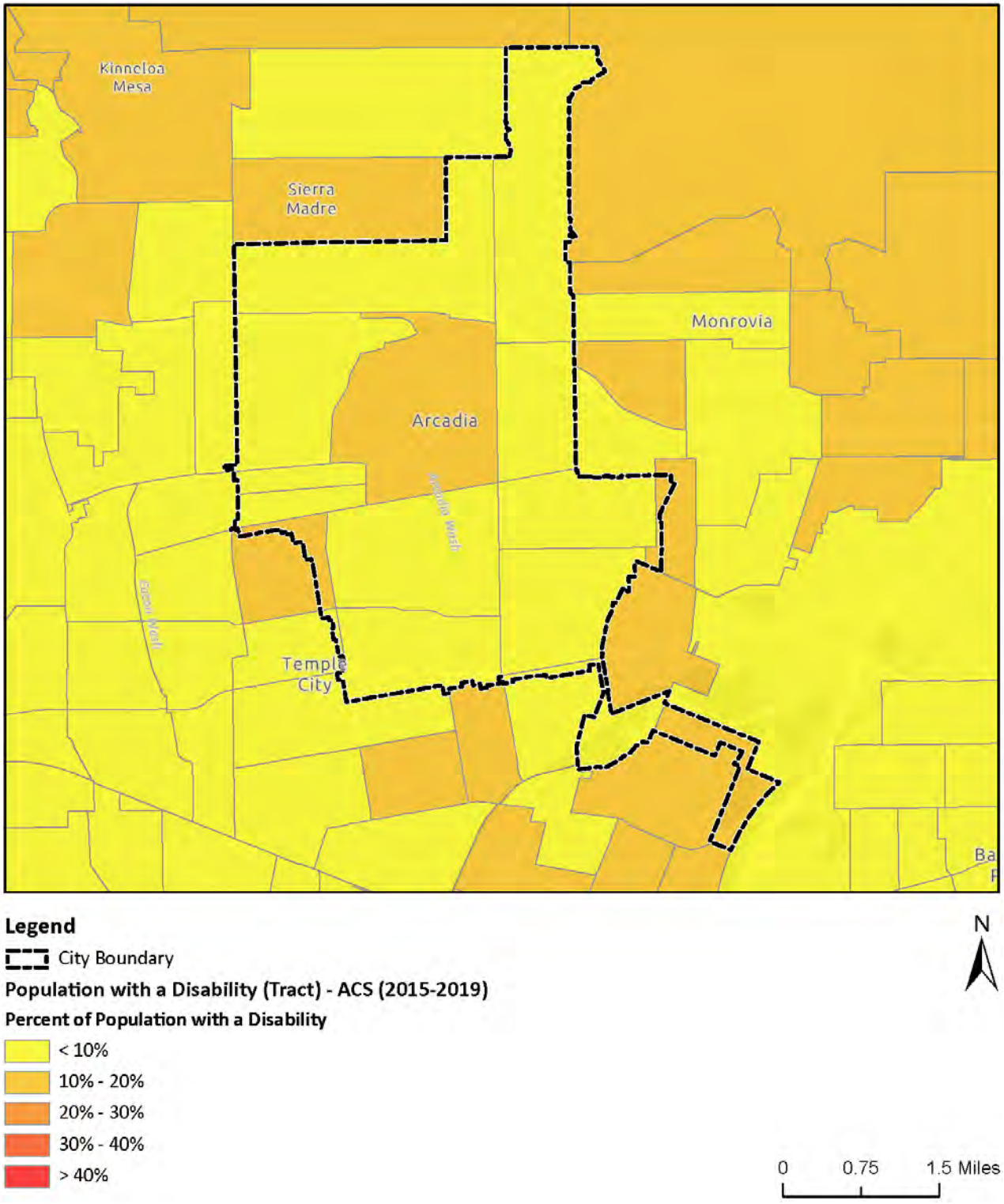
Compared to the greater region, Arcadia has a moderate level of persons with disabilities and while the density of persons with disabilities increased, Arcadia still has a lower density of persons with disabilities. Communities such as Sierra Madre and Kinneloa Mesa have higher proportions of persons with disabilities, but the largest population appears in to the southwest and southeast in communities like Los Angeles, West Covina, and Montebello. These communities have historically had higher densities of persons with disabilities.

Figure 3-9: Disability Population in Arcadia (ACS, 2010-2014)



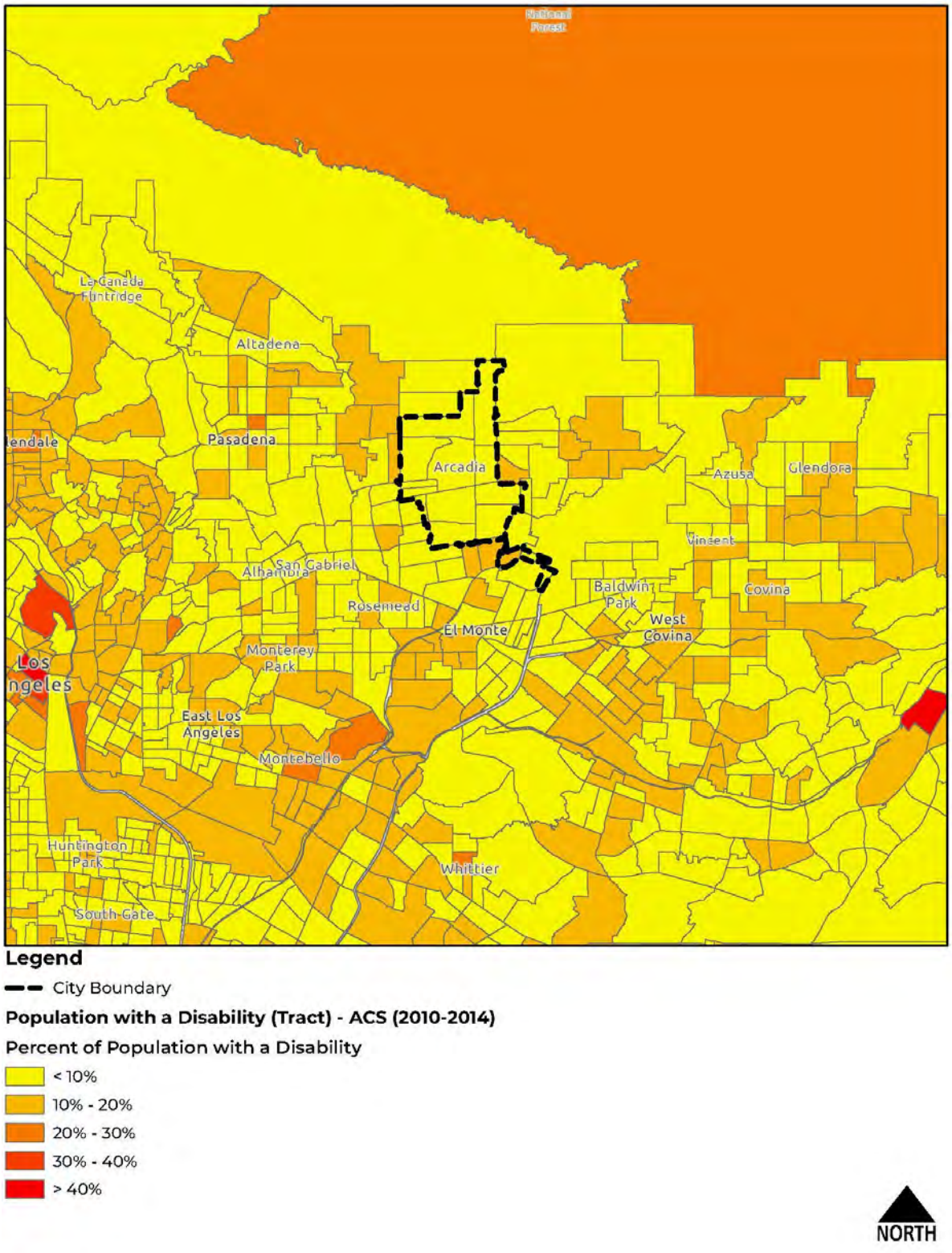
Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2010-2014

Figure 3-10: Disability Population in Arcadia (ACS, 2019)



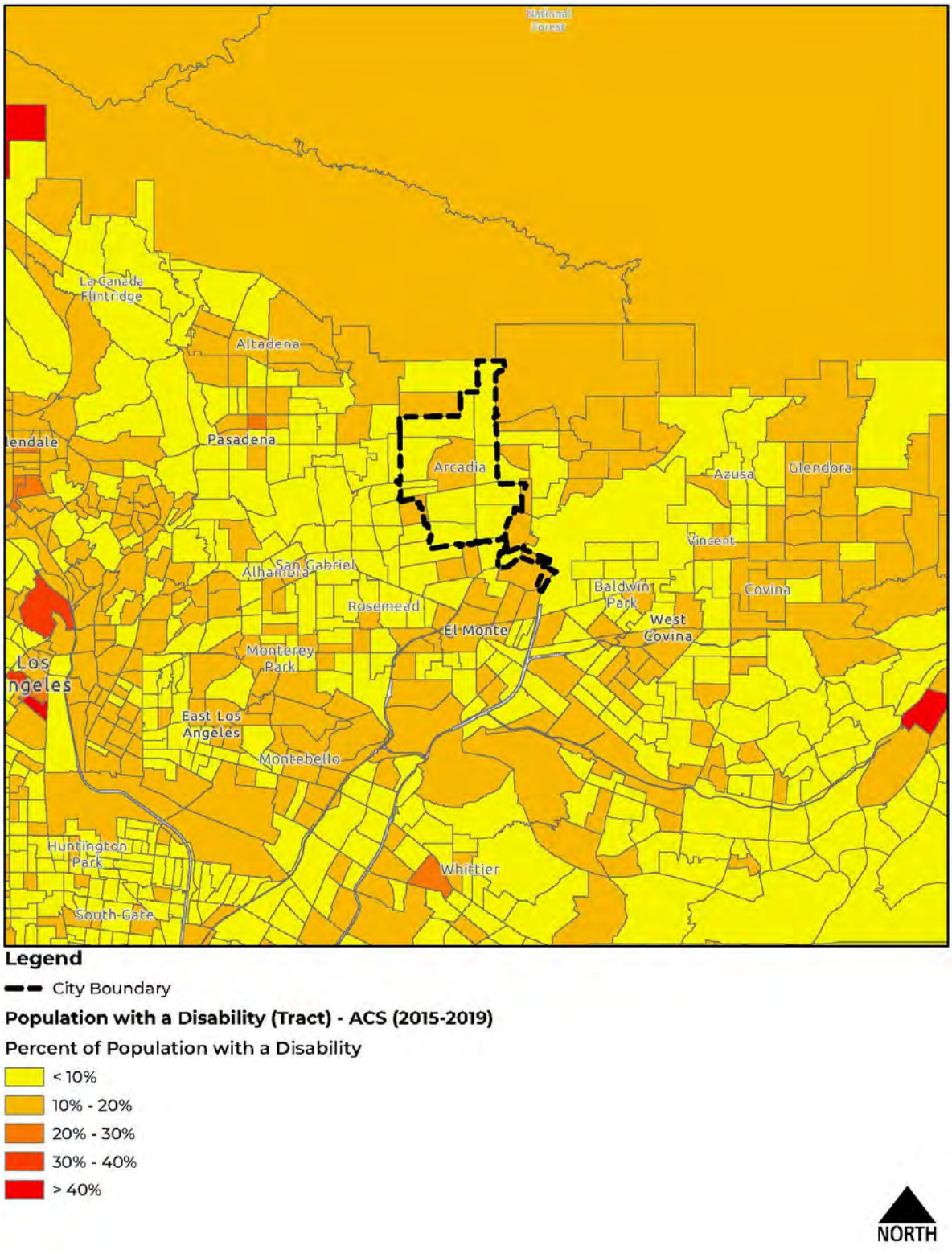
Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Figure 3-11: Disability Population in the Region(ACS, 2010-2014)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2010-2014

Figure 3-12: Disability Population in the Region (ACS, 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Summary of Segregation and Integration Factors

The intent of the segregation and integration portion of the AFFH is meant to inform future policy and actions that the City can take to reduce segregation and increase integration of protected groups. The analysis has identified the following as possible constraints to providing fair housing:

- While Arcadia is generally an affluent community, residents in the southern portion of the City are more likely to make a low to moderate income when compared to those that live in the northern part of the City. This may indicate a lack of affordable housing in the northern portions of the City, which hinders further integration of lower income families throughout the community.
- Census Tracts 4307.23 and 4307.24 have a higher concentration of single parent, female headed households with children, suggesting that there is some sort of barrier, whether it be financial or social, that prevents these families from integrating into the broader community.
- Persons with disabilities tend to live in the southern portion of Arcadia, suggesting that there may be a fair housing barrier or social barrier that is preventing these communities from integrating further into the community.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census-tract based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identify and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

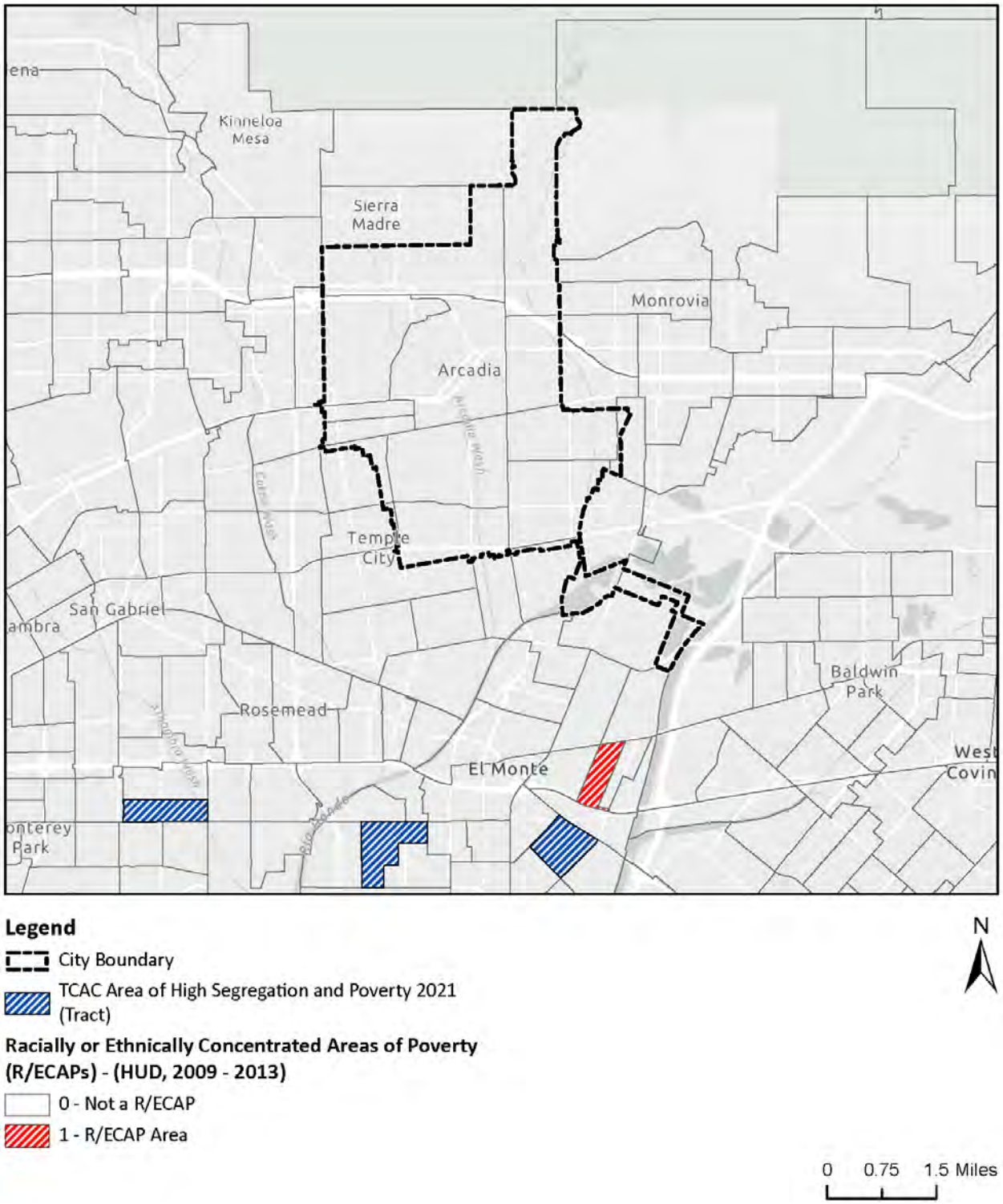
Figure 3-13~~**Figure 3-14**~~ below displays the R/ECAP analysis of ~~the Arcadia area~~Arcadia and immediately surrounding communities. The HUD data available does not provide information specific to the City of Arcadia, thus a broader more regional approach was taken, as shown in the map. The figure shows there are no pockets of racially or ethnically concentrated areas of poverty within Arcadia. However, there is a R/ECAP in El Monte, south of Arcadia. While the City has no R/ECAP areas, there are still concentrated areas of poverty in surrounding communities; therefore, the City is committed to increasing housing mobility opportunities for persons outside the City or in Los Angeles County as a whole. **Chapter 10: Implementation Plan** of this Housing Element outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunities to all households.

Figure 3-14~~**Figure 3-15**~~ below identifies low poverty index with race/ethnicity and R/ECAPs in Arcadia, and the overall Northeast Los Angeles County region. The low poverty index captures the depth and intensity of poverty in a given neighborhood. The index uses both family poverty rates and public assistance receipt,

in the form of cash-welfare, such as Temporary Assistance for Needy Families (TANF). The poverty rate and public assistance for neighborhoods are determined at the census tract level, and the higher the score, the less exposure to poverty in a neighborhood. The map identifies the R/ECAP and a few surrounding neighborhoods, to the south and southwest. The figure identifies R/ECAP areas (outlined in red) concentrated in the City of Los Angeles.

The map also shows that there are R/ECAPs in areas bordering the Angeles National Forest and in Central Los Angeles near Downtown. Overall, the City of Arcadia is a high income area. The City should consider the impact of high cost of housing and higher annual incomes on lower income households. The current financial circumtance combined with the recent housing boom can create displacement through economic pressures, where lower income households need to look for affordable housing outside of the City.

Figure 3-13: Local R/ECAP Analysis (HUD 2009-2013, TCAC 2021)

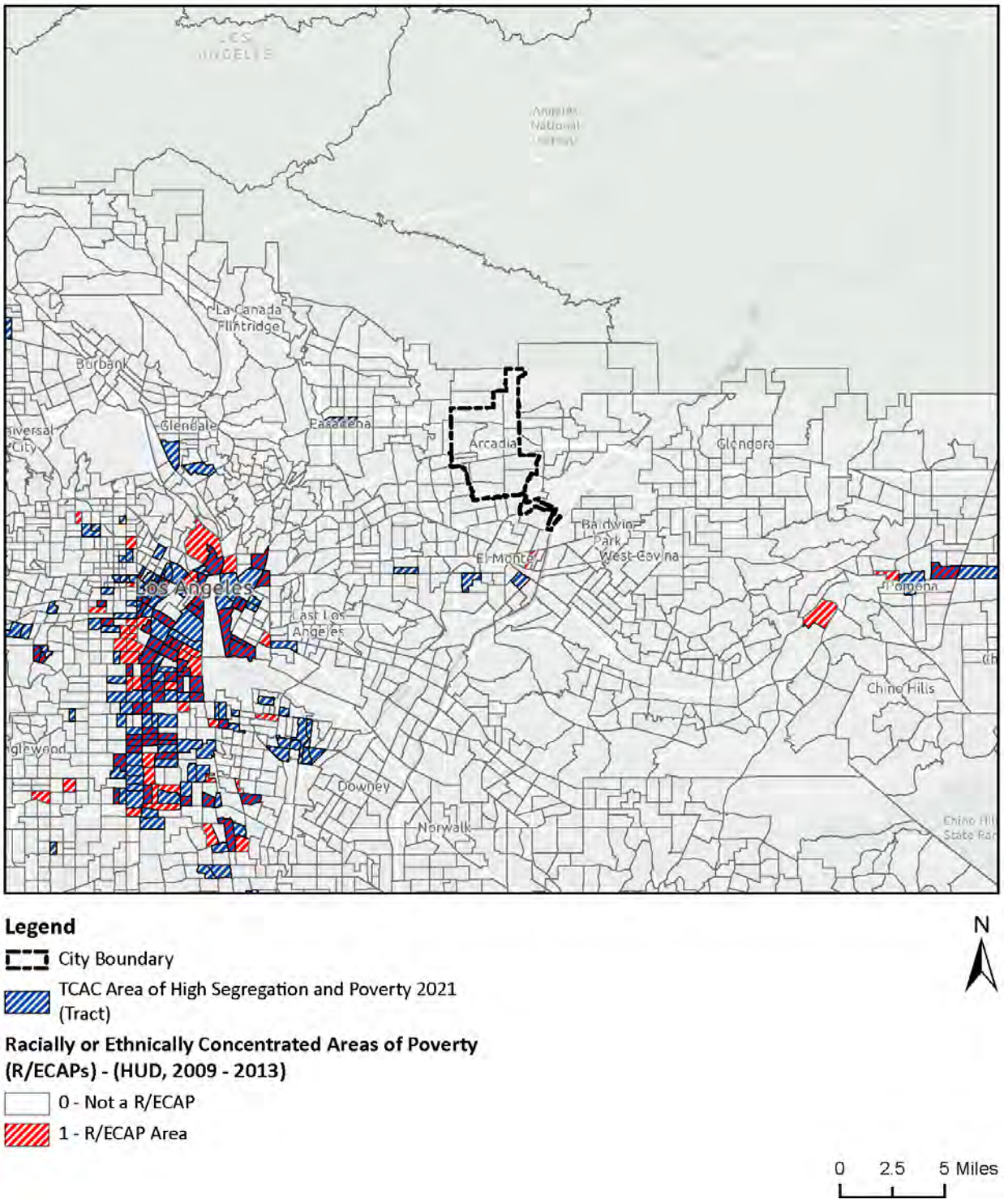


Source: HUD, 2009-2013, TCAC, 2021~~HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT006, July 10, 2020~~

R/ECAPs Over Time

Over time, R/ECAPs can move or expand into new areas. **Figure 3-14**~~**Figure 3-15**~~ below shows R/ECAPs in the Los Angeles region from 2009-2013. Compared to **Figure 3-13**~~**Figure 3-14**~~ above, there are fewer R/ECAPs in the region overall. ~~There are no R/ECAPs within Arcadia in this snapshot.~~ It appears that over time, central and northern Los Angeles have seen an influx in R/ECAPs. This suggests possible increases of segregation between communities based on race, income, and other protected characteristics over time. Although there are not and have not been R/ECAPs within Arcadia in recent years, the City should consider the impact of high cost of housing and higher annual incomes on lower income households regionally.

Figure 3-14: Regional R/ECAP Analysis (HUD 2009-2013, TCAC 2021)



Source: HUD, 2009-2013, TCAC, 2021

Summary of R/ECAP ~~Factors~~

While there are no R/ECAPs within the City of Arcadia, ~~it is important to note that R~~The number of R/ECAPs have been increasing in the Los Angeles Metropolitan Area over time. An absence of R/ECAPs does not confirm the presence of rich, predominantly White areas nor does it confirm that there is an absence of low income areas within the City.

Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated.[30] Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

Data used in the analysis of Racially Concentrated Areas of Affluence (RCAA) is from the 2012-2016 American Community Survey and measured at the census track level. The definition for an RCAA is a census tract in which 80 percent or more of the population is White and has a median income of at least $125,000. The nationwide RCAA analysis identifies the following:

- RCAA tracts have more than twice the median household income of the average tract in their metro area.
- Poverty rates in RCAAs are significantly lower and are, on average about 20 percent of a typical tract.
- RCAAs tracts are more income homogenous than R/ECAPs.
- The average RCAA is about 57 percent affluent, whereas the average R/ECAP had a poverty rate of 48 percent.
- The typical RCAA tract has a rate of affluence 3.2 times that of a typical tract, whereas R/ECAPs on average had a poverty rate 3.2 times that of a typical tract

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.[31] To identify these areas in Arcadia, this analysis examines census tracts with a population that is at least 50 percent White with a median income over $100,000. While none of Arcadia's census tracts have a population greater than 50 percent White, the City has one census tract with a median income over $100,000. **Figure 3-15**~~**Figure 3-16**~~ below shows that there are no census tracts in Arcadia that meets both the income and race threshold for the tract to be considered an RCAA.

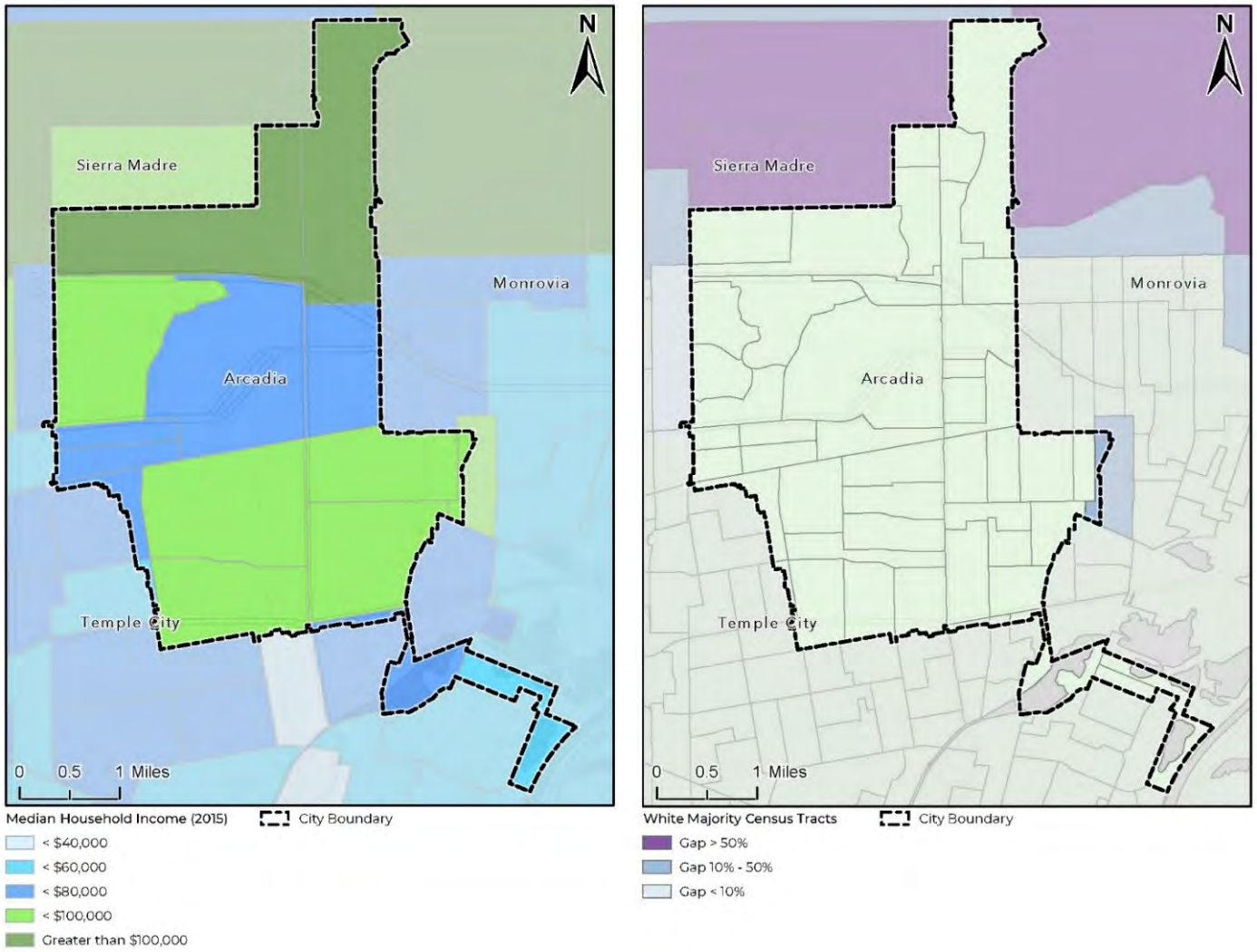
While there are no Racially Concentrated Areas of Affluence within the City of Arcadia, there is a concentrated area of affluence in the northern portion of the City. -These communities meet both the racial and economic criteria to be considered RCAAs. Although these areas are not within the City, the northern portion Arcadia could reflect a transition area as the concentration of the Asian community is lower and the

[30] Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.
[31] Ibid.

portion of white residents increases. –No lower income housing sites have been identified in this area due to potential fire hazards in the hillsides that pose safety hazard.

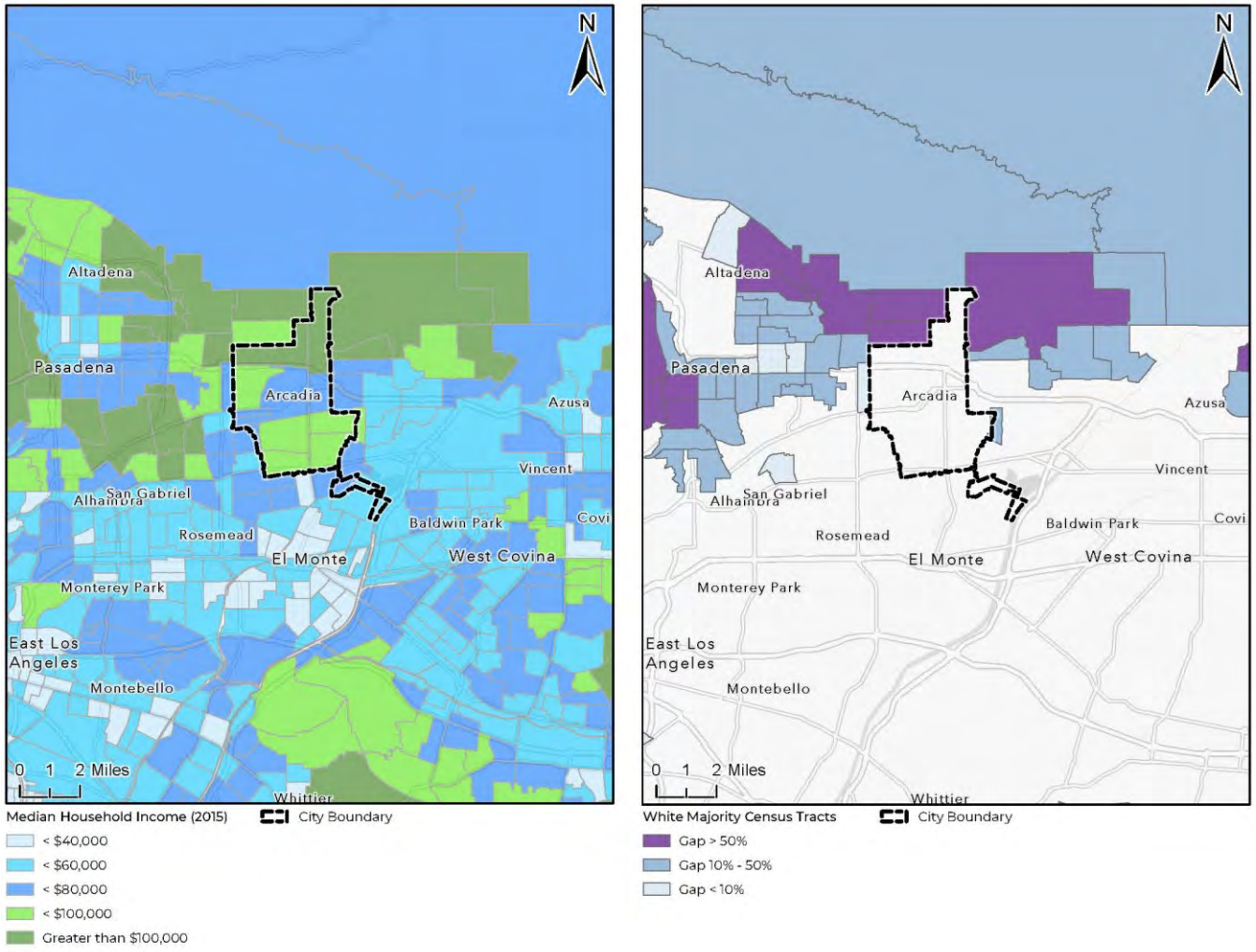
Regionally, the only potential RCAAs nearby are those to the north. Communities to the south of Arcadia are primarily Non-White and typically have lower median incomes. While Arcadia is a generally affluent area, the high proportion of Non-White residents prevents it from being identified as an RCAA by HCD's definition.

Figure 3-15: RCAA in Arcadia (U.S. Census Bureau's SF1 and TIGER data sets for 2010, ACS 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019, U.S. Census Bureau's SF1 and TIGER data sets for 2010

Figure 3-16: RCAA in Arcadia (U.S. Census Bureau's SF1 and TIGER data sets for 2010, ACS 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019, U.S. Census Bureau's SF1 and TIGER data sets for 2010

Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both "people" and "place" components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity**: Assesses people's relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity**: Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity**: Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity**: Contains indicators that assess a community's relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

Table 3-18~~**Table 3-19**~~ and **Figure 3-17**~~**Figure 3-18**~~ show~~s~~ the following key findings:

- The City has high rates of high school graduation rates as well as high math and English proficiency. Arcadia also has higher rates of college educated adults and overall higher levels of UC and CSU eligibility than the County and State.
- Residents of Arcadia experience high~~er~~ employment as well as higher levels of minimum basic income. Job availability, quality, and growth are all at lower levels in Arcadia when compared to the County and State~~'s~~ rates, however, the difference is not significant. ~~.~~
- While homeownership rates are higher in the City of Arcadia than in the County and State, levels of cost burden are similar to the state at about 53 percent. The County of Los Angeles has a lower

housing cost burden when compared to both the City and the State. Housing adequacy is higher in the City and affordability is lower than the County and State.

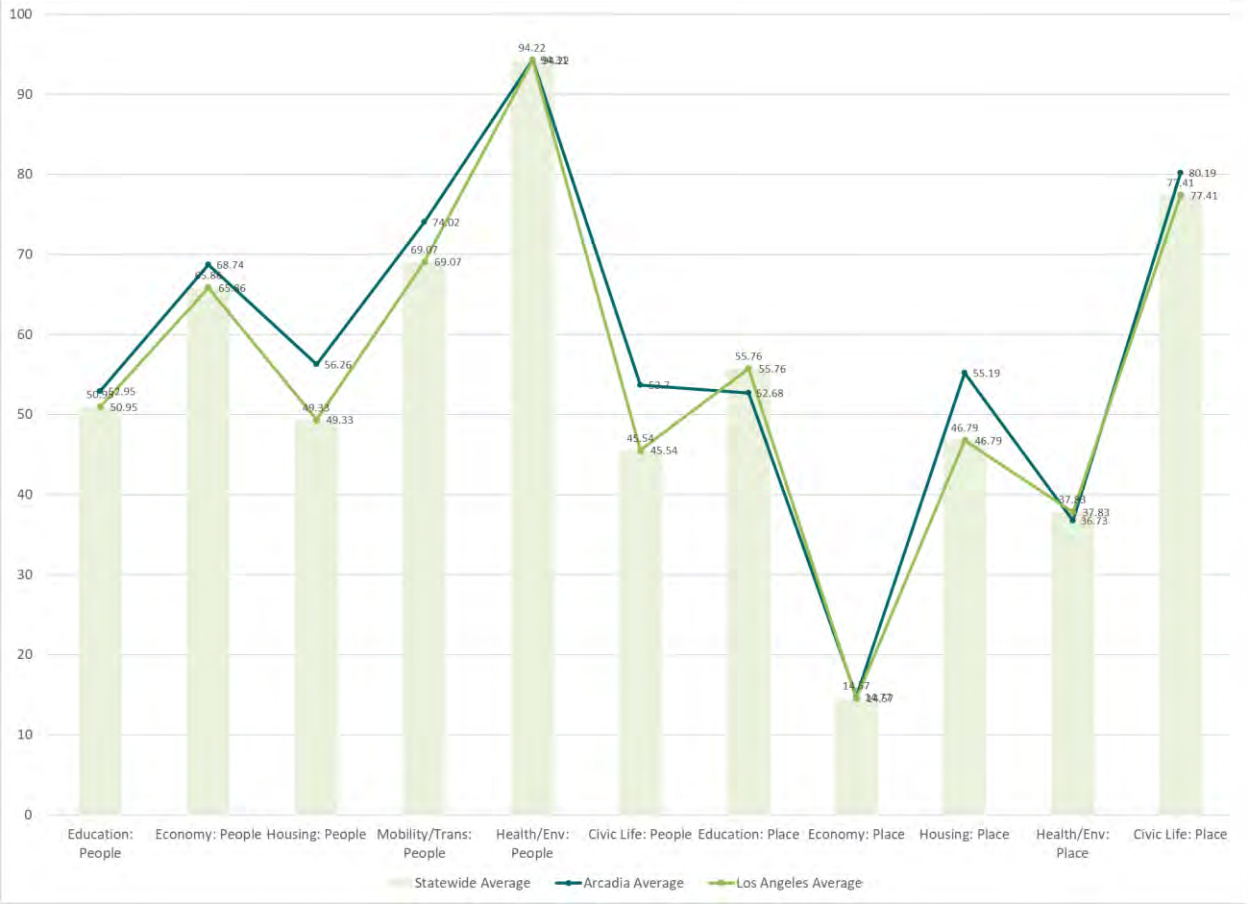
- Vehicle availability is higher in Arcadia while commute times are lower than the County and State. Residents of the City also experience higher rates of internet access.
- Overall health and environmental opportunities are similar between the City, County and ~~and~~ State. Although, Arcadia has lower rates of teen pregnancy and less years of life lost and higher access to healthcare.
- Voting rates in Arcadia are lower than in the State, but slightly higher than the County. Rates of English speakers are slightly lower than ~~average~~ the State and higher than the County.~~however t~~ The rate of US Citizenship is the same as the State and is higher in the City than the County.

Table 3-18:Local, County and State Regional Opportunity Indicators for Place and People

	ROI Indicator	Arcadia	Los Angeles County	California
Education	**People**			
	College Educated Adults	62%	35%	38%
	Math Proficiency	90%	70%	70%
	English Proficiency	88%	63%	65%
	Elementary Truancy	12%	25%	24%
	Place			
	High School Graduation Rate	98%	78%	83%
	UC/CSU Eligibility	70%	40%	41%
	Teacher Experience	58%	43%	36%
	High School Discipline Rate	0%	4%	6%
Economic	**People**			
	Employment Rate	94%	90%	89%
	Minimum Basic Income	79%	59%	64%
	Place			
	Job Availability	634.50	716.96	701.75
	Job Quality	35%	39%	40%
	Job Growth	1%	2%	3%
	Bank Accessibility	0.33	0.22	0.24
Housing	**People**			
	Home Ownership	62%	48%	55%
	Housing Cost Burden	54%	47%	52%
	Place			
	Housing Adequacy	96%	86%	91%
	Housing Affordability	0.11	0.15	0.19
Mobility	**People**			
	Vehicle Availability	92%	83%	86%
	Commute Time	51%	53%	60%
	Internet Access	4.91	4.34	4
Health and	**People**			
	Infant Health	96%	95%	95%
	Birth to Teens	1%	7%	7%
	Years of Life Lost	17.48	27.93	29.84
	Place			

Table 3-18:Local, County and State Regional Opportunity Indicators for Place and People				
ROI Indicator		Arcadia	Los Angeles County	California
	Air Quality	12.52	11.89	10.01
	Prenatal Care	83%	83%	83%
	Access to Supermarket	53%	61%	53%
	Health Care Availability	2.09	2.02	1.76
Civic Life	**People**			
	Voting Rates	25%	24%	31%
	English Speakers	87%	83%	88%
	Place			
	US Citizenship	83%	77%	83%
	Neighborhood Stability	89%	87%	85%
Source: UC Davis Center for Regional Change and Rabobank, 2014.				

Figure 3-17: Local and State Regional Opportunity Indicators for Place and People



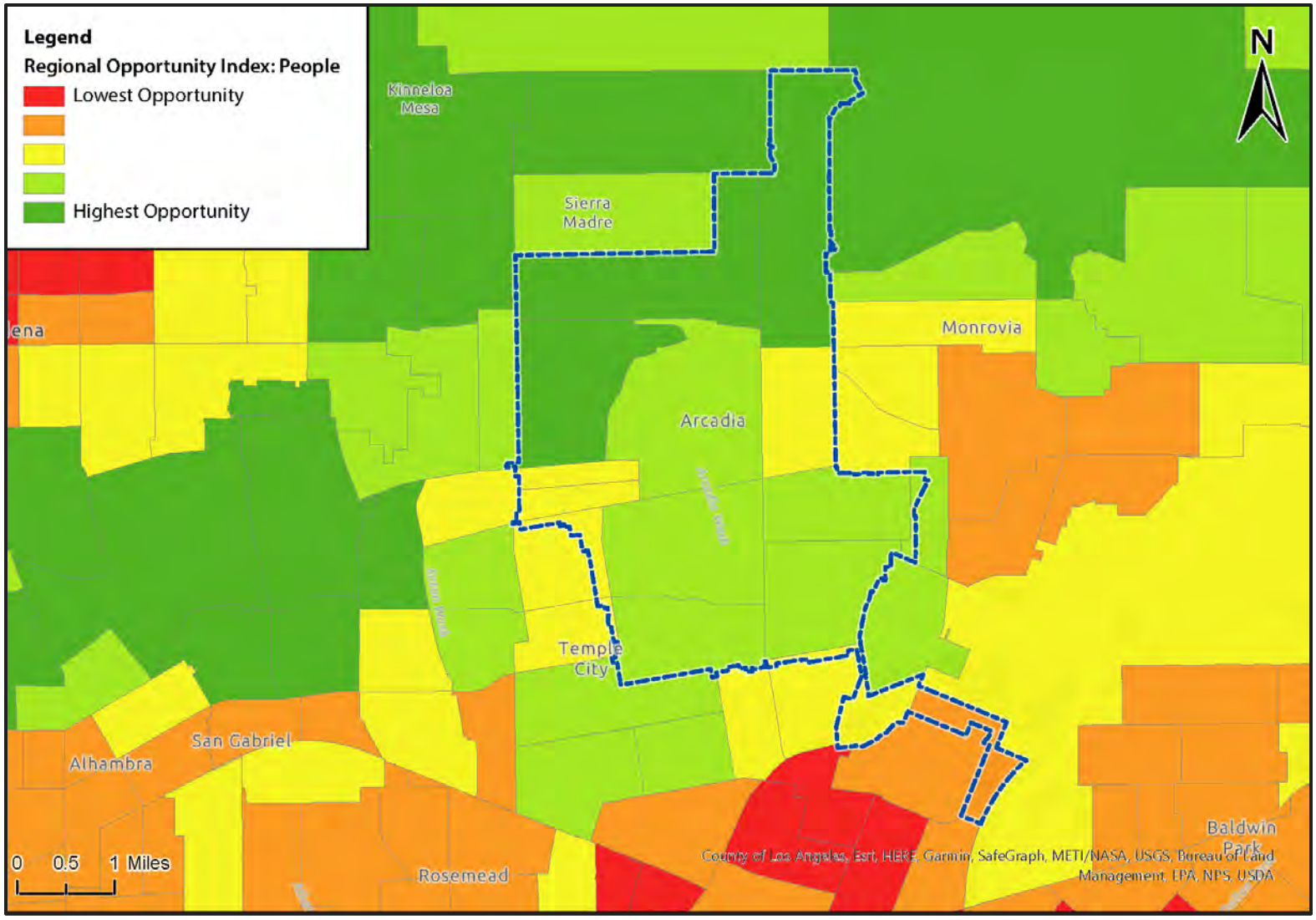
Source: UC Davis Center for Regional Change and Rabobank, 2014.

Regional Opportunitiy Index

Figure 3-18~~Figure 3-13~~ identifies the achievement levels that persons living within the City have and Figure 3-20~~Figure 3-14~~ displays the opportunity that different census tracts can provide. As shown in Figure 3-18~~Figure 3-13~~ and Figure 3-20~~Figure 3-14~~ below, the majority of Arcadia is classified as a high opportunity zone with pockets of lower opportunity at the southern end of the City and mid-eastern boundary. This indicates a high level of relative opportunities that people are able to achieve as well as a high level of relative opportunities that Arcadia provides.

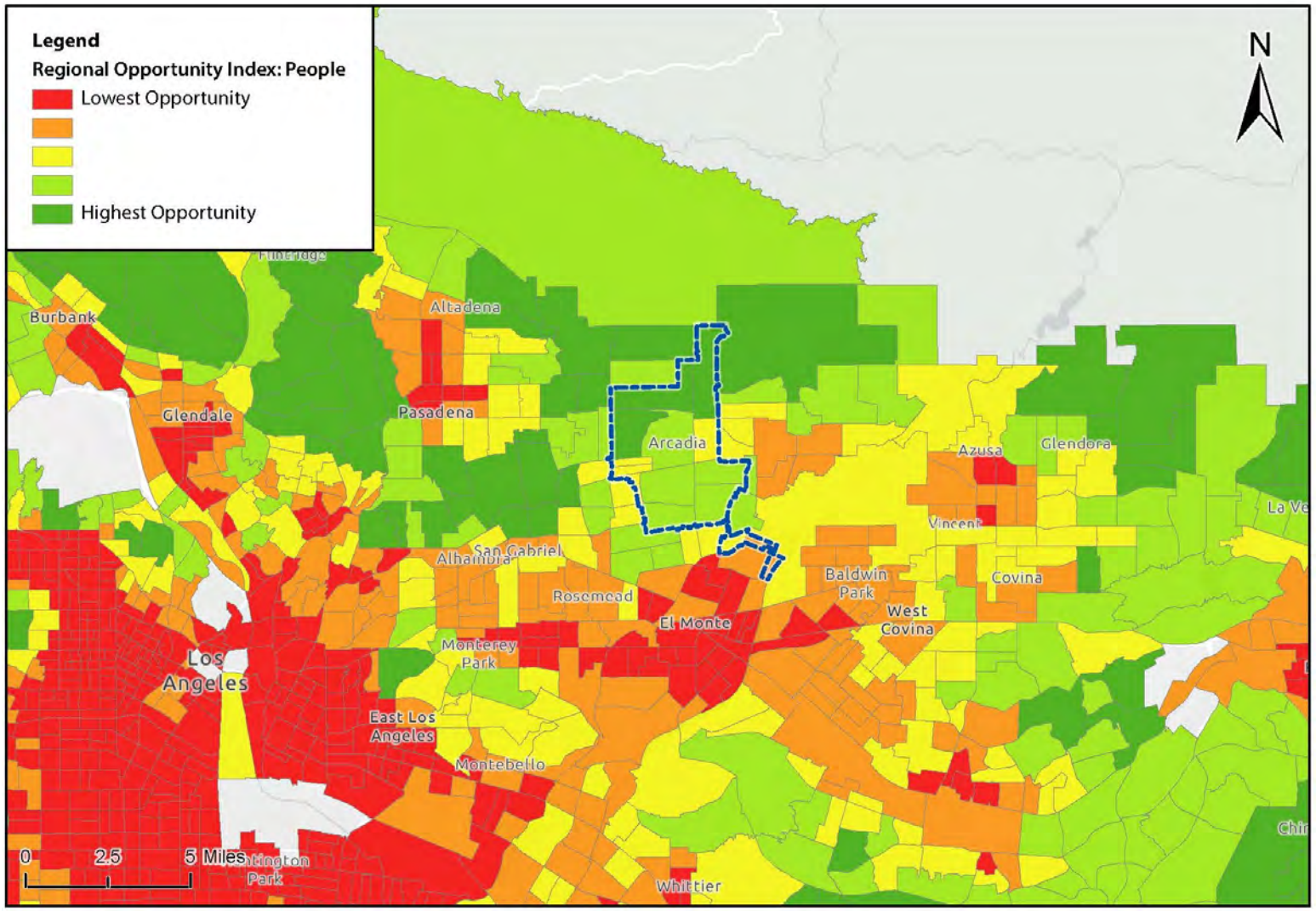
Compared to the greater region, Arcadia generally has more opportunities. As shown below, areas southwest and southeast of the City have access to less opportunities. Communities such as the city of Los Angeles, Montebello, West Covina, and more are generally areas that do not have census tracts with high opportunities in regard to people or place. Previously, these areas were identified as predominantly Non-White and lower income (**Figure 3-5**~~**Figure 3-6**~~ and **Figure 3-15**~~**Figure 3-16**~~).The combination of these factors could lead to less available opportunities and resources in the areas. Areas north of the City, tend to have greater access to opportunities, which reflects the economic and racial makeup of these communities. Overall, the City of Arcadia has access to a high amount of resources compared to many other communities in the region.

Figure 3-18: Regional Opportunity Index, People – City of Arcadia



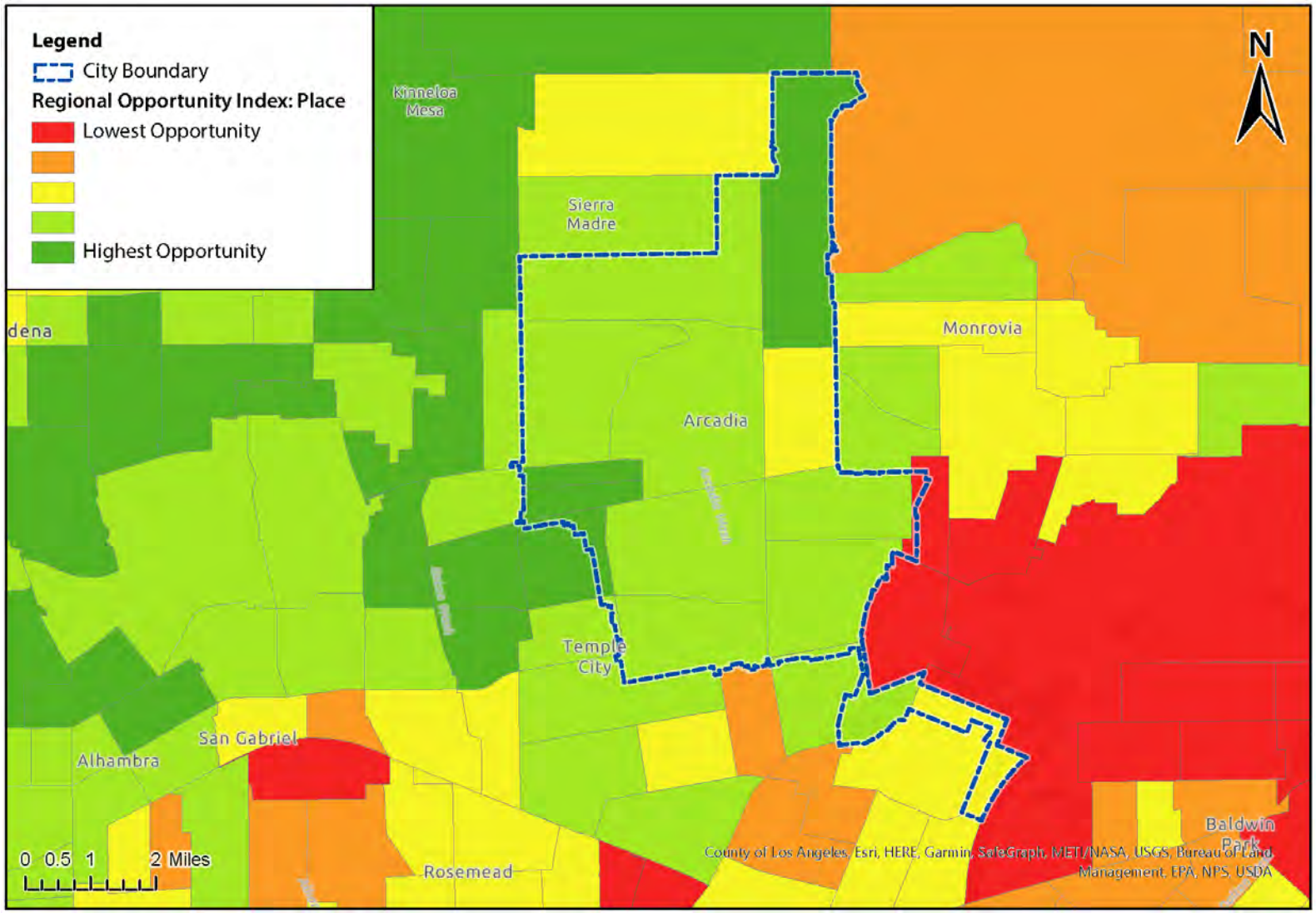
Source: UC Davis Center for Regional Change and Rabobank, 2014

Figure 3-19: Regional Opportunity Index, People – Region



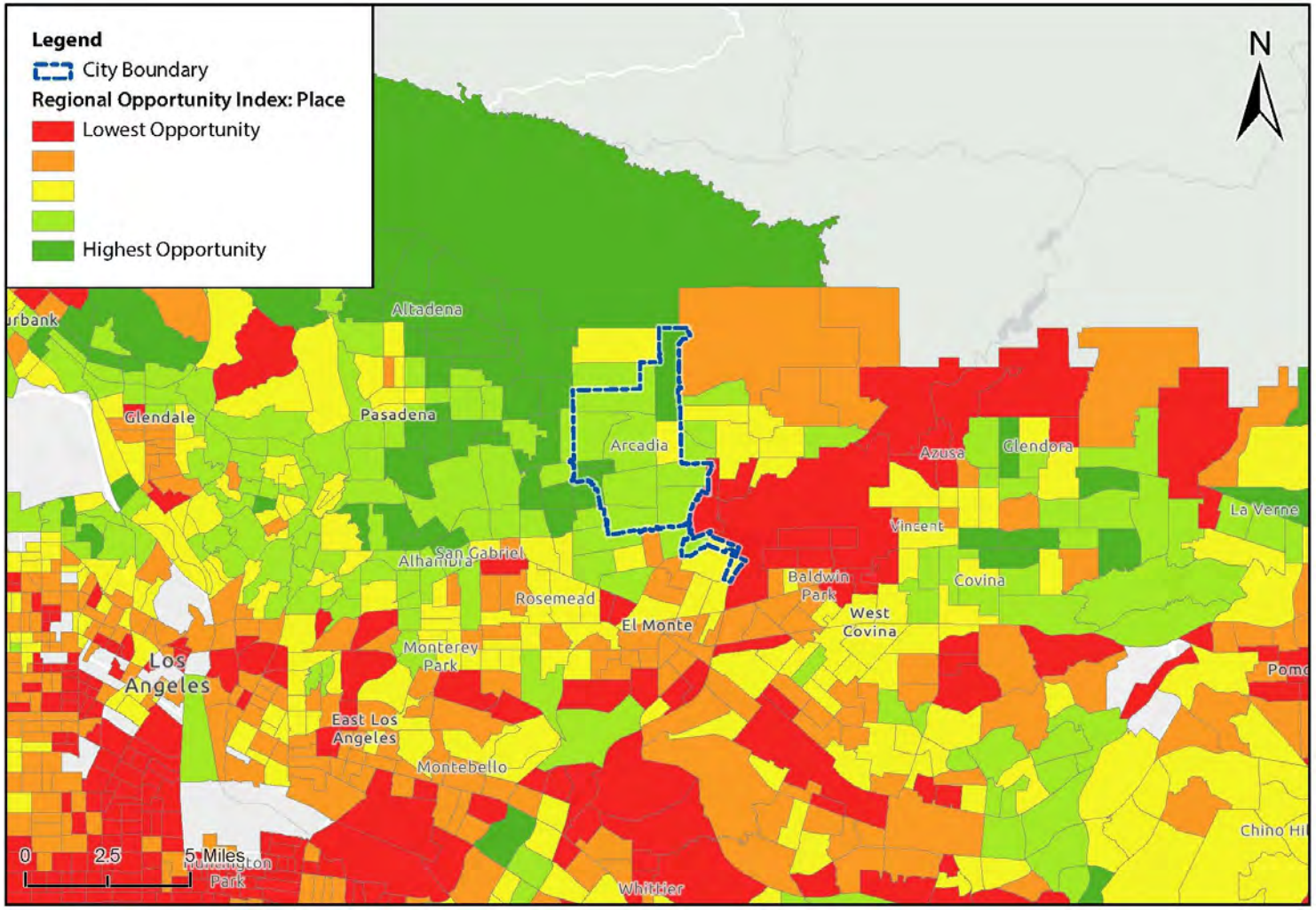
Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-20: Regional Opportunity Index, Place – City of Arcadia



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-21: Regional Opportunity Index, People – City of Arcadia



Source: UC Davis Center for Regional Change and Rabobank, 2014.

Tax Credit Allocation Committee (TCAC) Opportunity Area Maps

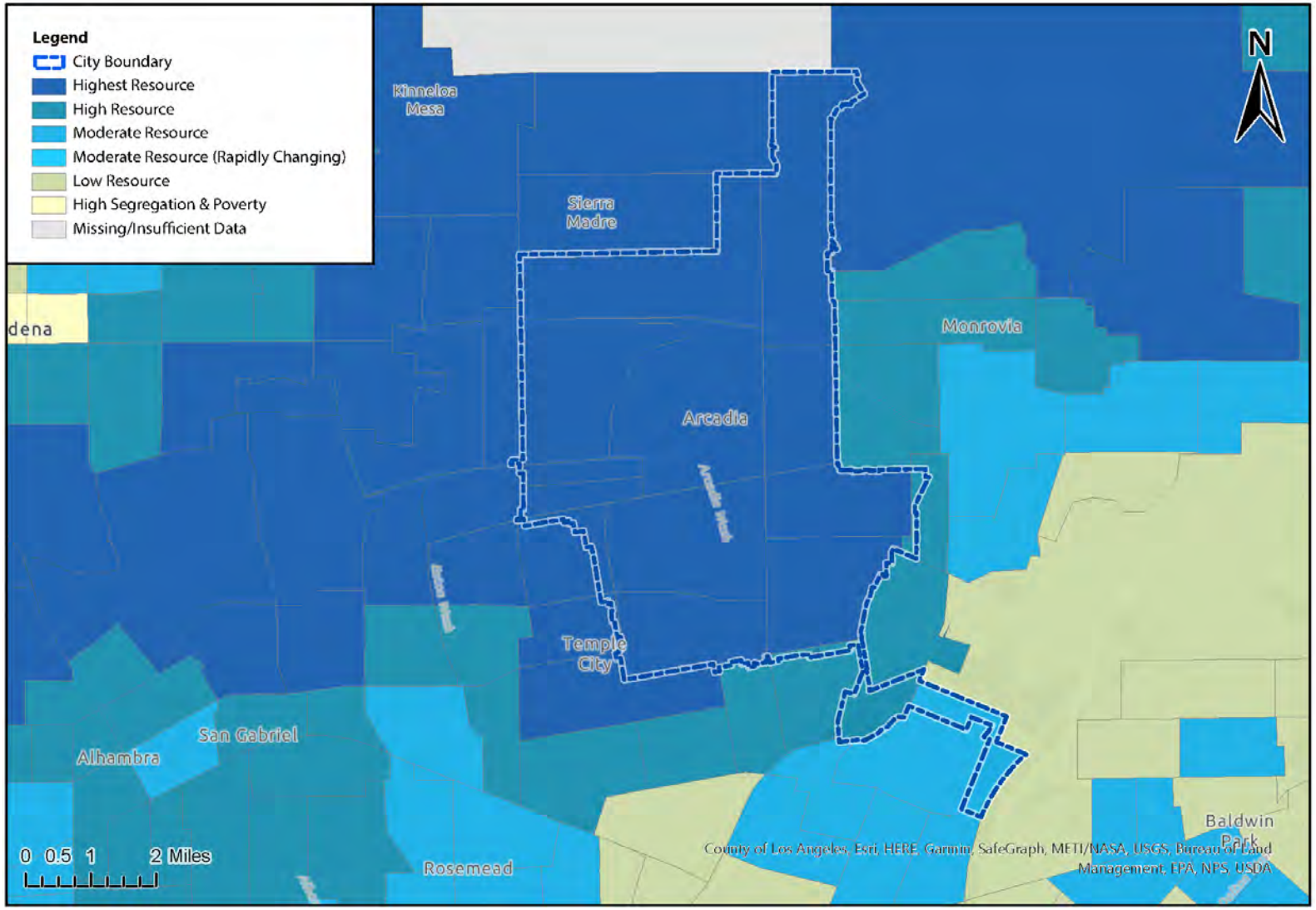
Additionally, the Department of Housing and Community Development (HCD) together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related State agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-22**~~**Figure 3-15**~~ below, most of Arcadia is classified with the highest resource designation with just the southern portion of the City designated as high to moderate resource. Communities within the southern portion of the City and south of the City are more likely to be lower income and predominantly populations of color. The City of Arcadia is committed to exploring programs and avenues to improve housing access and opportunity to both existing residents, future residents, and households in nearby areas.

Central and south Los Angeles communities are generally characterized by low access to resources. In some areas, the communities are characterized by high segregation and poverty. Currently there are no areas characterized as low resource nor high segregation and poverty within the City of Arcadia. Overall, the City and surrounding communities are relatively high resource compared to the greater Los Angeles area.

Opportunity indicators included in the AI also help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents' access to key opportunity assets in Los Angeles County. However, these indices are only available to Entitlement Jurisdictions (with population over 50,000 and receiving CDBG funds from HUD). For Urban County jurisdictions for which a HUD-provided index is not provided, a similar analysis as that provided by the indices was conducted using information for the region.

Figure 3-22: TCAC/HCD Opportunity Map – City of Arcadia



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

Opportunity Indicators

For many households, access to neighborhoods with higher levels of opportunity can be more difficult due to discrimination and when there may not be a sufficient range and supply of housing in such neighborhoods. In addition, the continuing legacy of discrimination and segregation can impact the availability of quality infrastructure, educational resources, environmental protections, and economic drivers, all of which can create disparities in access to opportunity.

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in each jurisdiction. As data for Arcadia as a local jurisdiction was not available, data for the Los Angeles-Long Beach-Anaheim Region was used for this analysis. Table 3-19~~Table 3-20~~ provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. The higher the score, the less exposure to poverty in a neighborhood, the maximum score being 100. For example, a low poverty index score of 100 means no exposure to poverty.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on State exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the score, the higher the school system quality is in a neighborhood, the maximum score being 100. For example, a school proficiency index score of 100 means immediate access to schools with the highest testing performance.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood, the maximum score being 100. For example, a labor market engagement index score of 100 means the maximum eligible population is employed and a part of the labor market in the community.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit. The maximum score being 100; for example, a transit trips index score of 100 means immediate access to schools with the highest testing performance.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table 3-19~~Table 3-20~~ ~~Table 3-14~~ below displays the opportunity indices by race and ethnicity for persons in ~~Arcadia~~the Los Angeles-Long Beach- Anaheim region. Key findings from the opportunity indicators (shown below) include:

- There is moderate exposure to poverty among the population in the region, with the Hispanic population received the lowest poverty index at 35.53 indicating the greatest exposure to poverty.
- Additionally, the access to quality education system is low to moderate among all racial/ethnic groups. The Non-Hispanic White and Asian or Pacific Islander Populations experience the highest access to quality education (68.03 and 61.94 respectively) while the Non-Hispanic Black population experiences the lowest access to quality education (33.82).
- The region offers low to moderate labor and economic opportunity. The Non-Hispanic Black population has the lowest labor market index at 35.34 and the Non-Hispanic White population has the highest index at 67.43.
- Access to transportation is relatively high for all racial and ethnic groups within the region with index scores falling between 77 and 87.
- Additionally, transportation is considered affordable in the region with scores in the 70 range for all race and ethnic groups.
- The region offers low to moderate job proximity with scores ranging from 40 to 55. The White population experiences the nest access to employment opportunities in the region with a score of 54.59 while the Non-Hispanic Black population experiences has the lowest score (40.72).
- Across all race and ethnic groups there were very low environmental health index scores, meaning there is high exposure to harmful pollutants in the region. Each group has a score below 25, indicating poor environmental quality across the City.
- Persons of all race and ethnic groups who have an income below the federal poverty line experience each lower opportunity, higher exposure to income and education barriers and higher exposure to harmful pollutants, as well and lower access to affordable transportation.
- Persons of all race and ethnic groups who have an income below the federal poverty line in the region experienced a lower opportunity index score in all categories except for the Low Transportation Cost Index.

Table 3-19: Opportunity Indicators by Race and Ethnicity in the Los Angeles-Long Beach-Anaheim Region

	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	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63

Table 3-19: Opportunity Indicators by Race and Ethnicity in the Los Angeles-Long Beach-Anaheim Region							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA Note 2: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).							

Educational Opportunity

Arcadia has a relatively high score regarding education. The City of Arcadia is served by the Arcadia Unified School District., El Monte Union High and El Monte City Elementary School Districts. The majority of the City is provided public school by the Arcadia Unified School District[32] while the southern portion of Arcadia is served by the El Monte School Districts.[33]

~~Meeting UC/CSU Requirements: Arcadia Unified School District had an approximately 95 percent achievement rate in 2018-2019, which is significantly higher than both the state and El Monte Union High School District. In the 2019-2020 school year, the Arcadia Unified School District's achievement dropped significantly while El Monte Union High and the State's achievement stayed relatively constant.~~

Meeting UC/CSU Requirements: Arcadia Unified School District had an approximately 95 percent achievement rate in 2018-2019, which is significantly higher than both the state and El Monte Union High School District. In the 2019-2020 school year, the Arcadia Unified School District and the County's achievement dropped significantly while El Monte Union High and the State's achievement stayed relatively constant.

Overall, the schools that served Arcadia are generally high scoring compared to other local schools and the schools in the State . Arcadia schools generally spend more money per student than the State with the exception of Arcadia Unified School District.

Table 3-20~~**Table 3-21**~~ below shows a comparison of the school districts, the County and the State based on resources, enrollment, class sizes, and more. Some key difference between the school districts include:

- Arcadia has a relatively high score regarding education. The City of Arcadia is served by the Arcadia Unified School District.[34]
- *Pupil to teacher ratio:* Arcadia Unified School District had the highest pupil to teacher ratio out of all three school districts, the County, and the State.
- *Funding:* Arcadia Unified School District spends the least amount of money per student when compared to the El Monte School Districts.
- *Free and Reduced-Priced Meals:* Only approximately 26 percent of students in the Arcadia Unified School District receive free or reduced-price meals while approximately 88 to 93 percent of students in the El Monte School Districts receive subsidized meals. In the State of California, approximately

[32] Arcadia Unified School District. School Boundaries. Available at https://www.ausd.net/apps/pages/ArcadiaUnifiedSchoolBoundariesMap. Accessed on December 2, 2021.
[33] Ell Monte Union High School District. SchoolSite Locator. Available at http://apps.schoolsitelocator.com/?districtcode=47473. Accessed on December 2, 2021.
[34] El Monte Union High School District. SchoolSite Locator. Available at http://apps.schoolsitelocator.com/?districtcode=47473. Accessed on December 2, 2021.

60 percent of students receive subsidized meals and about 68 percent of students in the County receive them.

- *Cohort Dropout Rates:* Approximately 11 percent of students in 2018-2019 dropped out before graduating in the El Monte Union High School District while approximately less than one percent of students in the Arcadia Unified School District dropped out. The rate of El Monte Union High students dropped out to approximately 5 percent in 2019-2020, which was still above the rate at which students dropped out in Arcadia Unified School District.
- *Meeting UC/CSU Requirements:* Arcadia Unified School District had an approximately 95 percent achievement rate in 2018-2019, which is significantly higher than both the state and El Monte Union High School District. In the 2019-2020 school year, the Arcadia Unified School District and the County's achievement dropped significantly while El Monte Union High and the State's achievement stayed relatively constant.

Overall, the schools that served Arcadia are generally high scoring compared to other local schools and the schools in the State . Arcadia schools generally spend more money per student than the State with the exception of Arcadia Unified School District.

Table 3-20:School District Data (2018-2020)										
	Arcadia Unified (K-12)		El Monte City School District (K-6 or K-8)		El Monte Union High		Los Angeles County		State of California	
	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020	2018-2019	2019-2020
Pupil to Teacher ratio	22:1	21.9:1	20:1	20.6:1	21:1	20.7:1	20.3:1	--	21:1	--
Average Teacher Experience	13 years	13 years	11 years	11 years	14 years	15 years	14 years	--	12 years	--
Ethnic Diversity Index[1]	37	38	21	21	23	23	38	38	47	47
Free and Reduced-Price Meals	26%	25.9%	93.3%	92.6%	87.8%	88.7%	68.5%	68.8%	59.4%	59.3%
Dollars per Student	$12,171	$12,449	$13,912	$14,310	$15,212	$15,833	--	--	$12,967	$13,173
Cohort Dropouts	0.6%	0.7%	N/A	N/A	11%	5.3%	10.6%	9.5%	9%	8.9%
Cohort Graduates	98.8%	96.7%	N/A	N/A	83.9%	84.9%	81.8%	82.2%	84.5%	84.3%
Cohort Graduates meeting UC/CSU Course Requirements	94.5%	0.4%	N/A	N/A	48.8%	46.9%	56.6%	53.6%	50.5%	50.9%

Source: Education Data Partnership. Fiscal, Demographic, and Performance Data on California's K-12 Schools. Available https://www.ed-data.org/. Accessed on December 3, 2021.

Notes:

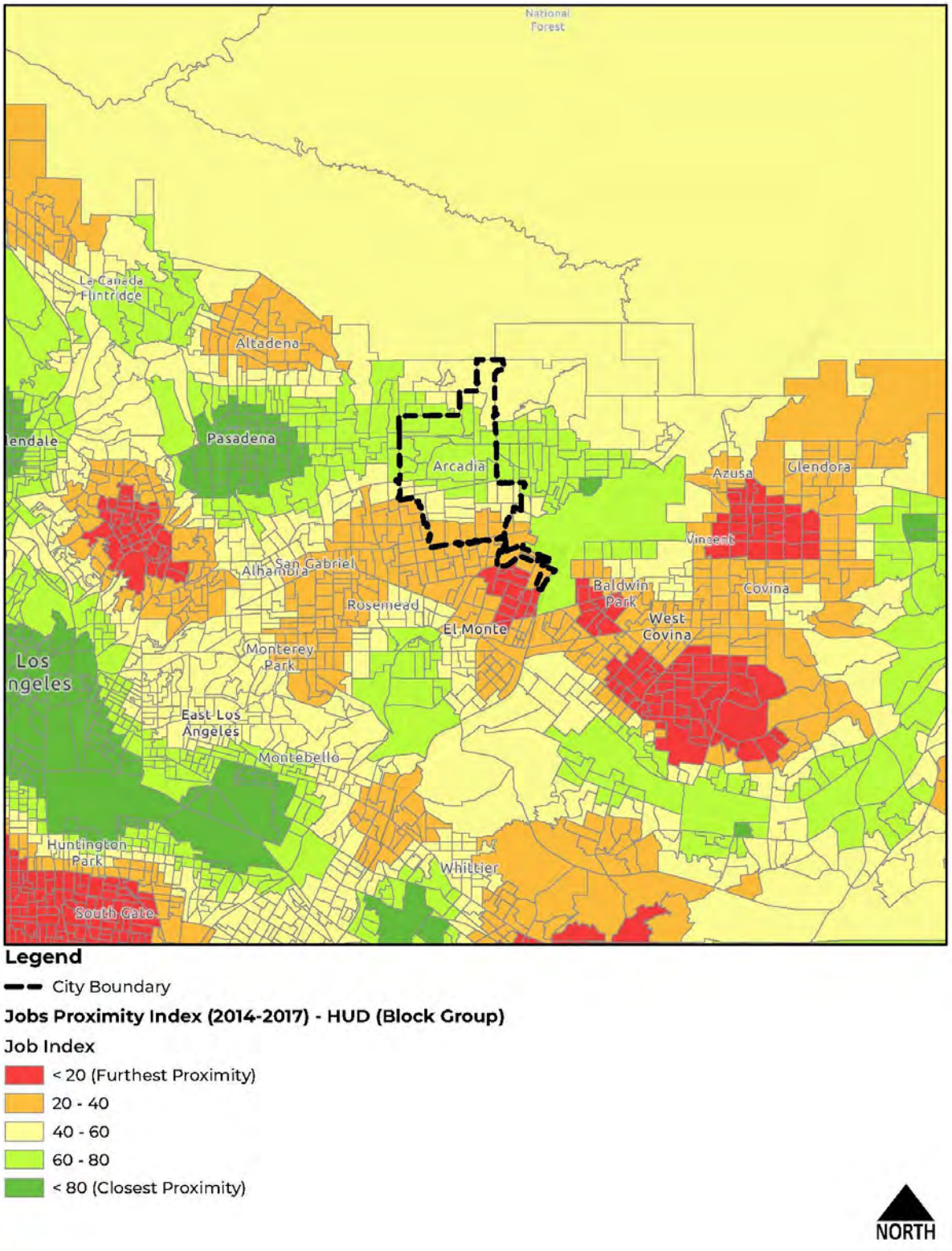
The Ethnic Diversity Index reflects how evenly distributed these students are among the race/ethnicity categories. The more evenly distributed, the higher the number. A school where all of the students are the same ethnicity would have an index of 0.

Employment Opportunity

Although the employment rate and median income are high in Arcadia, job availability and quality are lower in the City when compared to the State and County. **Figure 3-23**~~**Figure 3-24**~~ shows that job proximity is the highest in the center of the City. Arcadia does not have any areas in which job proximity is the closest, however it has higher job proximity than neighboring cities to the south. Cities to the east, such as Monrovia and Duarte have similar levels of job proximity to Arcadia. To the west, there is a high concentration of high job proximity areas in Pasadena. Regionally, job proximity varies in, however the largest patch of closest job proximity appears to be located near the City of Los Angeles. Directly southwest and southeast of Arcadia, communities experience lower job proximity. Overall, Arcadia has a moderate level of job proximity compared to the Los Angeles Metropolitan Area.

Additionally, there are various levels of job proximity within the City itself. As mentioned above, higher job proximity is located in the center of the City. The southern portion of the City, where median income is the lowest and more protected groups are concentrated, has lower job proximity when compared to the rest of the City. Within the southern portion of the City, there are higher concentrations of non-white populations, single-mothers with children, and persons who earn lower incomes. There is one census tract in the southern portion of the City that has a high concentration of persons with disabilities, however most people within this protected class live in the center of the City where job proximity is higher. Lower job proximity could be a potential constraint to fair housing.

Figure 3-23: Job Proximity Index – City of Arcadia (HUD 2014-2017)



Source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014

Access to Transit

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Arcadia scored a 6.8 AllTransit performance score, illustrating a low to moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. According to the data shown in Table 3-21~~Table 3-22~~, Arcadia's AllTransit performance score illustrates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. In total, 188,373 jobs are accessible within a 30-minute trip from Arcadia, however just 2.67 percent of commuters use transit. Additionally, AllTransit identified the following transit related statistics for Arcadia:

- 97.8 percent of all jobs in Arcadia are located within ½ mile of transit
- There are 113,696 customer households within a 30-minute transit commute of local businesses
- 1.26 percent of workers in Arcadia walk to work
- 0.44 percent of workers in Arcadia bike to work
- 8.4 percent of low income households live near transit

By comparison, the City of Pasadena scored higher than Arcadia at 8.3, the City of Monrovia scored lower than Arcadia at 5.6, and the County scored the same as Arcadia at 6.8.

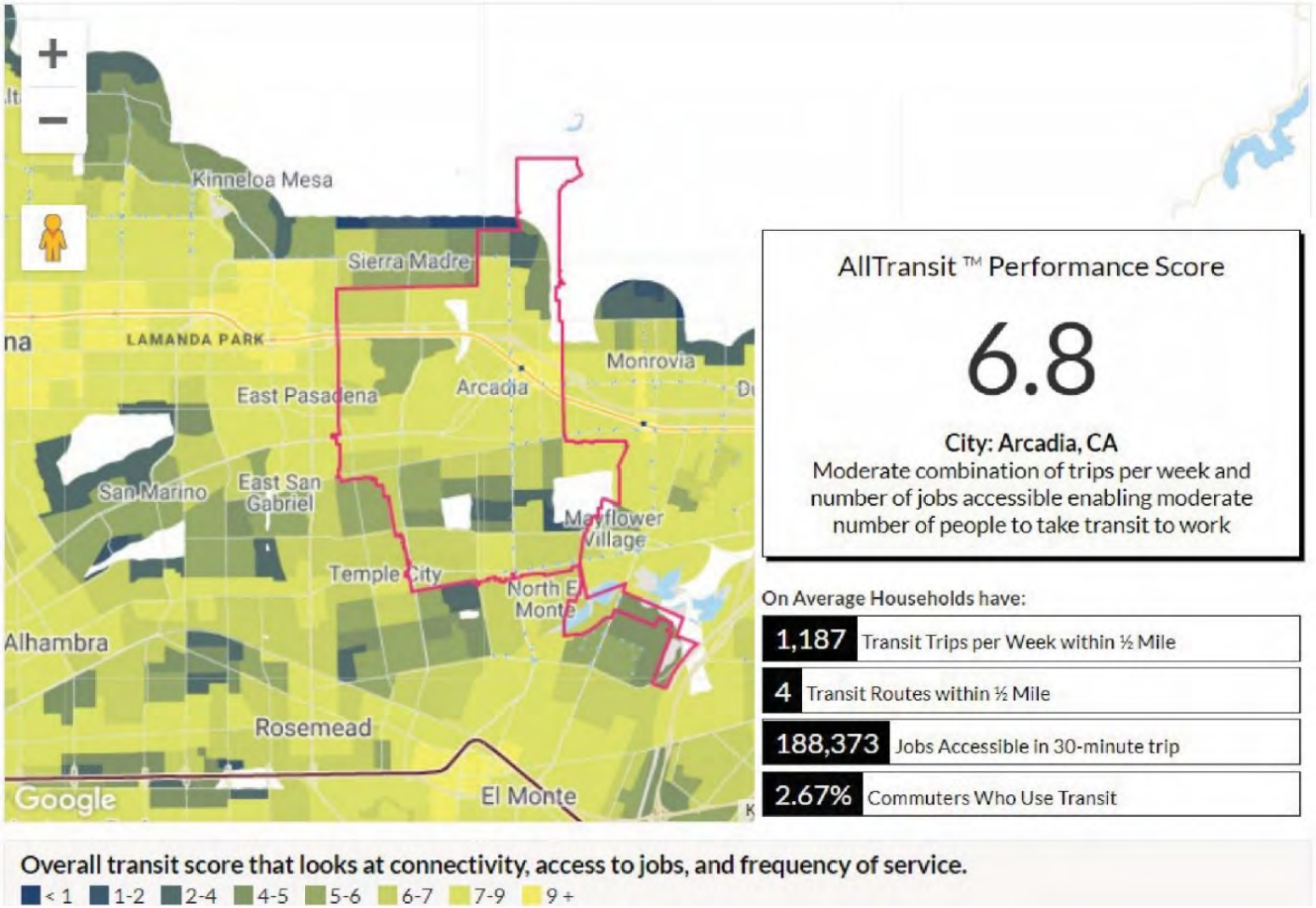
Table 3-21: Opportunity Indicator – Transit

Jurisdiction	All Transit Performance Score	Transit Trips Per Week within ½ Mile	Jobs Accessible in 30-min Trip	Commuters Who Use Transit	Transit Routes within ½ Mile
Arcadia	**6.8**	**1,187**	**188,373**	**2.67%**	**4**
Pasadena	8.3	2,935	248,166	6.77%	11
Monrovia	5.6	832	100,808	3.41%	3
Los Angeles County	6.8	2,608	321,664	6.66%	8

Source: All-transit, American Community Survey 2019

While the AllTransit metrics consider the two major transit agencies – Foothill Transit and Metro-Los Angeles – the metrics do not consider Arcadia Transit. Arcadia Transit provides curb-to-curb shared transportation to seniors and persons with disabilities as well as an affordable fixed route service. The City's fixed-route service which connects the Metro Gold Line Arcadia Station with major activity centers such as Santa Anita Park, City Hall, the Methodist Hospital, Westfield Santa Anita Mall, and the Los Angeles County Arboretum. The transit service is free to seniors, persons with disabilities, and children under 5.

Figure 3-24: Job Proximity Index – AllTransit Performance Score – City of Arcadia



Source: AllTransit Metrics

Figure 3-24~~Figure 3-17~~ shows that there are various levels of access to transit throughout the City. The southern and central parts of the City have the lowest level of transit access. In these areas of the City, people are more likely to be part of one of the protected classes such as low income, non-White, and or disabled. Persons with mobility issues, such as some people with disabilities, are disproportionately affected by lack of transit in the southern and central portions of the City. Housing is the most affordable in these areas and therefore impacts where persons with lower incomes can afford to live.

Access to transportation increases both economic and environmental/health opportunities. In an effort to increase both mobility and economic access, the City of Arcadia has identified the Las Tunas/Live Oak Corridor and the downtown area as opportunities for increased density to accommodate low and very low units. These areas are proximate to both regional as well as local transit and as the map above shows, these areas score well with connectivity.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure 3-25~~Figure 3-18~~ below displays mapped results for the CalEnviroScreen in Arcadia. The map shows that most of Arcadia is low scoring, with the exception of ~~one~~ two partial census tracts (6037431502 and 6037432500) towards the southern edge of the City. Table 3-22~~Table 3-23~~ below identifies the CalEnviroScreen scores given to these census tracts. Overall, low scoring signifies low pollution burdens in the City, therefore, the City of Arcadia shows low exposure to harmful pollutants.

Table 3-22: CalEnviroScreen 3.0

Census Tract Number	6037431502	6037432500
Pollutant (measured in Percentile*)		
Ozone	69	69
PM 2.5	66	66
Diesel	51	48
Pesticides	0	24
Toxic Releases	83	86
Traffic	35	56
Drinking Water	95	97
Cleanups	0	0
Groundwater Threats	23	50
Hazardous Waste	57	72
Impaired Water	63	72
Solid Waste	76	70
Health Risk/ Burden (Measured in Percentile*)		
Asthma	3	61
Low Birth Weight	43	82
Cardiovascular Rate	75	39
Education	43	73
Linguistic Isolation	75	92

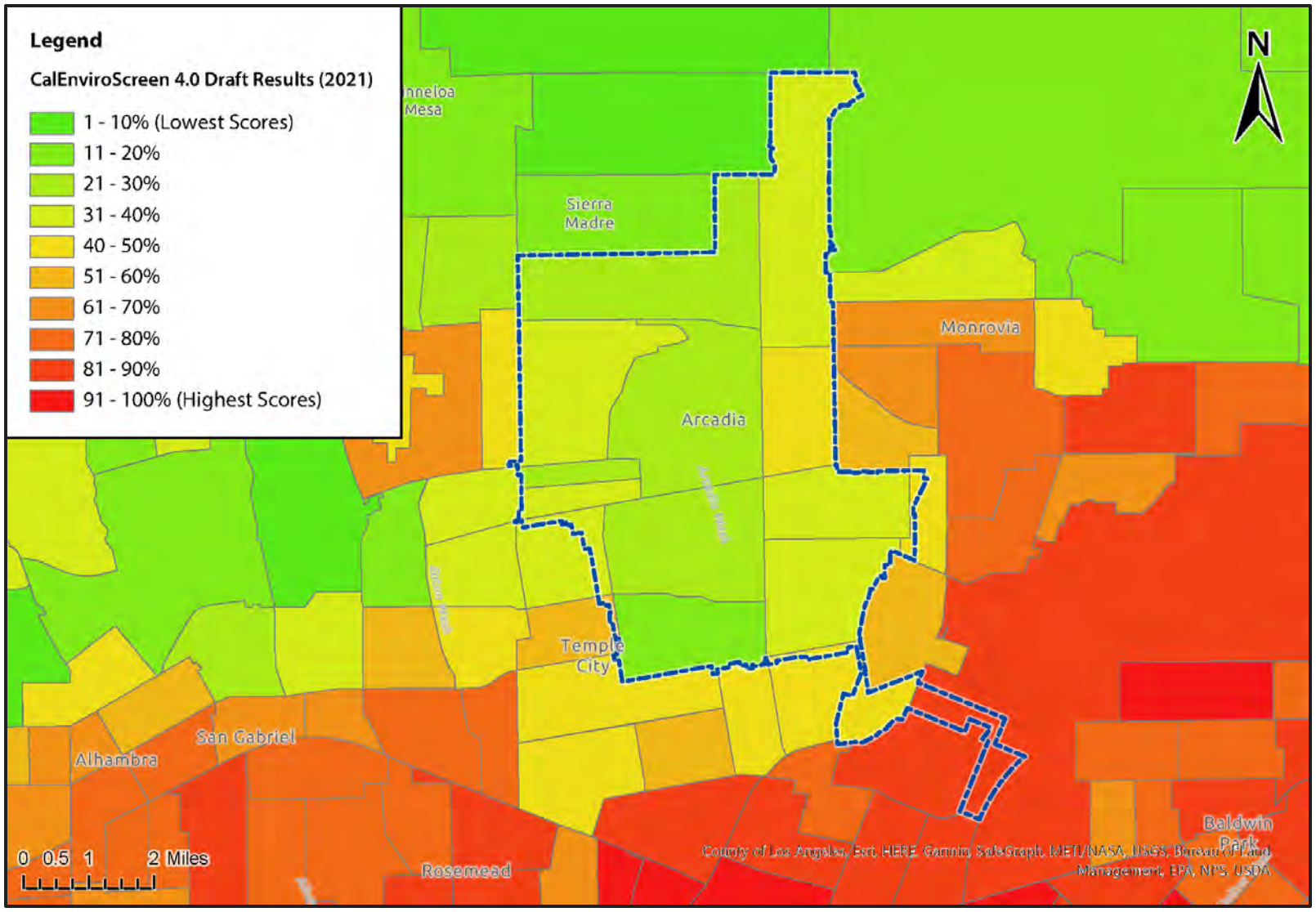
Table 3-22: CalEnviroScreen 3.0		
Census Tract Number	**6037431502**	**6037432500**
Poverty	37	58
Unemployment	48	51
Housing Burden	59	74

Note:
* Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.
Source: CalEnviroScreen 3.0 Map. Arcadia. Accessed through https://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=4560cfbce7c745c299b2d0cbb07044f5

Figure 3-25 CalEnviroScreen, City of Arcadia~~**Figure 3-18 CalEnviroScreen, City of Arcadia**~~ shows the environmental conditions for the whole City. The southern portions of the City are charcterized by people that are more likely to earn lower incomes and be part of one of the protected classes. Additionally, the southern portions of the City are more industrialized compared to the rest of the community, which could explain worse off envrionmental conditions. Higher income neighborhoods in the northern portion of the City tend to have better envrionmental condition scores in comparison. Therefore, lower income families and people within protected groups are more likely to experience poorer environmental conditions a than those who are not.

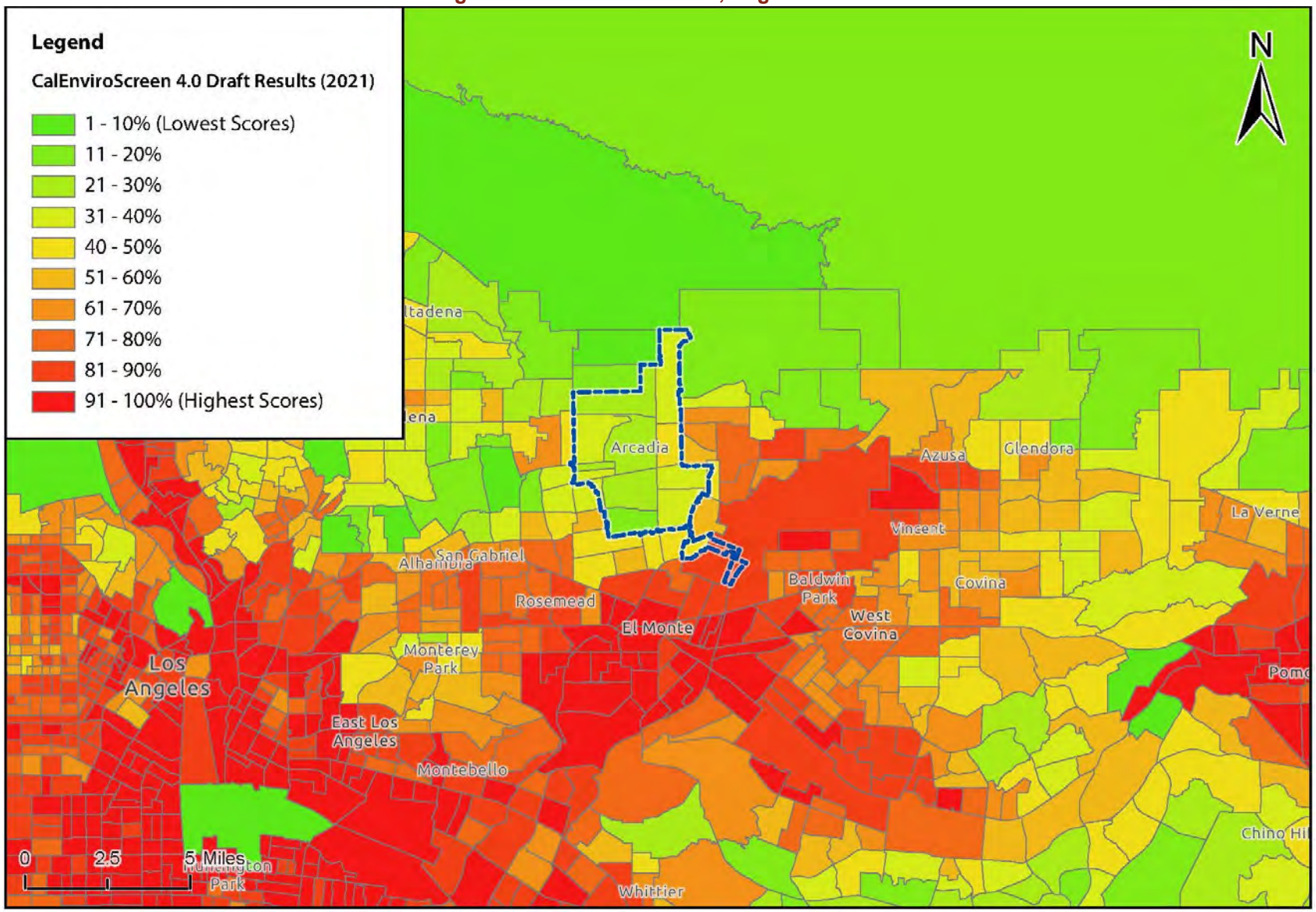
Regionally, the City of Arcadia has a relatively low CalEnviroScreen score. The majority of communities to the south, east, and west all have higher scores than Arcadia, meaning that they experience higher levels of exposure to pollutants. Many of these communities have high concentrations of people of color and lower median incomes than the City of Arcadia.

Figure 3-25 CalEnviroScreen, City of Arcadia



Source: CalEnviroScreen, 4.0 Results 2021, Accessed through HUD AFFH Data and Mapping Tool

Figure 3-26 CalEnviroScreen, Region



Source: CalEnviroScreen, 4.0 Results 2021, Accessed through HUD AFFH Data and Mapping Tool

Summary of Disparities in Access to Opportunity Factors

While the City of Arcadia is considered a high resource area and relatively affluent when compared to neighboring cities, there are some disparities between communities within the City. The most obvious pattern identified in the analysis is the discrepancy between the northern and southern parts of the City. The following factors were identified as factors contributing to disparities in access to opportunity:~~:~~

- While there are less jobs within close proximities to residential areas in the southern portion of the City, there are also less residences due to the commercial and industrial zoning and the Arcadia Logistics Center Specific Plan which does not include residential units. ~~In the southern portions of the City, there are less jobs within close proximities to residential areas, making it more difficult to find work closer to home.~~
- There is disparity between the northern and southern portion of the City with regards to job proximity and CalEnviroScreen~~s~~.

G. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Arcadia evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Existing Needs

The County of Los Angeles Housing Authority administers Section 8 Housing Choice vouchers within the City of Arcadia. For the year 2020 within the City of Arcadia, 101 households received Section 8 vouchers. Additionally, the County currently has a waitlist to receive Section 8 Housing Choice vouchers. Approximately 57 households on the County waitlist are at an Arcadia mailing address.

Housing Needs in Arcadia

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. Table 3-23~~Table 3-24~~ through Table 3-31~~Table 3-32~~ display data for demographic characteristics of Arcadia, as compared to the County of Los Angeles and the State of California. Additional detailed analysis of the Arcadia community demographics is outline in **Section 2: Community Profile** of the Technical Background Report.

Table 3-23~~Table 3-24~~ displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. Similarly, in the County, nearly 10 percent of persons reported at least one disability. The City of Arcadia reported a higher percentage than the State and the City at 18.6 percent. Of the 18.56 percent Arcadia residents who reported a disability, the majority were ambulatory difficulties and independent living difficulties, which could be tied to the City's senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Table 3-23: Population by Disability Type, Compared by Geography, 2019

Disability	City of Arcadia	County of Los Angeles	California
Total with a Disability	18.6%	9.9%	10.6%
Hearing Difficulty	2.5%	2.5%	2.9%
Vision Difficulty	1.2%	2.0%	2.0%
Cognitive Difficulty	2.6%	4.1%	4.3%
Ambulatory Difficulty	4.6%	5.7%	5.8%
Self-Care Difficulty	2.7%	2.9%	2.6%

Independent Living	3.7%	5.4%	5.5%
Source: American Community Survey, 5-Year Estimates, 2019			

Table 3-24~~Table 3-25~~ below displays data from the Los Angeles County Point in Time Count. The Count gathers data on the homeless population in the County as well as in all jurisdictions within the County. According to the data from 2017 to 2018 Arcadia experienced a slight drop in the homeless population, then a significant increase through 2020. Overall, Arcadia's homeless population was higher than nearby jurisdictions such as Monrovia and Pasadena (77 and 27 persons respectively). However, Arcadia did have a lower amount than El Monte. Overall, Arcadia has experienced an increase in homelessness over the last year and has a moderate number of individuals experiencing homelessness when compared to neighboring jurisdictions.

The City of Arcadia is currently conducting its own detailed homelessness inventory. As part of this outreach, a support team is interviewing and documenting all individuals in the City experiencing homelessness. This information is specific to each person contacted with the goal to determine the type of services necessary in each situation. The City is also analyzing a "Tiny Homes" project in southeast Arcadia to temporarily house those experiencing homelessness.

Table 3-24: Homelessness in Arcadia and Surrounding Cities

Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Monrovia	42	69	27	80	77	-3
Pasadena*	~~29~~575	~~27~~677	~~-~~2102	542~~29~~	~~27~~527	~~-~~215
Arcadia	**17**	**15**	**-2**	**77**	**106**	**29**
El Monte	240	517	277	428	433	5
Los Angeles County	45,979	45,039	-940	49,521	54,291	4,770

Source: Los Angeles Point in Time Count, 2017, 2018, 2019, 2020.
Note:

**~~Data is for East and South Pasadena Combined~~Source for Homelessness in Pasadena: Pasadena Partnership. Pasadena Homelessness Count 2020. Available at https://pasadenapartnership.org/wp-content/uploads/2020/06/Pasadena-Homeless-Count_2020-FINAL.pdf. Accessed on December 20, 2021.*

Table 3-25~~Table 3-26~~ and Table 3-26~~Table 3-27~~ display household type and income data for the State, County, and City. Overall, the City has a larger percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, the State has the largest percentage of non-family households at approximately 11 percent more than Arcadia. The City has a percentage of households with at least one senior over the age of 60 that is approximately 10 percent more than the County and nearly 28 percent more than the State.

Table 3-25: Population by Familial Status, Compared by Geography, 2019

Familial Status	City of Arcadia	County of Los Angeles	California
Total Households	19,520	3,316,795	13,044,266
Family Households	79.9%	66.7%	68.7%

Married-Couple Family Households	58.2%	45.1%	49.8%
With Children	--	28.3%	34%
Non-Family Households	20.1%	33.3%	31.3%
Households with one or more people 60 years +	47.2%	37.9%	29.2%
Source: American Community Survey, 5-Year Estimates, 2019			

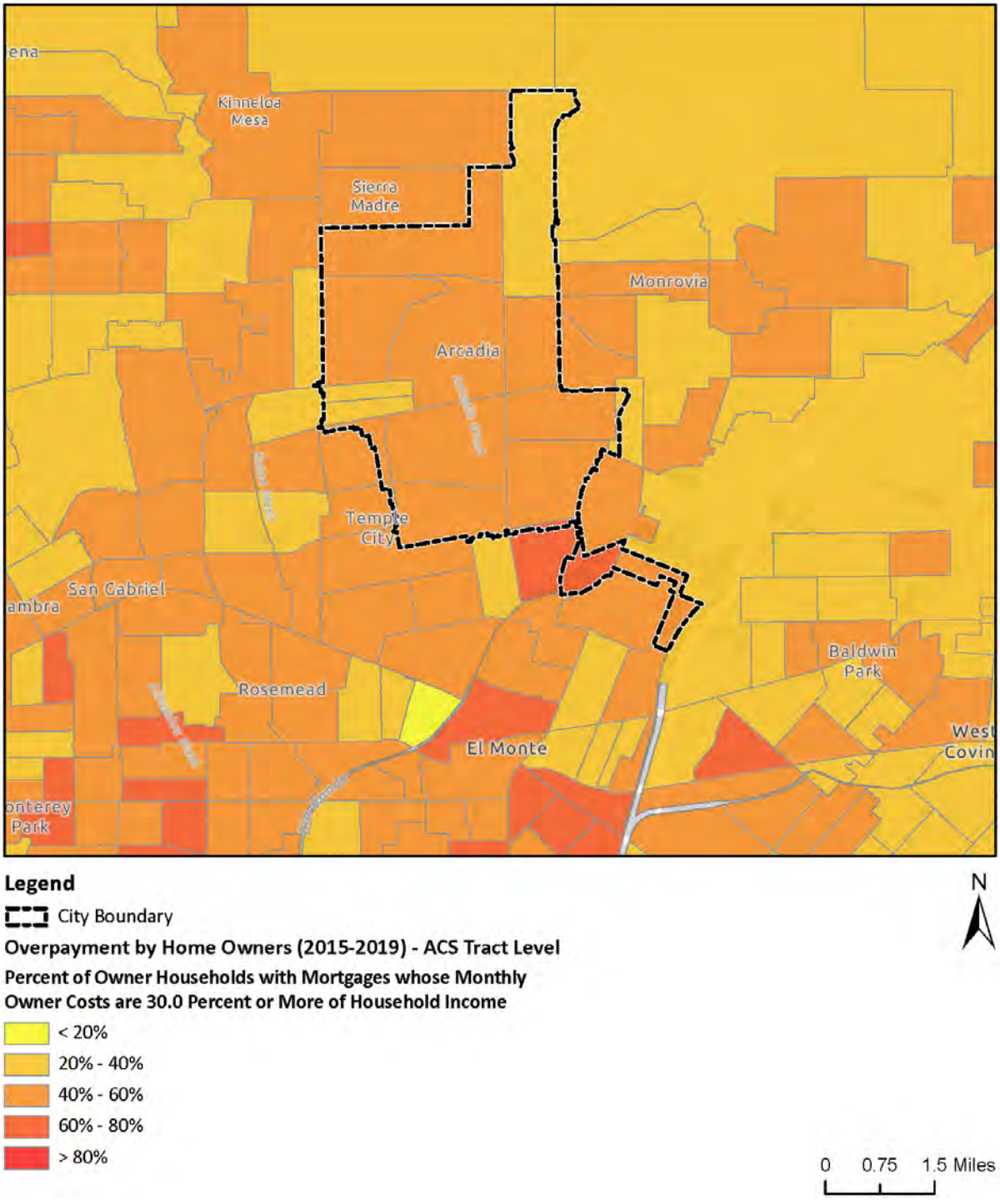
Regarding household income, the City had a higher median household income than the County and State in 2019. As Table 3-26~~Table 3-27~~ shows, Arcadia trends towards lower percentages of its residents earning lower incomes. Just over 28 percent of City residents earn a median income under $50,000 annually, compared to 38 percent and 34 percent for the County and State, respectively.

Table 3-26: Households by Income, Compared by Geography, 2019

Households Income	City of Arcadia	County of Los Angeles	California
Less than $10,000	5.9%	5.6%	4.8%
$10,000-$14,999	2.5%	4.8%	4.1%
$15,000-$24,999	4.5%	8.4%	7.5%
$25,000-$34,999	6.4%	8.1%	7.5%
$35,000-$49,999	8.8%	11.2%	10.5%
$50,000-$74,999	12%	15.9%	15.5%
$75,000-$99,999	12.9%	12.3%	12.4%
$100,000-$149,999	19.0%	15.8%	16.6%
$150,000-$199,999	11.3%	7.8%	8.9%
$200,000 or More	16.7%	10.2%	12.2%
Median Income	$93,574	$68,044	$75,235
Source: American Community Survey, 5-Year Estimates, 2019			

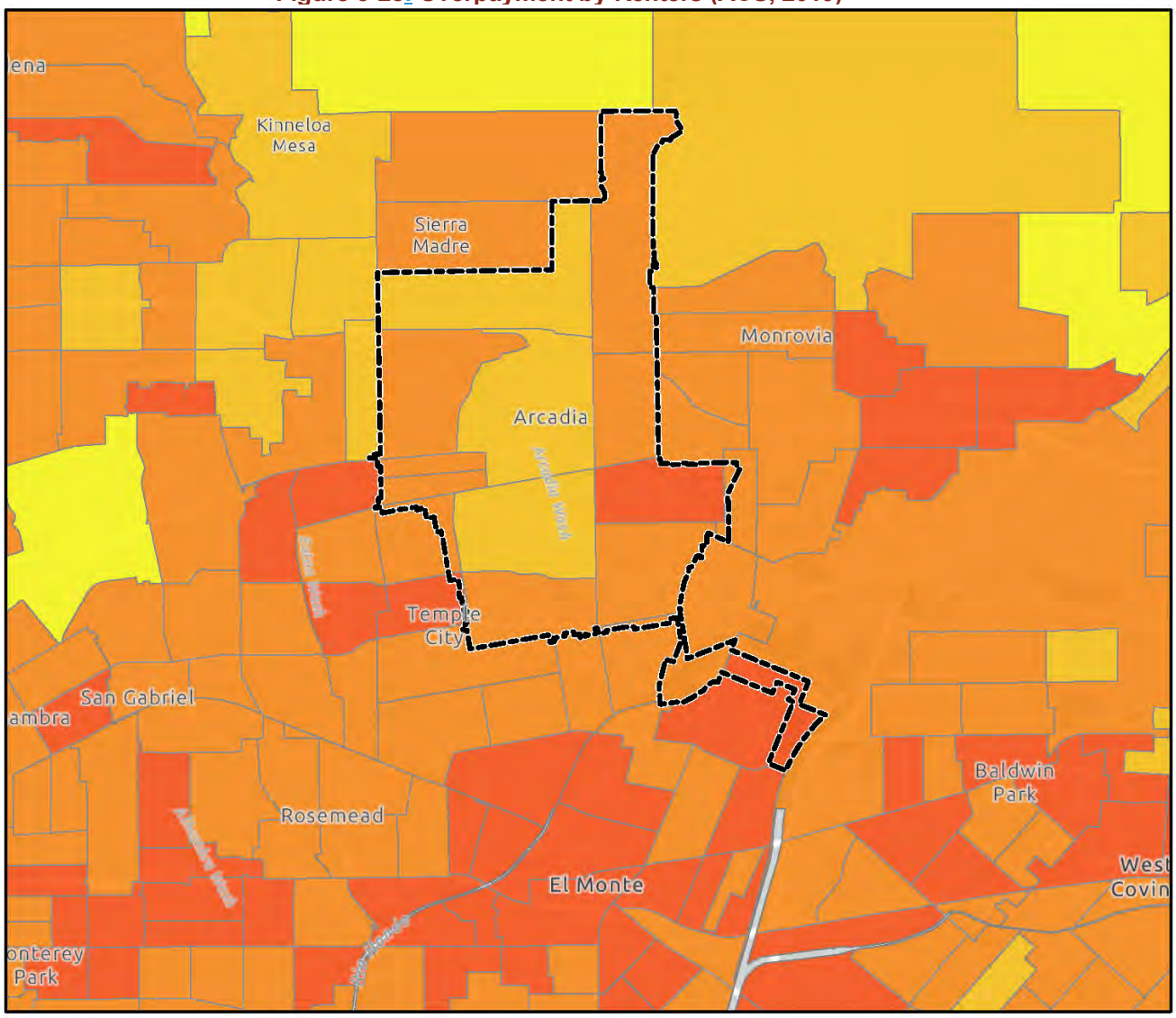
Table 3-27~~Table 3-28~~ displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. The City has a slightly lower percentage of households that have a high-cost burden over 30 percent when compared to the County and State. Overall, the percentage of households that experience a cost burden greater than 50 percent is similar amongst the City, County, and State with all three reporting about 20 percent. Arcadia generally does not have a community characterized by high cost burdens, however, when cost burden is separated between homeowners and renters, it is obvious that renters are disproportionately affected by cost burden. The majority of areas in Arcadia have lower rates of cost burden for homeowners and higher rates of cost burden for renters. Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.

Figure 3-27: Overpayment by Homeowners (ACS, 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Figure 3-28: Overpayment by Renters (ACS, 2019)



Source: U.S. Census Bureau, American-Community Survey, 5-Year Estimates, 2019

Table 3-27: Households by Overpayment, Compared by Geography			
Overpayment/Cost Burden	**City of Arcadia**	**County of Los Angeles**	**California**
Cost Burden > 30%	36.7%	40.3%	40.1%
Cost Burden > 50%	20.3%	19.2%	19.4%
Cost Burden Not Available	2.5%	1.5%	1.4%
Source: Consolidated Planning/CHAS Data, 2013- 2017.			

Table 3-28~~Table 3-29~~ displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability and independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. Table 3-28~~Table 3-29~~ shows that the City has a higher rate of homeownership compared to the County and State.

Additionally, Table 3-29~~Table 3-30~~ displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there is not enough size appropriate housing options for large or multigenerational families. The City experiences low rates of overcrowding in comparison to the County and the State. Overcrowding is also shown to occur more often in renter households rather than owner households. In Arcadia, owner households that are severely overcrowded represent 0.3 percent of all households, while severely overcrowded renter households represent 2.9 percent.

Table 3-28: Households by Tenure, Compared by Geography, 2019			
Household Tenure	**City of Arcadia**	**County of Los Angeles**	**California**
Owner Households	59.6%	45.8%	54.8%
Renter Households	40.5%	15.2%	45.2%
Total Occupied Housing Units	19,520	3,316,795	13,044,266
Source: American Community Survey, 5-Year Estimates, 2019.			

Table 3-29: Households by Overcrowding, Compared by Geography			
Overcrowding and Tenure	**City of Arcadia**	**County of Los Angeles**	**California**
Owner Households			
Overcrowded	1.3%	4.1%	3.0%
Severely Overcrowded	0.3%	1.5%	1.0%
Renter Households			
Overcrowded	3.7%	8.7%	8.1%
Severely Overcrowded	2.9%	7.5%	5.3%
Source: American Community Survey, 5-Year Estimates, 2019.			

HOUSING NEEDS FOR EXTREMELY LOW INCOME HOUSEHOLDS

According to HCD extremely low income households are defined as households that earn 0 to 30 percent of the local annual median income (AMI). In Arcadia, the threshold is based on the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan's AMI. For a family or household of four people, the maximum amount of annual income in the Los Angeles-Long Beach-Glendale, CA HUD Metropolitan Area is $35,450 to be considered extremely low income.[35]

Table 3-30~~Table 3-31~~ below shows local, regional and statewide data regarding extremely low income households and their tenure. Arcadia has the lowest proportion of extremely low income households compared to the other jurisdictions. Los Angeles County has a higher proportion of extremely low income households in comparison to the State and City. It is more likely that an extremely low income household would own rather than rent housing in Arcadia than in the other jurisdictions. Although there is a higher rate of home ownership, there is a need for stable, affordable housing in the City.

Table 3-30: Extremely Low Income Households[1] by Tenure

	# of Extremely Low Income Owners	% of Total Extremely Low Income HH	# of Extremely Low Income Renters	% of Total Extremely Low Income HH	Total Extremely Low Income HH	% of Extremely Low Income HH in the Jurisdiction
Arcadia	1,020	41%	1,495	59%	2,515	13%
Los Angeles County	136,760	21%	504,295	79%	641,055	19%
California	536,865	27%	1,424,685	73%	1,961,550	15%

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.
1- ELI is defined as households that earn less up to 30 percent of AMI.

Table 3-31~~Table 3-32~~ shows cost burden for extremely low income households. The data shows 100 percent of ELI households experience some type of cost burden. Extremely low income families make up the largest group of people to experience a cost burden of greater than 50 percent. Extremely low income households also account for approximately 37 percent of households that experience cost burdens of greater than 30 percent.

Table 3-31: Extremely Low Income Household Overpayment

	Cost Burden of >30 percent	Percent of Extremely Low Income Households > 30 percent cost burden	Cost burden of > 50 percent	Percent of Extremely Low Income > 50 percent cost burden	Total Extremely Low Income HH Experiencing Cost Burden	Percent of Extremely Low Income Experiencing Cost Burden

[35] HUD. 2021 Adjusted Home Income Limits. Available at https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_CA_2021.pdf. Accessed on December 7, 2021.

Extremely Low Income Owners	725	**39%**	575	**34%**	2,515	100%
Extremely Low Income Renters	1,120	**61%**	1100	**66%**		
Total	1,845	**100%**	1,675	**100%**	-	-

Source: CHAS HUD. 2013-2017 data. Available at https://www.huduser.gov/portal/datasets/cp.html.

Projected Needs for ELI Households

To calculate projected needs, the City assumed 50 percent of its very low income regional housing needs are extremely low income households. The City was allocated 1,102 very low income units, and as a result, approximately 551 units are projected for extremely low income households. As shown above, the majority of extremely low income households face a variety of housing problems such as high cost burden and low ownership rates. Additionally, some extremely low income households could face other issues such as having special needs or disabilities that could exacerbate housing problems. In order to provide ample housing for extremely low income households, the City allows for a variety of housing types, such as single-room occupancy (SRO) and supportive housing.

A Single-Room Occupancy is defined as a building or buildings constructed or converted for residential living consisting of one-room dwelling units, where each unit is occupied by a single individual or two persons living together as a domestic unit, and where the living and sleeping spaces are combined. A unit that contains both a bathroom and kitchen shall be considered a studio unit and not a Single-Room Occupancy. Single-Room Occupancies are permitted in all multi-family residential zones (R-2, R-3 and R-3-R) either through supportive housing, transitional housing, or residential care facility.

The term Supportive Housing (per California Government Code Section 65582[f], as may be amended) shall mean a dwelling unit occupied by a target population, with no limit on length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive Housing (Housing Type) is permitted in CMD, MU, DMU with a minor use permit for upper floors only. Supportive Housing with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones. Supportive Housing with more than seven persons (large), excluding staff, is permitted with a conditional use permit in C-O and C-G commercial zones.

Housing Stock in Arcadia

Table 3-32~~Table 3-33~~ and Table 3-33~~Table 3-34~~ display comparative housing stock data for the State, County and City. **Table 3-32~~Table 3-33~~** shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and household types. The majority of housing stock in Arcadia is classified as one-unit, detached housing, or single-family housing. Just under 17 percent of Arcadia homes include 10 or more units and are referred to as multi-family housing. In

comparison to the County and the State, Arcadia has a greater amount of single-family homes and a smaller amount of multi-family housing that includes at least 10 units.

Table 3-32: Occupied Housing Units by Type, Compared by Geography

Housing Unit Type	City of Arcadia	County of Los Angeles	California
1, detached	60.3%	48.6%	57.7%
1, attached	8.7%	6.3%	7.0%
2 apartments	1.6%	2.7%	2.4%
3 or 4 apartments	4.8%	5.8%	5.5%
5 to 9 apartments	7.7%	7.9%	6.0%
10 or more apartments	16.9%	27.1%	17.5%
Mobile home or other type of housing	0.0%	1.6%	3.8%

Source: American Community Survey, 5-Year Estimates, 2019.

Table 3-33~~Table 3-34~~ displays housing stock by year built for the City, County, and State. Older housing generally requires more upkeep and regular maintenance which can cause a cost burden on both renters and homeowners. A majority of Arcadia and the State's housing units were built between 1940 and 1989 whereas the distribution of development was slightly more dispersed from 1950 to 1990 in the State. Overall, increased numbers of older housing stock can lead to displacement, cost burden, and substandard living conditions.

Table 3-33: Occupied Housing Units by Type, Compared by Geography

Housing Unit Type	City of Arcadia	County of Los Angeles	California
Built 2014 or later	1.2%	1.2%	1.7%
Built 2010 to 2013	1.5%	1.2%	1.7%
Built 2000 to 2009	6.1%	5.4%	11.2%
Built 1990 to 1999	7.8%	6.3%	10.9%
Built 1980 to 1989	10.1%	11.6%	15.0%
Built 1970 to 1979	13.2%	13.8%	17.6%
Built 1960 to 1969	15.1%	14.8%	13.4%
Built 1950 to 1959	23.0%	20.5%	13.4%
Built 1940 to 1949	13.9%	10.4%	5.9%
Built 1939 or earlier	8.1%	14.8%	9.1%

Source: American Community Survey, 5-Year Estimates, 2019.

SUBSTANDARD HOUSING

Substandard housing is defined by the U.S. Census as:

1. Housing without hot and cold piped water, a flush toilet and a bathtub or shower; and
2. Households with kitchen facilities that lack a sink with piped water, a range or stove or a refrigerator.

Table 3-34~~Table 3-35~~ below shows substandard housing within Arcadia, Los Angeles County, and the State of California. The City of Arcadia has the highest percent of occupied housing units with complete plumbing facilities and the lowest percent of occupied housing units with complete kitchen facilities when compared to Los Angeles County and the State. Approximately 97.8 percent of occupied housing units in Arcadia have complete kitchen facilities. Per the City's Code Enforcement data, there are four properties in the City that are considered substandard. Although the City has a lower proportion of units with complete kitchen facilities, the difference is not substantial and should not be viewed as an impediment to fair housing.

Table 3-34: Substandard Housing

Jurisdiction	Total Occupied Housing Units	With complete Plumbing Facilities (percent)	With complete Kitchen Facilities (percent)
Arcadia	19,520	99.7%	97.8%
Los Angeles County	3,316,795	99.5%	98.5%
California	13,044,266	99.6%	98.9%

Source: American Community Survey, 5-Year Estimates, 2019.

Future Growth Need

The City's future growth need is based on the RHNA production of 1,102 extremely low/very low and 570 low income units within the 2021 – 2029 planning period. **Appendix A** of this Housing Element shows the City's ability to meet its 2021 – 2029 RHNA needs at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low income households. The City of Arcadia has multiple housing projects which include units with affordability covenants. According to Table 3-35~~Table 3-36~~ below, the City has no affordable units at risk of conversion to market rates.

Table 3-35: Affordable Housing Units in Arcadia with Covenants

Accessor Parcel Number	Project Name/Address	Number of Affordable Unit	Units by Bedroom Size					Covenant Recordation Number	Recordation Date	Covenant Expiration
			Studio	1 BR	2 BR	3 BR	4 BR			
5788-022-014	Heritage Park Apts., 150 West Las Tunas	54		45	9			03-2733831	2004	2059
5778-014-012	Campus Commons, 16 Campus Dr.	42		33	9			20101891076	2012	2067
5773-014-062	Alta Street Classics, 119 Alta St., #A	1						20080589887	2007	2052
5773-014-063	Alta Street Classics, 119 Alta St., #B	1						20080589895	2007	2052
5773-014-064	Alta StreetC Classics, 119 Alta St., #C	1						20120199978	2007	2052
5773-014-059	Alta Street Classics, 121 Alta St., #A	1						20080601949	2007	2052
5773-014-060	Alta Street Classics, 121 Alta St., #B	1						20080589878	2007	2052
5773-014-061	Alta Street Classics, 121 Alta St., #C	1						20080589882	2007	2052

Urban Displacement Analysis

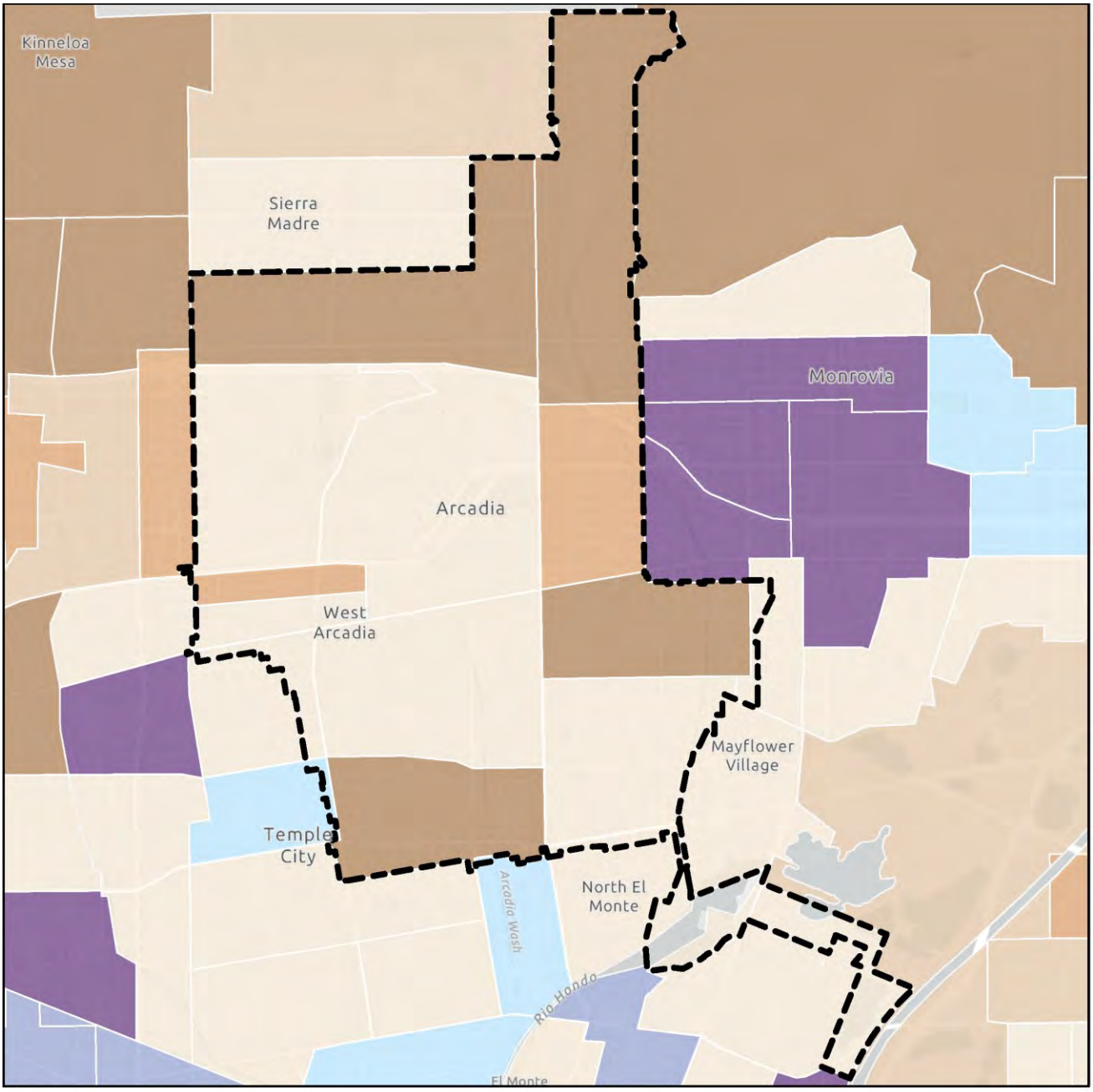
The UC Berkeley Urban Displacement projects provides a database for Los Angeles, Orange and San Diego Counties displaying gentrifications and socioeconomic indicators based on 2015 ACS data. The final (2018) version of the database shows whether each Census tract comprising these three Southern California counties gentrified between 1990 and 2000; gentrified between 2000 and 2015; gentrified during both of these periods; or exhibited characteristics of a "disadvantaged" tract that did not gentrify between 1990 and 2015. The outcome of the data is a map which displays displacement typology by census tract (outlined below).

Table 3-36: Displacement Typologies

Displacement Typology	Definition and Qualifier
Low Income/Susceptible to Displacement:	• Low or mixed low-income tract in 2018
Ongoing Displacement of Low-Income Households:	• Low or mixed low-income tract in 2018 • Absolute loss of low-income households, 2000-2018
At Risk of Gentrification:	• Low-income or mixed low-income tract in 2018 • Housing affordable to low or mixed low-income households in 2018 • Didn't gentrify 1990-2000 OR 2000-2018 • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap
Early/Ongoing Gentrification:	• Low-income or mixed low-income tract in 2018 • Housing affordable to moderate or mixed moderate-income households in 2018 • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
Advanced Gentrification	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high• income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
Stable Moderate/Mixed Income:	• Moderate, mixed moderate, mixed high, or high-income tract in 2018
Risk of Becoming Exclusive:	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change or increase in housing costs
Becoming Exclusive:	• Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
Stable/Advanced Exclusive:	• High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

The City of Arcadia has a variety of Displacement Typologies including areas characterized as Stable/Moderate Income, Becoming Exclusive, Stable/Advanced Exclusive, and Low-Income/Susceptible to Displacement. The distribution of typologies follows similar patterns to income distribution within the City. Northern portions of the City are more exclusive and typically have higher median incomes than southern portions of the City. Communities to the east such as Monrovia have census tracts characterized by Advanced Gentrification and Low-Income/Susceptible to Displacement. These communities are typically lower income and characterized by higher proportions of non-white, specifically Hispanic and Asian, communities. Communities to the south and southwest also exhibit similar patterns to those in Monrovia. Overall, Arcadia does not have any communities that are characterized by Advanced Gentrification; however some census tracts are at risk of further exclusivity. The impacts that candidate housing sites could have in relation to Displacement Typologies are analyzed later in this section.

Figure 3-29: Displacement Typologies in Arcadia



Legend

Displacement Typology

- Low-Income/Susceptible to Displacement
- Ongoing Displacement
- At Risk of Gentrification
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Becoming Exclusive
- Stable/Advanced Exclusive
- High Student Population
- Unavailable or Unreliable Data

NORTH

Cost of Preservation and Replacement Analysis

"At-Risk" Analysis

Jurisdictions are required by State Housing Element Law to analyze assisted housing that may convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage payments, or expiration of affordability restrictions. Other affordable housing developments in the City such as Naomi Gardens, Heritage Park, and the Campus Commons have received LIHTC funding and are not at-risk of conversion to market-rate. There are no housing units with covenants in Arcadia at-risk of converting to market-rate between 2021 and 2031.

Summary of Disproportionate Housing Needs Factors

As part of the Housing Element, the City considers characteristics of the current housing stock and housing needs as key factors in fair housing. Federal, State, and local data provide regional context, background information, and supportive data which helps the City to understand fair housing issues and to identify key fair housing factors for Arcadia. Some key findings identified through this analysis are stated below:

- The City of Arcadia has a high amount of persons with disabilities in the City compared to the State and County. Therefore, the City should support furthering reasonable accommodations in the municipal code.
- Arcadia has the second highest amount of persons experiencing homelessness compared to surrounding cities. The City should therefore look into ways to house and invest in persons experiencing homelessness through policy.
- Cost burden greater than 50 percent is highest in Arcadia compared to the county and state
- the majority (60.4 percent) is detached single family housing, which indicates that Arcadia's housing cost is disproportionately high. This suggests a lack of affordable housing in the City.
- The majority of residences were built between 1940 and 1989. This suggests that the housing stock of Arcadia is relatively older and should be upgraded or redone in order to provide acceptable housing for residents.
- Arcadia has a higher rate of substandard housing compared to the County and State, which suggests to the City that efforts should be put towards ensuring housing with standard facilities through municipal code.

H. Assessment of Local Contributing Factors to Fair Housing in Arcadia

The AI does not identify impediments to fair housing specific to Arcadia, however, some of the regional impediments to fair housing identified within jurisdictions in Los Angeles County may assist Arcadia in opening the community up to a broader range of future residents.

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.

- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Arcadia.

The analysis conducted in this section regarding fair housing issues within Arcadia yielded the following conclusions in order of priority:

- ~~**Lack of Affordable Housing –**~~
- ~~**Barriers to Housing for Persons with Disabilities** – Affordability, design, and location limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. The City of Arcadia has a higher population with disabilities than the surrounding region. Additionally, a majority of the residences were built between 1940 and 1989 suggesting that the housing stock was not required to be accessible to persons with disabilities. The City could provide additional enforcement and outreach on fair housing for both landlords and residents with regards to people with disabilities. Additionally, the City has plans to update its reasonable accommodation procedures to address some issues associated with physical disabilities.~~
- ~~**Fair Housing Enforcement and Outreach** – Previous fair housing inquiries in Arcadia have gone unresolved. Additionally, the City only conducts outreach through the Housing Rights Center. The City could provide additional general information and outreach on fair housing within Arcadia. The City is considered a high opportunity and resource area, additional enforcement and outreach on fair housing may improve opportunities for households in the region to move to Arcadia.~~

Table 3-37: Local Contributing Factors

Fair Housing Issue	Contributing Factor	Priority	Actions
1. **Lack of Affordable Housing** *Housing Mobility, New Opportunities in Higher Opportunity Areas*	Arcadia residents generally earn a high annual income, approximately 38 percent higher than the Los Angeles County median household income. Additionally, Community Profile states that the median home value in Arcadia is $1,097,600 which is high for surrounding jurisdictions and greater than the County overall. The cost burden of housing in Arcadia is higher when compared to the County and the state. 36 percent of the City's households earn a lower income (at or below 80 percent of the area median family income). Additionally, 37 percent of the City's households pay over 30 percent of their income for housing and are considered cost burdened. The City currently does not have a diverse stock of affordable housing and will implement programs to increase production of housing for all income levels	High	Program 5-3: Residential Design Guidelines Program 5-15: Encourage Development of Housing Sites Listed in Inventory Program 5-16: Housing Density Bonus Program 5-25: Participation in the San Gabriel Valley housing Trust Program 5-27: Section 8 Housing Choice Voucher Program Program 5-35: Mitigating Constraints for the Development of Affordable Housing Projects

2. Barriers to Housing for Persons with Disabilities *Housing Mobility, New Opportunities in Higher Opportunity Areas*	Affordability, design, and location limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. The City of Arcadia has a higher population with disabilities than the surrounding region. Additionally, a majority of the residences were built between 1940 and 1989 suggesting that the housing stock was not required to be accessible to persons with disabilities. The City could provide additional enforcement and outreach on fair housing for both landlords and residents with regards to people with disabilities. Additionally, the City has plans to update its reasonable accommodation procedures to address some issues associated with physical disabilities.	Medium	Program 5-3: Residential Design Guidelines Program 5-19: Inclusionary Housing Policy Program 5-23: Public Information about Affordable Housing Program 5-27: Section 8 Housing Choice Voucher Program Program 5-28: Affordable Housing for Families and Persons with Special Needs Program 5-34. Mitigating Constraints to Housing Choice for Persons with Disabilities
3. Fair Housing Enforcement and Outreach *Mobility, Place Based Strategies for Community Revitalization*	Previous fair housing inquiries in Arcadia have gone unresolved. Additionally, the City only conducts outreach through the Housing Rights Center. The City could provide additional general information and outreach on fair housing within Arcadia. The City is considered a high opportunity and resource area, additional enforcement and outreach on fair housing may improve opportunities for households in the region to move to Arcadia.	Medium	Program 5-3: Residential Design Guidelines Program 5-23: Public Information about Affordable Housing Program 5-32: Fair Housing Assistance

AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix A**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figure 3-30~~Figure 3-31~~ through Figure 3-35~~Figure 3-36~~ below identify the sites to accommodate future housing as identified in the adequate sites analysis, overlaid on demographic data using the 2019 American Community Survey 5-Year Estimates.

- Figure 3-30~~Figure 3-31~~ Arcadia proposed RHNA Sites, Hispanic/Latino, 2018
- Figure 3-31~~Figure 3-32~~ Arcadia Proposed RHNA Sites, Non-White Population, 2018
- Figure 3-32~~Figure 3-33~~ Arcadia Proposed RHNA Sites, Low and Moderate Income, 2015
- Figure 3-33~~Figure 3-34~~ Arcadia Proposed RHNA Sites, Racially Concentrated Areas of Affluence, 2018
- Figure 3-34~~Figure 3-35~~ Arcadia Proposed RHNA Sites, Racially/Ethnically Concentrated Areas of Poverty, 2009-2013
- Figure 3-35~~Figure 3-36~~ Arcadia Proposed RHNA Sites, TCAC/HCD Opportunity Areas, 2021
- **Figure 3-36** Arcadia Proposed RHNA Sites, CalEnviroScreen 4.0 Scores

Potential Effects on Integration and Segregation Trends

This analysis evaluates the potential effects candidate housing sites and their affordability could have on currently patterns of residential segregation based on race and ethnicity and/or income once housing is built within the City. Previous analyses have established that there are varying levels of racial and ethnic segregation in Arcadia. The data has shown that communities to the in the northern parts of the City typically having predominantly White populations with higher household incomes than those in the south.

Figure 3-30~~**Figure 3-31**~~ shows the proposed candidate sites to meet the RHNA for Arcadia in relation to the location of residents of Hispanic origin. These sites take into consideration access to goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community, specifically in single unit residential neighborhoods. Additionally, the City meets its RHNA obligation for Above Moderate income through projects in the pipeline (which are also mapped in the figure below). **Figure 3-30**~~**Figure 3-31**~~ shows the following findings:

- ~~510~~ 274 proposed sites to accommodate the RHNA allocation (totaling ~~6,232~~ 5,175 potential units, or ~~51~~ 44 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic less than 20 percent. Of those units, ~~1,266~~1,296 are proposed as affordable to low and very low incomes.
- ~~168~~ 118 proposed sites to accommodate the RHNA allocation (totaling ~~5,297~~ 5,571potential units, or ~~43~~48 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent. Of those units, ~~1,062~~ 1,287 are proposed as affordable to low and very low incomes.
- 24~~19~~ proposed sites to accommodate the RHNA allocation (totaling ~~653~~ 886 potential units, or ~~5.3%~~8 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 40 and 60 percent. Of those units, ~~130~~ 188 are proposed as affordable to low and very low incomes.
- There are no block groups that have a percentage of the population that identifies as Hispanic above 60 in Arcadia.

Figure 3-30 shows the approximately 10,746 units, or 92 percent of all projected housing units, are within areas of the City where a minority (under 40 percent) of the population identifies as Hispanic. These projected units include approximately 2,583 low income units, or approximately 93 percent of all low income units. Since the majority of potential units would be in areas with less than 40 percent of the population identifying as Hispanic, projected housing units have the potential to overburden these areas. However, the City is made up of census tracts characterized mostly by Asian majority populations and increased housing in these areas would help alleviate housing costs and overcrowding for residents of the City.

Figure 3-30:Proposed RHNA Sites in Arcadia, Hispanic/Latino Population

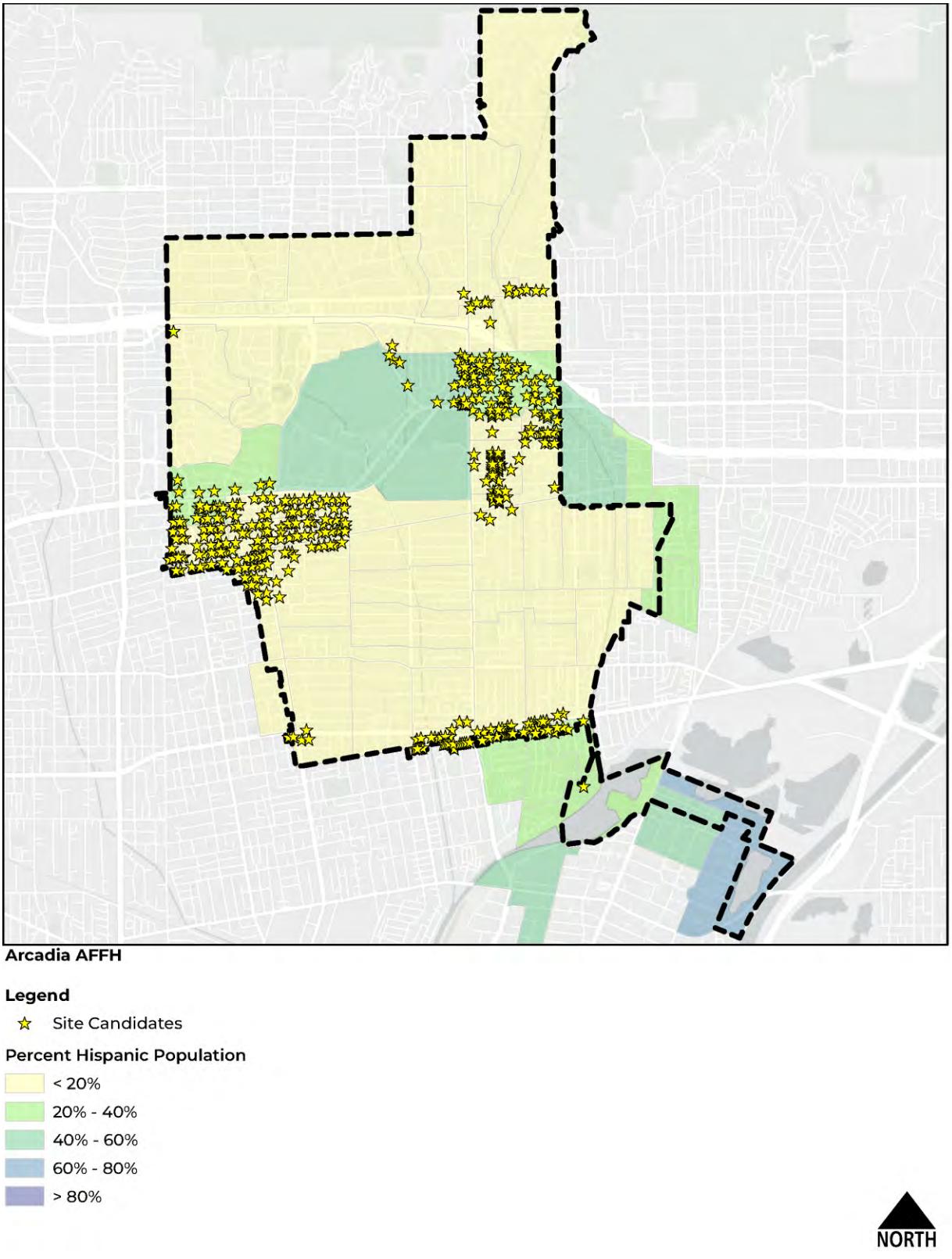


Figure 3-31~~Figure 3-32~~ shows the proposed candidate sites to meet the RHNA for Arcadia in relation with census data showing the percentage of the population within each block group that is Non-White. Figure 3-31~~Figure 3-32~~ shows the following findings:

- One proposed site to accommodate the RHNA allocation (totaling 80 potential units, or less than one percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 40 and 60 percent. Of those units, none are proposed as affordable to low and very low incomes.
- ~~372~~ 263 proposed sites to accommodate the RHNA allocation (totaling ~~8,751~~8,786 ~~-~~potential units, or ~~72%~~76 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, ~~1,760~~2,099 are proposed as affordable to low and very low incomes.
- ~~325~~ 152 proposed sites to accommodate the RHNA allocation (~~3431~~2,766 potential units, or ~~28%~~24 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White above 80 percent. Of those units, ~~698~~ 672 are proposed as affordable to low and very low incomes.

Figure 3-31 shows the approximately 11,552 units, or 99 percent of all projected housing units, are within areas of the City where a strong majority (over 60 percent) of the population identifies as Non White. These projected units include approximately 2,771 low income units, or approximately 100 percent of all low income units. The City is made up of census tracts characterized mostly by Asian majority populations, which make them Non White majority communities. As a result, the placement of housing would not overburden any one racial or ethnic group as the units are evenly distributed within the City.

Figure 3-31: Proposed RHNA Sites in Arcadia, Non-White Population

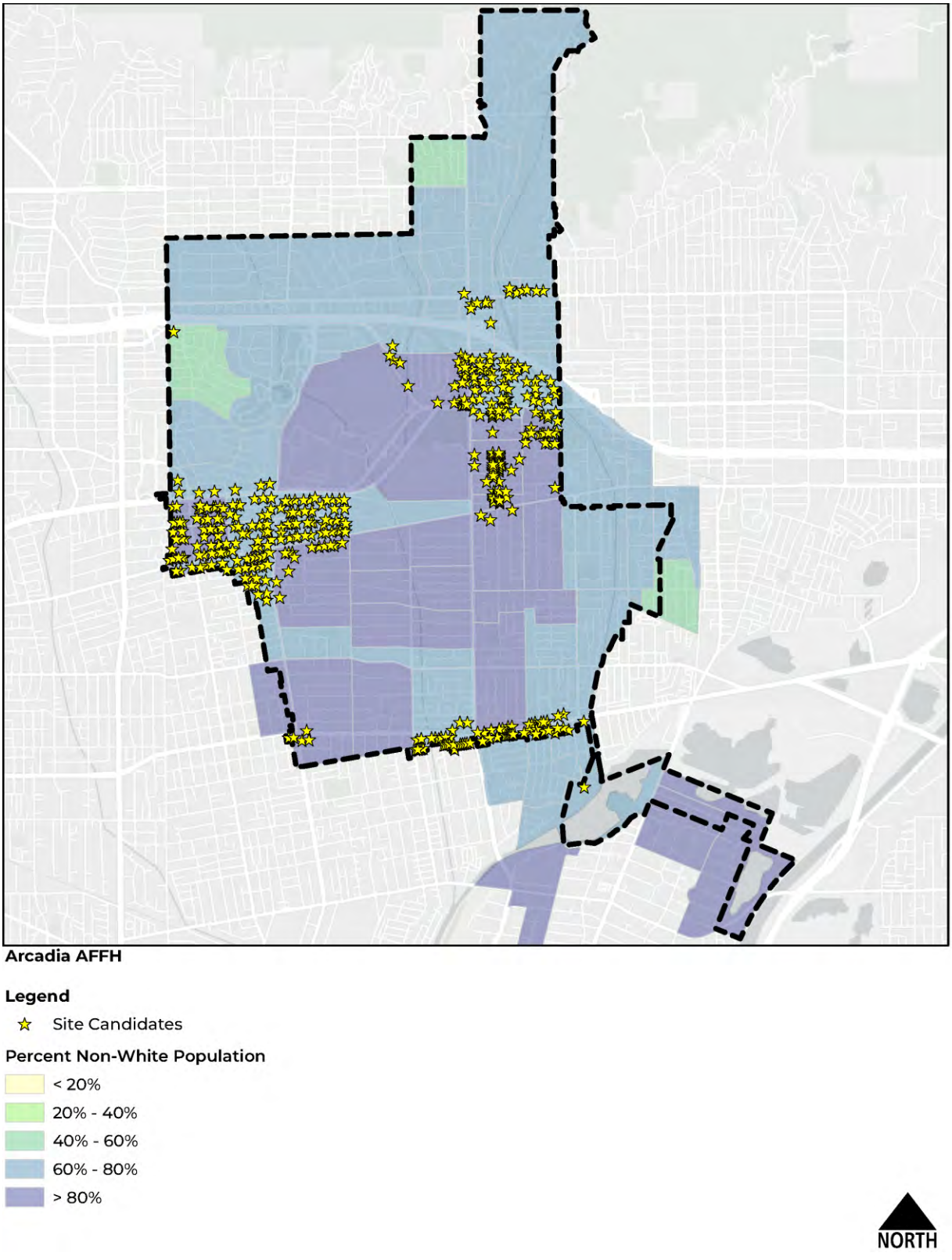


Figure 3-32~~Figure 3-33~~ shows location of proposed candidate sites to meet the RHNA for Arcadia in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate income by the American Community Survey. Figure 3-32~~Figure 3-33~~ shows the following findings:

- ~~There are no block groups that have a percentage of the population that identifies as low or moderate income less than 10 percent.~~
- ~~17~~ 14 proposed sites to accommodate the RHNA allocation (totaling ~~393~~ 442 potential units, or ~~43.2~~ percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income ~~between 10 and 25~~below 20 percent. Of those units, 90~~79~~ are proposed as affordable to low and very low incomes.
- 188~~532~~ proposed sites to accommodate the RHNA allocation (totaling 7,158~~9,803~~ potential units, ~~80~~82 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between ~~25 and 50~~20 and 40 percent. Of those units, ~~1,977~~1,722 are proposed as affordable to low and very low incomes.
- ~~148~~ 214 proposed sites to accommodate the RHNA allocation (totaling ~~1,986~~4,032 potential units, or ~~16~~35 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between ~~50 and 75~~40 and 60 percent. Of those units, ~~402~~ 959 are proposed as affordable to low and very low incomes.
- There are no block groups that have a percentage of the population that identifies as low or moderate income above ~~75~~ 60 percent.

There are approximately 11,190 projected units, or 96 percent of all projected housing units, in areas where over 20 percent of the population are considered low to moderate income earners. Of these units, 2,681 are low income units, 1,037 moderate units and 7,497 above moderate units. By increasing the number of affordable housing opportunities in areas with higher proportions of low to moderate income earners, burdens such as overcrowding, overpayment, and lack of access to affordable housing have the potential to be eased. Development of more moderate and above moderate income units in these areas has the potential to exasperate gentrification. However, by gradually increasing the amount of these units over the planning period, moderate and above moderate income units could potentially improve conditions in these communities. Average median incomes could increase, and as a result, more interest in investment in these neighborhoods could occur.

The remaining 442 projected housing units are in higher earning areas with lower proportions of low to moderate income earners (less than 20 percent). Approximately 90 of these units are projected for lower income households, which would increase the amount of affordable housing in areas of the City where there are more opportunities and better environmental health. This would further the integration of variety of income groups within the City and create a more diverse neighborhood setting in regard to income.

Since the community is made up of communities with proportions of households with low to moderate incomes ranging from 10-50 percent, projecting the majority of potential housing units would not overburden these areas. The candidate site strategy also gives lower income households more opportunities to live in areas with lower proportions of low to moderate income households, thus giving them better access to resources and opportunities.

Figure 3-32: Arcadia Proposed RHNA Sites, Low and Moderate Income

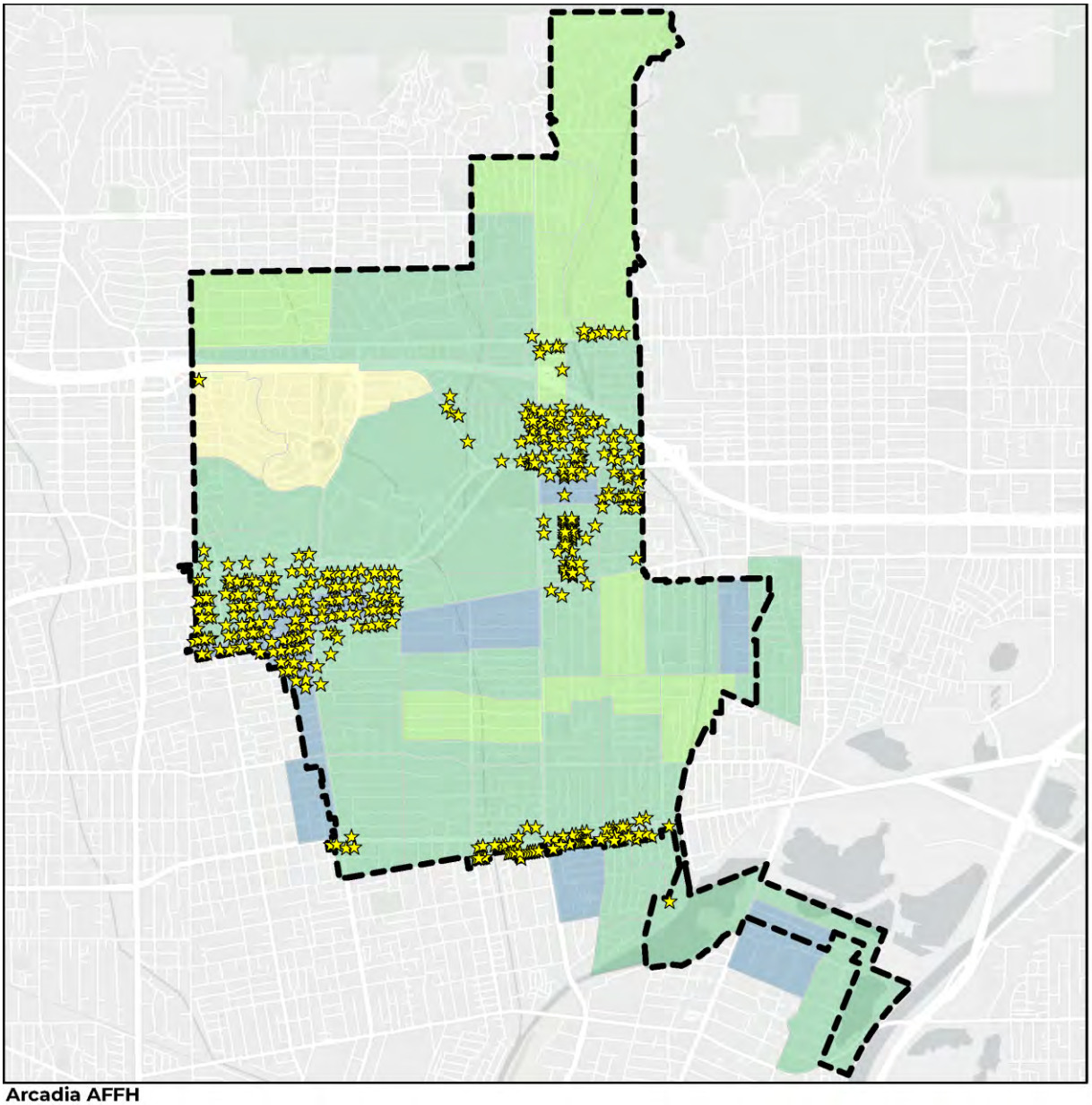


Figure 3-33~~Figure 3-34~~ shows locations of Racially Concentrated Areas of Affluence (RCAA) in the City of Arcadia. RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national the median household income in 2016.[36] While the City has census tracts where the median household income is greater than or equal to $125,000, there are no tracts where the population is greater than or equal to 80 percent White, resulting in no RCAAs identified within the City bounds (See Figure 3-33~~Figure 3-34~~).

[36] HCD. (2021). Affirmatively Furthering Fair Housing. Available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Figure 3-33: RCAAs in Arcadia

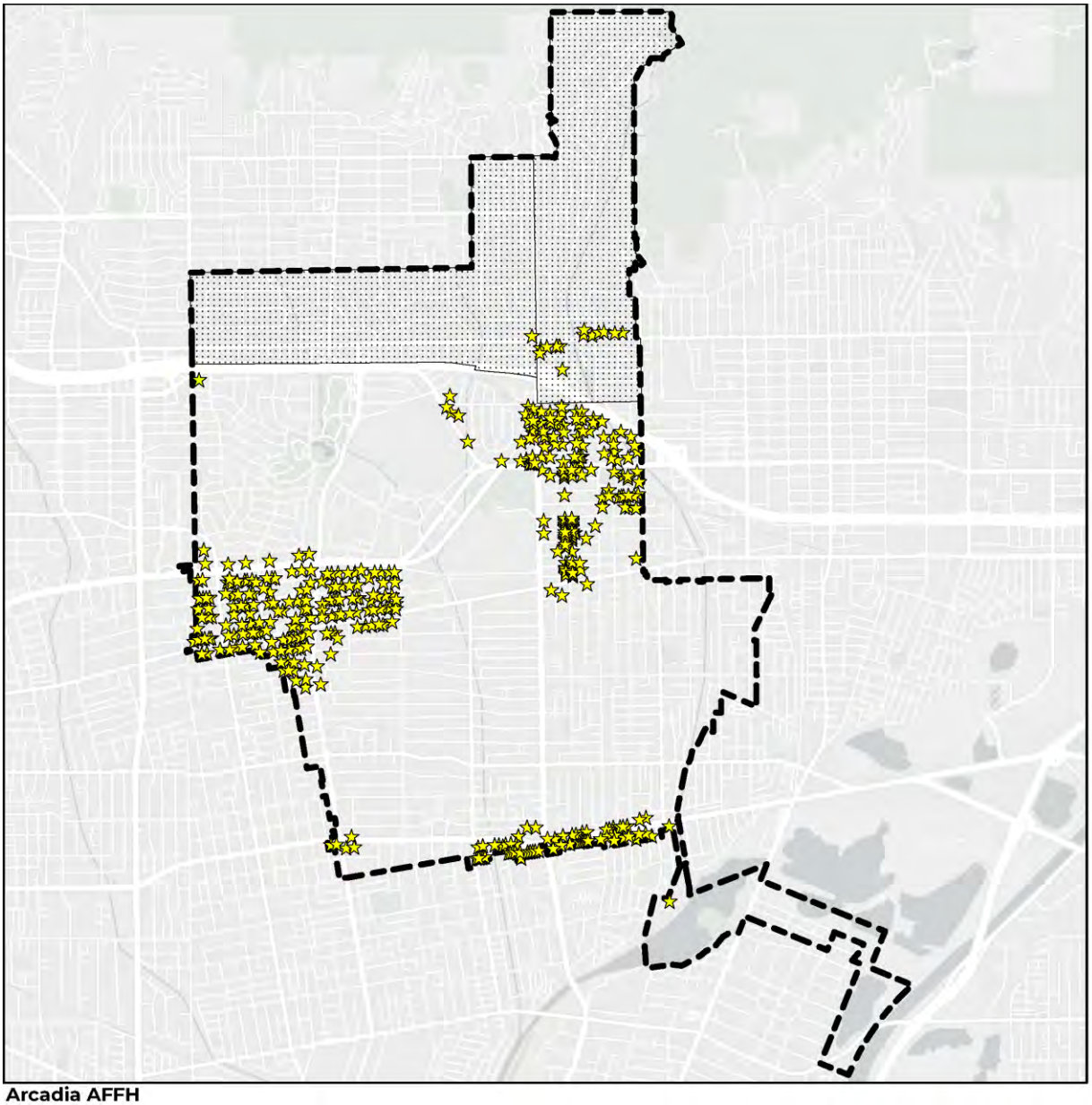


Figure 3-34~~Figure 3-35~~ shows location of Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) in the City of Arcadia. R/ECAPs are defined as census tracts where 1) 50 percent or more of the community identifies as non-white, and 2) 40 percent or more of the population lives at or below the federal poverty line.[37] Figure 3-34~~Figure 3-35~~ shows that there are no R/ECAPS within the City of Arcadia.

[37] Ibid.

Figure 3-34: R/ECAPs in Arcadia

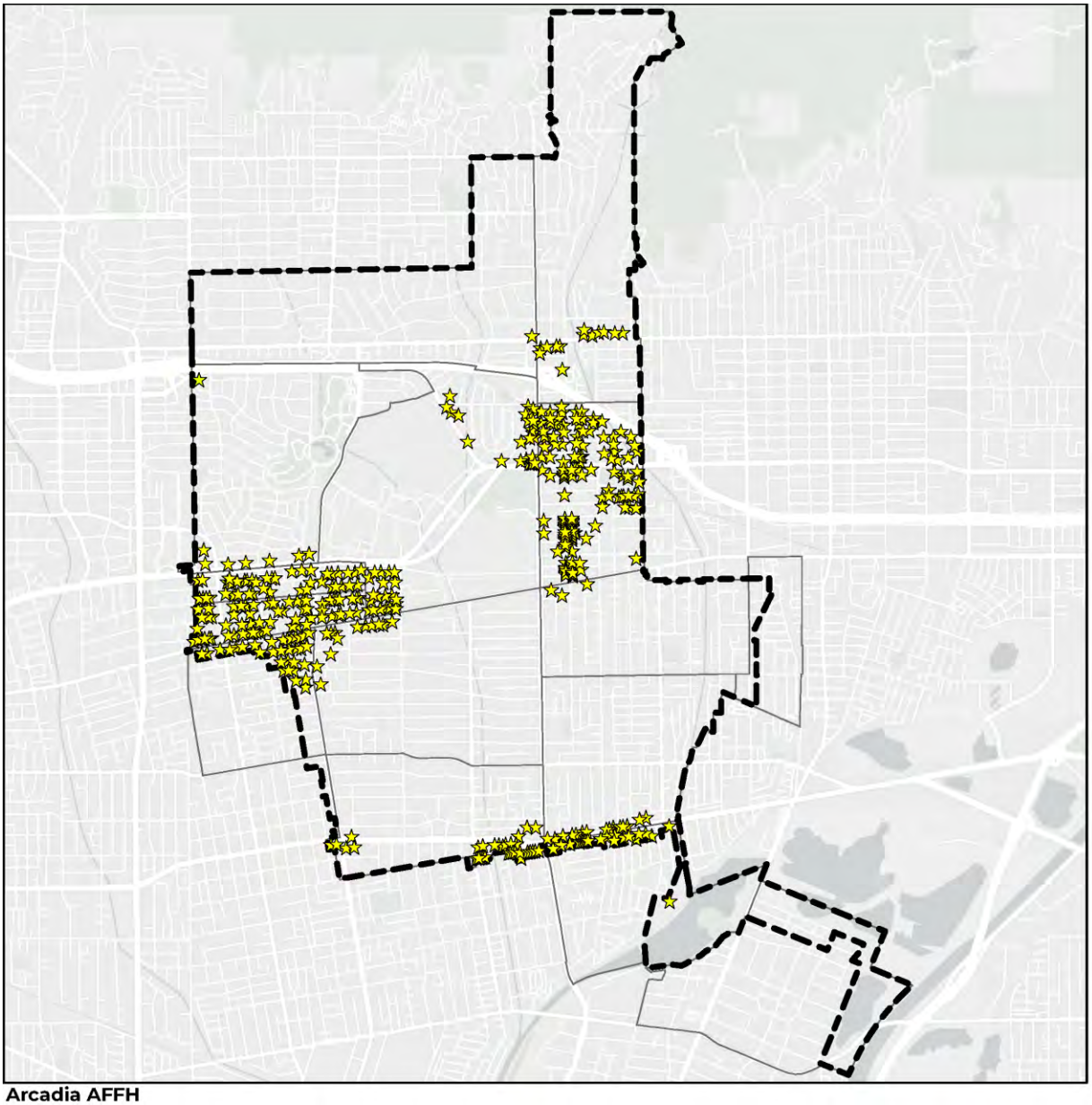


Figure 3-35~~Figure 3-36~~ shows location of Opportunity Composite Score by Census Tract (TCAC/HCD) in the City of Arcadia. TCAC/HCD Opportunity composite scores are a measure of the concentration of race in a small area compared to a county level along with 30 percent of the population living below the poverty line.[38] Figure 3-35~~Figure 3-36~~ concludes that:

- ~~670~~ 395 proposed sites to accommodate the RHNA allocation (totaling ~~11,231~~10,722 potential units, or 92 percent of the total potential units) are located within a highest resource zone. Of the proposed units, ~~2,257~~2,539 are proposed as affordable to Low and Very Low incomes.
- ~~27~~ 21 proposed sites to accommodate the RHNA allocation (totaling ~~951~~ 910 potential units, or 8 percent of the total potential units) are located within a high resource zone. Of the proposed units, ~~201~~ 232 are proposed as affordable to Low and Very Low incomes.

Figure 3-35 shows proposed candidate sites to meet RHNA for Arcadia in relation with the TCAC/HCD Opportunity areas within the City. TCAC is the California Tax Credit Allocation Committee/Housing and Community Development Opportunity Area Maps which show how resources are spatially distributed throughout the City; however it is generally considered high to highest resource. The distribution od housing sites would not overburden any community and would result in more affordable housing being available in areas that are characterized by highest resource availability. This would give lower income households better access to resources and opportunities and generally would further integration of Arcadia's residents.

[38] Ibid.

Figure 3-35: -TCAC/HCD in Arcadia

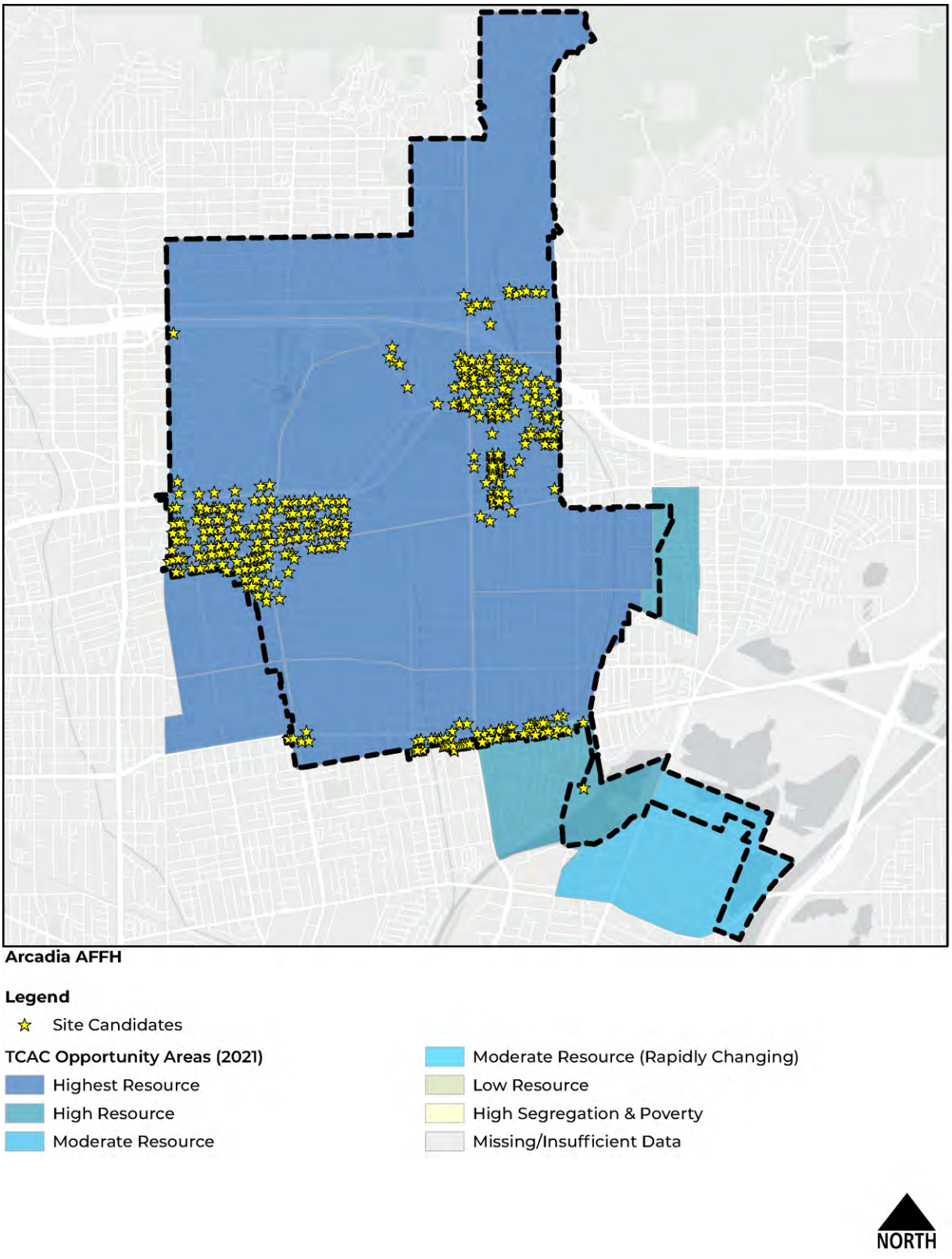


Figure 3-36 shows the CalEnviroScreen 4.0 scores of census tracts in the City of Arcadia. The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution as well as socioeconomic factors called the California Communities Environmental Health Screening Tool (CalEnviroScreen). Scores range from 0 to 100, with the higher scores indicating higher burdens of pollution in conjunction with socioeconomic burdens. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. The pattern is reflected in Arcadia communities as well. Communities in the southern tracts of the City tend to be lower income earning. CalEnviroScreen scores in these areas are also high while opportunity scores are lower than the majority of the City. **Figure 3-36** concludes that:

- 260 proposed sites to accommodate the RHNA allocation (totaling 5,794 potential units, or 50 percent of the total potential units) are located within areas characterized by scores that are below 40 percent. Of the proposed units, 1,374 are proposed as affordable to Low and Very Low incomes.
- 156 proposed sites to accommodate the RHNA allocation (totaling 5,838 potential units, or 50 percent of the total potential units) are located within census tracts that are characterized as having scores between 40 and 60 percent. Of the proposed units, 1,397 are proposed as affordable to Low and Very Low incomes.
- No units are proposed in areas with scores over 60 percent.

Since the distribution of potential housing units is fairly uniform, no one community would be overburdened with newly developed housing units.

Figure 3-36: CalEnviroScreen 4.0 in Arcadia

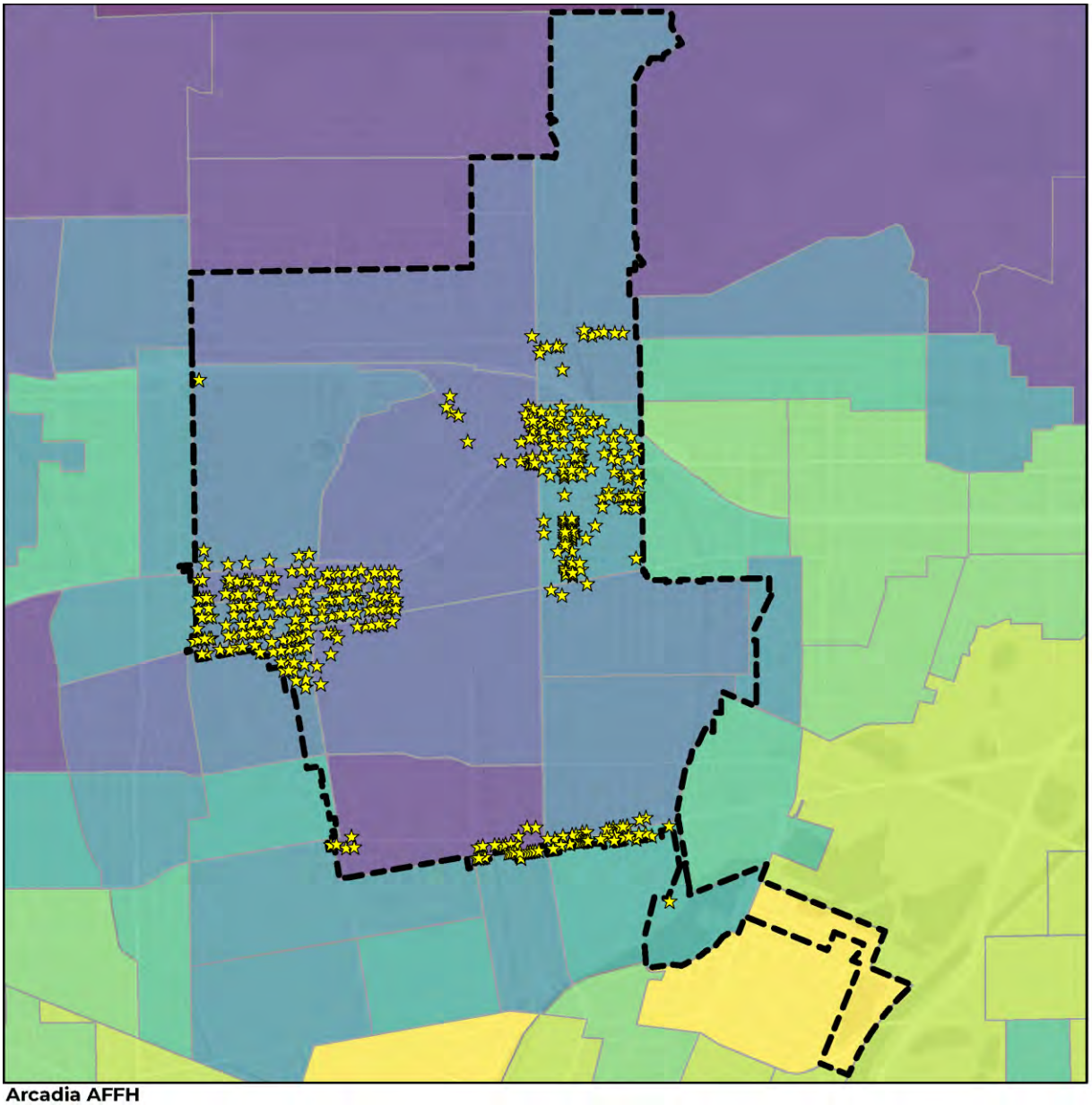
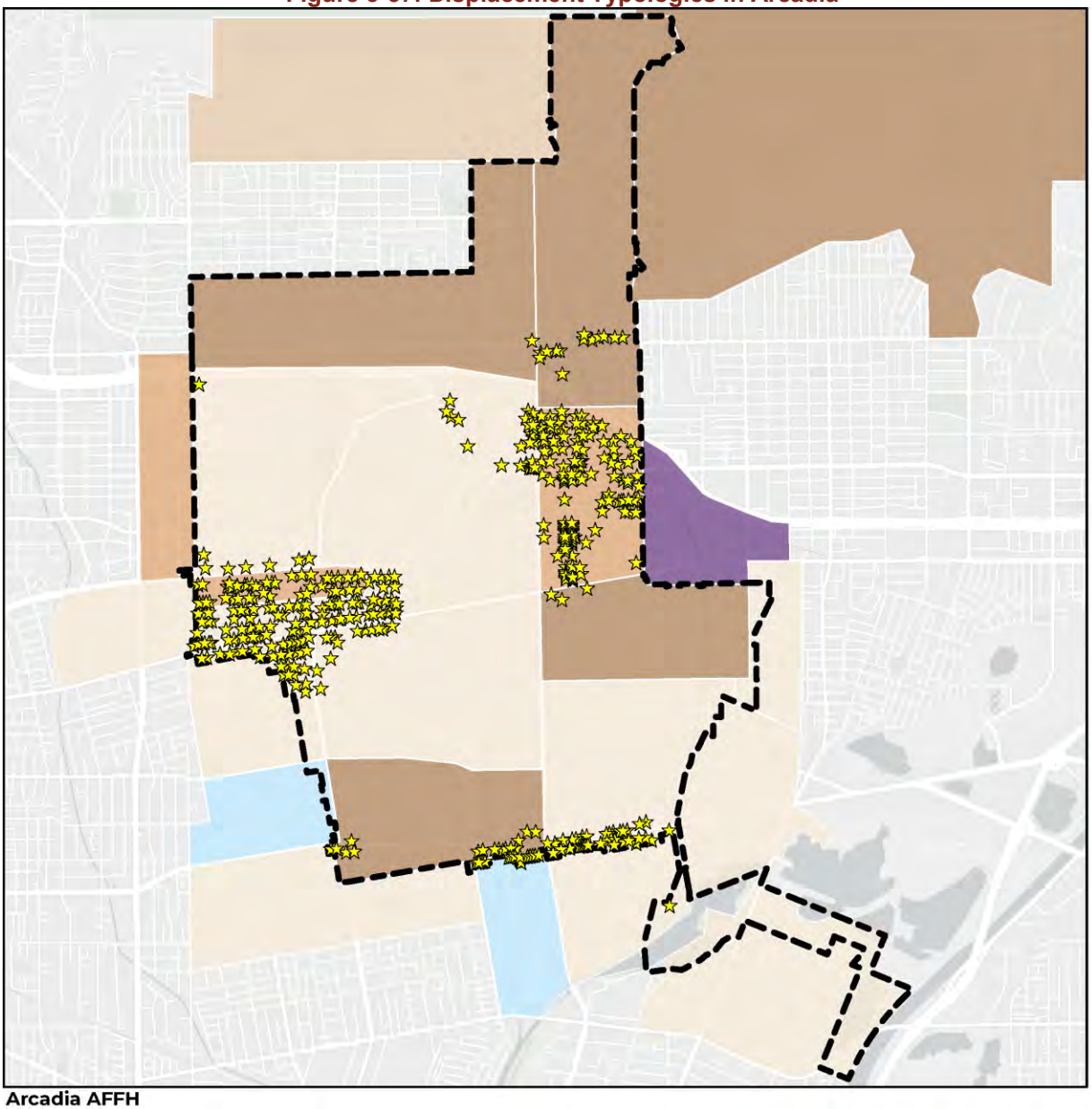


Figure 3-37~~Figure 3-30~~ below displays the mapped displacement typology for Arcadia. The data shows that Arcadia has a mix of typologies throughout the City. Figure 3-37~~Figure 3-30~~ concludes the following:

- ~~391~~ 171 proposed sites to accommodate the RHNA allocation (totaling ~~6,752~~5,366 potential units, or ~~49~~ 46 percent of the total potential units) are located within block groups designated as 'Becoming Exclusive'. Of those units, 1~~,661~~,279 are proposed as affordable to low and very low incomes.
- ~~10~~ 13 proposed sites to accommodate the RHNA allocation (totaling 300~~76~~ potential units, or ~~0.5~~ 3 percent of the total potential units) are located within block groups designated as 'Low-Income/Susceptible to Displacement'. Of those units, ~~22~~78 are proposed as affordable to low and very low incomes.
- ~~294~~ 196 proposed sites to accommodate the RHNA allocation (totaling ~~5,608~~4,994 potential units, or ~~41~~ 43 percent of the total potential units) are located within block groups designated as 'Stable Moderate/Mixed Income'. Of those units, ~~1,287~~1,177 are proposed as affordable to low and very low incomes.
- ~~56~~ 36 proposed sites to accommodate the RHNA allocation (totaling ~~1,363~~972 potential units, or ~~10~~ 8 percent of the total potential units) are located within block groups designated as 'Stable/~~Advances~~ Advanced Exclusive'. Of those units, ~~338~~237 are proposed as affordable to low and very low incomes.

The distribution of potential housing units would further integrate Arcadia's communities in regard to income. Approximately 9 percent of all low and very low income potential units are projected to be in areas that are characterized as Stable/Advanced Exclusive, which would give more opportunities for affordable housing in these areas. Additionally, low and very low income housing is projected in areas where there is a risk of becoming exclusive. By putting more affordable housing in these areas in addition to some moderate and above moderate units, these neighborhoods could be further integrated. Overall, the City of Arcadia is made up of areas that are becoming more exclusive and or are already exclusive. However, by encouraging the development of low income and very low income housing in these areas through the implementation of the 6th Cycle Housing Element Update, gentrification would be mitigated.

Figure 3-37: Displacement Typologies in Arcadia



AB 686 Sites Analysis AFFH Findings

The fair housing analysis above displays the following results:

- The City has capacity to accommodate the future housing at all income levels
- The sites identified to accommodate the RHNA allocation are concentrated in areas proximate to transit.
- The areas identified to accommodate the low and very low income RHNA create opportunities for lower income residents to access housing in higher resource areas.
- The areas identified to accommodate the low and very-low income RHNA are in areas where the City will plan for higher density housing and are in resource rich areas.

I. Summary of Programs to Support Fair Housing

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas, as demonstrated by the analysis of the housing resource sites contained in **Appendix A.** Programs listed in **Chapter 10: Implementation Plan** that affirmatively further fair housing issues in Arcadia include the following:

- Program 5-4: Section 8 Housing Choice Voucher Program
- Program 5-25. Fair Housing
- Program 5-26: Fair Housing Assistance
- Program 5-23: Homeless Program Assistance
- Program 5-27: Supportive Housing/Low Barrier Navigation Centers

Enhancing Housing Mobility Strategies

- 5-6. Residential Sites Inventory
- 5-7. Expansion of the Downtown Mixed-Use Area to Permit Residential Uses
- 5-8. Establish an Overlay in the Downtown Mixed-Use Area to Permit Residential Uses
- 5-9: Increase Density of the Mixed Use Zone
- 5-10. Expand and Update the Residential Flex Overlay in the Las Tunas Corridor
- 5-11. Expand and Update the Residential Flex Overlay in the Live Oak Corridor
- 5-12. Establish an Overlay to Permit Residential Uses in the Commercial General Zone
- 5-13. Increase Density of the R-3 Zone
- 5-14. Develop a Specific Plan for the Arcadia Golf Course
- 5-16. Housing Density Bonus
- 5-23. Public Information about Affordable Housing
- 5-24. Emergency Shelters, Transitional, and Supportive Housing
- 5-28. Affordable Housing for Families and Persons with Special Needs
- 5-29. Homeless Program Assistance
- 5-33. Supportive Housing/Low Barrier Navigation Centers
- 5-34. Update Reasonable Accommodation Procedures
- 5-35. Water and Sewer Service Providers

Encouraging the Development of New Affordable Housing in High Resource Areas

- 5-6. Residential Sites Inventory
- 5-7. Expansion of the Downtown Mixed-Use Area to Permit Residential Uses

- 5-8. Establish an Overlay in the Downtown Mixed-Use Area to Permit Residential Uses
- 5-9: Increase Density of the Mixed Use Zone
- 5-10. Expand and Update the Residential Flex Overlay in the Las Tunas Corridor
- 5-11. Expand and Update the Residential Flex Overlay in the Live Oak Corridor
- 5-12. Establish an Overlay to Permit Residential Uses in the Commercial General Zone
- 5-13. Increase Density of R-3 Zone
- 5-14. Develop a Specific Plan for the Arcadia Golf Course
- 5-15. Encourage Development of Housing Sites Listed in Inventory
- 5-17. ADU and JADU Incentive and Monitoring Program
- 5-18. Candidate Sites Used in Prior Housing Element Planning Cycle
- 5-19. Inclusionary Housing Policy
- 5-20. Lot Consolidation Incentives
- 5-21. Preservation of Rental Opportunities
- 5-25. Participation in the San Gabriel Valley Housing Trust
- 5-26. SB 35 Streamlining
- 5-27. Section 8 Housing Choice Voucher Program
- 5-28. Affordable Housing for Families and Persons with Special Needs
- 5-32. Fair Housing Assistance
- 5-35. Mitigating High Development Fees and Development Standards for Affordable Housing Projects

Improving Place-Based Strategies to Encourage Community Conservation and Revitalization, including preservation of existing Affordable Housing

- 5-1. Home Rehabilitation
- 5-2. Code Enforcement
- 5-3. Residential Design Guidelines
- 5-4. Preservation of At-Risk Units
- 5-5. Preservation of Middle-Income Housing through New Housing Providers
- 5-19. Inclusionary Housing Policy
- 5-20. Lot Consolidation Incentives
- 5-21. Preservation of Rental Opportunities
- 5-30. Housing Sustainability
- 5-35. Mitigating High Development Fees and Development Standards for Affordable Housing Projects

Protecting Existing Residents from Displacement

- 5-1. Home Rehabilitation
- 5-2. Code Enforcement
- 5-4. Preservation of At-Risk Units
- 5-18. Candidate Sites Used in Prior Housing Element Planning Cycle
- 5-21. Preservation of Rental Opportunities
- 5-22. Replacement Unit Program

4. Housing Resources

A. Regional Housing Needs Allocation

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA allocation. The sites identified within the Housing Element represent the City of Arcadia's ability to plan for housing at the designated income levels within the 6th housing cycle planning period (2021-2029). The identified sites are either residentially zoned or within Focus Areas identified by the City with the potential to accommodate residential uses. As described in **Appendix A: Adequate Sites**, the development capacity for each site depends on its permitted density, consistency with surrounding uses, the City's past performance and development trends and the site's location as well as known development factors.

Residential Sites Inventory

The residential sites inventory can be found in ~~a table~~Table A-22 within **Appendix A**. The table identifies each candidate housing site within Arcadia's inventory by APN. The sites inventory contains, by parcel, relevant information to the calculation of unit capacity and an assessment of redevelopment propensity based on existing use present on the site.

Selection of Suitable Sites

The City of Arcadia conducted a thorough analysis of all parcels within the City to determine which areas may have the most realistic potential to redevelop for residential uses within the planning period. The City has identified 23 parcels within residentially zoned land at existing densities. Additionally, the City has identified several Focus Areas to allow for residential use and/or higher density that is compatible with adjacent development.

~~Unit Capacity~~Net Unit Capacity Calculation

Total unit capacity for the City was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating for buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any existing units. As opposed to calculating capacity using maximum density, the City assumed a build out density at 80 percent of the maximum density to provide a more conservative estimate of actual unit production. Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel. The City is also utilizing a calculation of affordability to project a more conservative and realistic buildout of affordable units. These assumptions are outlined within in Table A-21 within **Appendix A**.

Development of Non-Vacant Sites and Conversion to Residential Uses

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the Low and Very Low income RHNA. To accommodate the need at all income levels, the City has analyzed 365 sites to permit residential development in the Downtown area, Las Tunas/Live Oak Corridor, and Commercial-General properties.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped to include residential units. Those projects are shown in **Table A-3 of Appendix A**~~**Appendix A.1.**~~

Use of Small Parcels

The City has identified 25 parcels which do not meet the HCD sizing criteria standards. The City believes there is viable opportunity for residential development on these sites through regulatory incentives and waivers. For sites smaller than one half of an acre, the City has codified a program to incentivize small lot development and consolidation. A program to encourage developers to utilize small sites is described in

Chapter 10: Implementation Plan and a detailed description of the assumptions related to thesese sites is outlined in **Section 6** of **Appendix A**.

Accessory Dwelling Unit Production

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Often ADUs provide housing for family members or are rented to members of the community.

The City of Arcadia has determined based on past performance that it is appropriate to anticipate the development of 351 272 ADUs from 2021 – 2029. This projection is based primarily on the uptick in permitting that the City experienced between 2018 and 2020. The calculation based on this projection is outlined in **Appendix A**.

Regional Housing Needs Allocation

Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City. The State Department of Housing and Community Development (HCD) has supplied a regional housing goal to the Southern California Association of Governments (SCAG). SCAG was then required to allocate the housing goal to each jurisdiction within the region through a RHNA Plan. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type of tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

HCD, through a determination process, allocates units to each region across California. It is then up to each region to determine a methodology and process for allocating units to each jurisdiction within that region. SCAG adopted its Regional Housing Needs Allocation (RHNA Plan) in March 2021. The RHNA covers an 8-year planning period (starting in 2021) and addresses housing issues that are related to future growth in the region. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region, so that every community provides an opportunity for a mix of housing for all economic segments.

Arcadia's share of the SCAG regional growth allocation is 3,214 new units for the current planning period (2021-2029). **Table 3-38** **Table 3-38** Housing Needs for 2021-2029, indicates the City's RHNA need for the stated planning period.

Table 3-38: Housing Needs for 2021 – 2029		
Income Category	**Percent of Median Family Income (MFI)**	**Arcadia's RHNA Allocation for the 2021 – 2029 Planning Period**
Very Low Income	0-50% MFI	1,102
Low Income	51-80% MFI	570
Moderate Income	81-120% MFI	605
Above Moderate Income	>120% MFI	937
Total		**3,214**

Summary of Sites Inventory and RHNA Obligations

Table 3-39: Summary of RHNA Status and Sites Inventory					
	Very Low Income	**Low Income**	**Moderate Income***	**Above Moderate Income**	**Total**
RHNA (2021-2029)	1,102	570	605	937	3,214
Remaining Unmet RHNA	1,102	570	605	937	3,214
Unit Capacity on Site Inventory					
Pipeline Projects	8126	8080	974981	1,1351,087
Existing Residentially Zoned Land	277277	112112	702702	1,0911,091
Accessory Dwelling Unit Projection	185202	66	8188	272296
Remaining RHNA	1,1291,167	407407	--	1,5361,574
Rezone Strategies					
Downtown Mixed-Use	342374	137148	882958	1,3611,480
Mixed-Use Upzone	132124	5651	317302	505477
Live Oak and Las Tunas Residential Flex Overlay	233203	9582	575509	903794
C-G Residential Flex	220252	89100	560640	869992
R-3 Upzone	164213	6884	404513	636810
Arcadia Golf Course	5048	072	13672	186192
Rezone Strategies Potential Development Capacity	1,1411,214	445537	2,8742,994	4,1604,745
Total Potential Development Capacity	1,6841,719	643735	4,6314,765	6,9587,219
Sites Surplus/Shortfall	+1247	+26138	+5,0423,694	--
Percentage Buffer	13%	622%	409394%	--

5. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources, the City has access to the following funding sources.

A. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher Program is a Federal government program established by the 1974 Housing and Community Development Act to assist very low income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The Los Angeles Housing Authority Administers Section 8 Housing Choice vouchers within the City. In 2020 the County allocated 101 Section 8 vouchers to residents in the community.

B. Grants and Programs

The City receives a variety of financial resources towards expanding economic opportunities for the community of Arcadia.

Community Development Block Grants (CDBG)

The Community Development Block Grant (CDBG) program provides annual grants on a formula basis for cities to develop viable urban communities by providing suitable living environments and expanding economic opportunities, primarily for low and moderate income persons (up to 80% AMI). CDBG funds can be used for a wide variety of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Construction or rehabilitation of public-facilities and infrastructure; and
- Public services for low income households and those with special needs.

San Gabriel Valley Regional Housing Trust

The City has participated in the San Gabriel Valley Regional Housing Trust (SGVRHT) since 2020. This housing trust allows San Gabriel Valley cities to work together in order to build affordable housing.[39] The Trust has sought funds, which would be matched, to retain, build, and or support affordable housing in the City and region.

CalCHA and CSCDA-CIA

The City Council adopted resolutions to join two newly formed Housing Authorities, CalCHA and CSCDA-CIA. These authorities create middle income multifamily housing through the

Create opportunity to create middle income multifamily housing through issuance of tax-exempt bonds to acquire existing apartment buildings. Units acquired are converted to rent restricted housing for middle income households earning no greater than 120% of Area Median Income with rent capped at no…

Proposed acquisition

C. Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level

[39] San Gabriel Valley Housing Trust. Available at https://www.sgvrht.org/about. Accessed on September 7, 2021.

of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Providers

The Clean Power Alliance (CPA) is the new electricity generation provider for the City of Arcadia. The CPA is a nonprofit entity, formed to bring clean, renewable power choices to the communities it serves. The Clean Power Alliance purchases clean power which is delivered to residents through Southern California Edison (SCE). The City of Arcadia has selected CPA's Lean Power as the default option for the community, which provides 36 percent clean power. The SCE is still responsible for delivering grid reliability and resolving any issues with electricity service. Currently, SCE has no immediate plans for expansion of infrastructure. However, every year SCE expands and improves existing facilities according to demand.

The Southern California Gas Company (SCGC) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCGC. SCGC has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCGC will continue to extend its service to accommodate development and supply the necessary gas lines.

CITY OF
ARCADIA

Technical Background Report
Section 4
Review of Past Performance









Section 4: Review of Past Performance

Program Evaluation for Households with Special Needs

As part of analyzing prior programs, this Appendix A must provide an outline of the effectiveness of goals, policies, and programs in meeting the housing needs of Arcadia's special needs populations. The following section identifies 5th Cycle accomplishments by special needs groups.

Seniors

Section 2: Community Profile of the Technical Background Report shows that 19.08 percent (11,905 residents) of Arcadia residents are over the age of 65. A variety of housing types have been made available to seniors in the City. The table below shows what types and where senior housing is permitted:

Table 1: Senior Housing Types Permitted in Arcadia

Land Uses																			
Housing Types	Residential						Commercial			Industrial	Downtown Zones					Special Purpose Zones			
	R-M	R-0	R-1	R-2	R-3	R-3R	C-O	C-G	C-R	M-1	CBD	MU	DMU	C-M	PF	OS-OR	OS-RP	RR	S-1
Residential Care Facility - Six or fewer persons	P	P	P	P	P	P	NA	NA	NA	NA	-	-	P	P	NA	NA	NA	NA	NA
Residential Care Facilities - Seven or More Persons	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA
Supportive Housing - Housing Type	-	-	-	P	P	P	NA	NA	NA	NA	M (UF)	M (UF)	M (UF)	-	NA	NA	NA	NA	NA
Supportive Housing - Residential Care Facility Small Type	P	P	P	P	P	P	NA	NA	NA	NA	-	-	C	C	NA	NA	NA	NA	NA
Supportive Housing - Residential Care Facility Large Type	NA	NA	NA	NA	NA	NA	C	C	-	-	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:
P – Permitted
A – Permitted as an Accessory Use
M – Minor Use Permit Required
C – Conditional Use Permit Required
(UF)- Uses are Permitted on Upper Floor only
NA- No Information
Source: City of Arcadia Municipal Code, Division 2: Zones, Allowable Uses, and Development Standards

During the 5th Cycle, the City committed to offering low income homeowners, such as some senior households, grants up to $20,000 for home rehabilitation. From 2017-2020, 48 grants were issued to households to make necessary improvements to their homes. During the 5th Cycle, the City also monitored 100 affordable housing units at Naomi Gardens in order to ensure their availability to low income elderly mobility impaired residents. The Housing Choice Voucher Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The Los Angeles County Housing Authority provided Housing Choice Vouchers to 385 households from 2017 to 2020 in Arcadia.

Persons with Disabilities

Persons with disabilities may require varying accessibility improvements and may also have a limited ability to earn adequate income. According to 2019 ACS data, about 17.37 percent of Arcadia residents have at least one disability. Of that percentage, approximately 26.43 percent have an ambulatory difficulty. The following most common disabilities in Arcadia are independent living and self-care difficulties.

During the 5th Cycle, the City committed to facilitating the development of affordable housing for persons with disabilities. In order to bring barriers to fair housing down, the City revised and updated its Reasonable Accommodation ordinance in 2016. Additionally, the City committed to offering low income homeowners grants up to $20,000 for home rehabilitation. From 2017-2020, 48 grants were issued to households to make necessary improvements to their homes.

Low income families with persons with disabilities may qualify for Housing Choice Vouchers. As noted above, the Los Angeles County Housing Authority provided Housing Choice Vouchers to 385 households from 2017 to 2020 in Arcadia.

Large Households

Large households consist of five or more residents and may have a harder time finding adequately sized units to avoid overcrowding. **Section 2** of this Housing Element shows that approximately 2,179 households in Arcadia had five or more members, this includes 1,429 5-person households, 408 6-person households, and 342 7-or-more person households.

During the 5th cycle, the City committed to offering low income homeowners grants up to $20,000 for home rehabilitation. From 2017-2020, 48 grants were issued to households to make necessary improvements to their homes. Large, lower income families may qualify for Housing Choice Vouchers. As noted above, the Los Angeles County Housing Authority provided Housing Choice Vouchers to 385 households from 2017 to 2020 in Arcadia.

Farmworkers

Farmworkers include persons seasonally or permanently employed in the agricultural industry and generally earn lower incomes than many other workers. While the City does not have agriculture, the Santa Anita Racetrack brings in seasonal racetrack workers in to live and work on the site. The racetrack provides housing for those who work with horses, backstretch workers, and more. This is a special population that is unique to Arcadia and perhaps several additional cities in the State. The City has identified this group as a special needs population that faces challenges with regards to affordable housing and living conditions.

Lower income families may qualify for Housing Choice Vouchers. As noted above, the Los Angeles County Housing Authority provided Housing Choice Vouchers to 385 households from 2017 to 2020 in Arcadia.

Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Single parents make up 4,323 of Arcadia households, with 76.7 being single mothers and 23.3 percent being single fathers. Approximately 20 percent of single mother households are considered to be living under the poverty line.

Lower income families may qualify for Housing Choice Vouchers. As noted above, the Los Angeles County Housing Authority provided Housing Choice Vouchers to 385 households from 2017 to 2020 in Arcadia.

The City of Arcadia offers a variety of community resources for children and single-parents in the community. Children in Arcadia are served by three school districts—Arcadia Unified School District, El Monte Union High School District, and El Monte City Elementary School District. The Arcadia Unified School District is a nationally renowned public school district that proudly educates more than 9,000 students throughout 11 award-winning schools. Programs and strategies, such as The Leader in Me, Universal Design for Learning (UDL), Restorative Practices, Multi-Tiered System of Support (MTSS) and more are implemented district-wide. In 2006, the Arcadia community demonstrated its generosity and its commitment to education by passing a $218 million bond measure for the refurbishment and modernization of school facilities across the District. Through this grant, school technology and renovated all classrooms, libraries/media centers, science labs, sports/recreation facilities, and arts and music education spaces, creating high-tech classrooms and learning environments were upgraded throughout the entire district. As of 2021, Arcadia Unified is continuing to upgrade its facilities, technology, classrooms, and campuses thanks to this bond measure. El Monte Union High School District provides educational programs for over 8,000 students in grades 9 through 12 and 11,000 in adult education. EL Monte Union High School District provides opportunities for students to prepare for college applications and has its own career center to help students find their paths after school. El Monte City Elementary School District serves proximately 8,300 students with fourteen schools, which include five California Distinguished Schools and six ERP Honor Roll Schools. These schools serve children ages K-6 or K-8. There is also one special setting at Thompson School with students being mainstreamed as appropriate into Durfee Elementary School's classes as they sit on the same campus. The district also offers Federal Head Start/State Pre-School classes and the Opportunity Program for students who require an alternative educational setting.

Persons Experiencing Homelessness

Homelessness has become an increasingly important issue in the region and throughout the State of California. There are a number of factors that may contribute to a person experiencing homelessness; **Section 2: Community Profile** provides a detailed definition of "homelessness" and an analysis of the City and County's unhoused population. From November to December 2021, the City of Arcadia implemented a comprehensive census of Arcadia's unhoused individuals. Over the two month period, census teams encountered 79 individuals experiencing homelessness within the City and 55 individuals participated in the survey.

In 2018, the City adopted the Five Year Homelessness Plan. The plan outlines several Strategic Goals, including training first responders, strengthening the Coordinated Entry System, enhancing the Emergency Shelter System, partnering with other cities to expand Rapid Rehousing, and expanding the Countywide Outreach System.

Extremely Low Income Households

Extremely low income households are those that earn 30 percent or less of the household median family income (HMFI) for Orange County. Extremely low income households may require rental assistance and

other community services assistance. According to CHAS data, there are approximately 2,115 extremely low income households in Arcadia, including both renters and homeowners.

Extremely low income families may qualify for Housing Choice Vouchers. As noted above, the Los Angeles County Housing Authority provided Housing Choice Vouchers to 385 households from 2017 to 2020 in Arcadia.

Review of 5th Cycle Programs

The following chart is a review of the City of Arcadia's housing project and program performance in the 2013-2020 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers the City's progress towards completing all programs outlined within the 5th Cycle Housing Element.

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
5-1 Home Rehabilitation	Maintain the City's housing stock by offering low income homeowners grants up to $18,000 to make necessary home improvements including plumbing, electrical, roofing, termite control, painting, energy improvements and accessibility improvements.	The City made minor modifications to the program during the 5th Cycle. Most recently, the City Council authorized an increase in the maximum grant for single-family homes from $15,000 to $20,000 and for condominiums from $10,000 to a maximum of $15,000. From 2017 to 2020, approximately 10 – 13 grants were issued to qualified homeowners each year and a total of 48 homeowners during this time frame have received grants.	Continued. The City of Arcadia has been successful in assisting an estimated 13 households per year within the 5th cycle. The City understands that safe and adequate housing is essential for healthy living, and that home rehabilitation assistance can help increase access to healthy homes and support the ability for residents to age in place in appropriate living situations. The City will continue to incorporate the homeowner grants available during the 6th cycle.
5-2 Code Enforcement	Implement adopted regulations aimed at property maintenance in a manner that is helpful to homeowners and property owners to maintain beautiful neighborhoods and high property values.	The City's Code Enforcement department continues to provide code enforcement activities and connect households with City rehabilitation programs and provides proactive code enforcement of vacant properties in an effort to resolve code violations. In addition, the City banned Air BNB's in an effort to keep housing units for housing purposes. From 2018 to 2020, the City received approximately 1,000 property maintenance code enforcement cases	Continued. It is necessary for the City to respond to and enforce building code and safety requirements. Code enforcement supports safe, accessible, and sanitary housing opportunities. The City will continue to address noncompliant properties through existing methods as well as new methods should they become available during the 6th cycle.

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
		each year. Approximately 600 of these cases were related to housing maintenance.	
5-3 Residential Design Guidelines	Preserve neighborhood character and encourage high-quality residential design throughout the city through the implementation of Residential Design Guidelines for single-family and multifamily development.	The City continues to implement the Design Guidelines during the City's architectural design review process of single-family and multifamily development applications. In October 2019, the City updated the City's Residential, Non-Residential and Signage Design Guidelines and created new Guidelines for Mixed-Use Developments. The City also implemented a City Center Design Plan for the Downtown Area.	Continued. The City will continue to review and encourage high-quality residential design that will enhance the City's character and the quality of life. The program was ongoing in the 2014-2021 planning period and will continue into the 2021-2029 planning period.
5-4 Preservation of At-Risk Units	Monitor status of units at-risk of losing their affordability and converting to market-rate.	The City continues to monitor Naomi Gardens, which provides 100 units affordable to very low and low income elderly mobility impaired households, on annual basis by maintaining contact with the property owner and HUD Multifamily Housing division to ensure continued funding through the Section 8 program.	Continued. The City monitored Naomi Gardens through the 5th cycle and will continue to monitor the property on an annual basis to ensure that it remains affordable through the 6th cycle. The City will continue to work with property owners to maintain and preserve exiting affordable housing stock. Naomi Gardens has received LIHTC funding.
5-5 Residential Sites Inventory	Maintain an inventory of vacant and underutilized properties with the appropriate densities and development standards to accommodate the remaining Regional Housing Needs Assessment of 1,054 units.	The City annually updates the inventory of vacant and underutilized sites, provides inventory to interested developers and monitors development trend in the City.	Continued. The City will continue to make available appropriate sites to accommodate their RHNA allocations and will continue to provide information to interested developers. Annual reports will be prepared throughout the planning period and the program will be included in the 6th cycle.

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
5-6 Lot Consolidation Initiatives	Incentivize the process to consolidate lots to provide housing opportunity sites by streamlining the Lot Line Adjustment process, which can consolidate four or fewer lots without the need of a public hearing or discretionary action; by offering fee waivers and priority in permit processing.	The City's fee schedule was updated to include the fee waiver to incentivize the consolidation process. In addition, the City continues to streamline the consolidation process through its Lot Line Adjustment process by providing short processing times (10 business days), however, some of the Lot Line Adjustment applications are accompanied by various other development applications which cannot be processed in that short timeframe.	Continued: The City adjusted the fee schedule, waiver, and shortened the processing time when possible to incentivize lot consolidation during the 5th cycle. The City will continue to promote the lot consolidation program through the 6th cycle and will work with developers to utilize the program to increase housing options, specifically affordable housing, in the City.
5-7 Section 8 Housing Choice Voucher Program	Participate in HUD's Section 8 Housing Choice Voucher Program, administered by the Los Angeles County Housing Authority, to provide assistance to extremely low and very low income households by paying the difference between 30% of the household income and the cost of rent.	The City continues to participate in the Section 8 Housing Choice Voucher program through the Los Angeles County Housing Authority. The City provides specific information about the Section 8 program, but forwards inquiries for participation to the Los Angeles County Housing Authority for further processing. From 2017 – 2020 approximately 385 households received vouchers and approximately 50 – 60 households were on the waiting list each year.	Continued: Arcadia participated in Los Angeles County Housing Authority's Section 8 Voucher program in the 5th cycle and will continue to do so in the 6th cycle. The City recognizes the importance of housing support programs and will continue to advertise and provide information about the program.
5-8 Affordable Housing for Families and Persons with Special Needs	Facilitate the development of housing affordable to persons with disabilities, including persons with development disabilities.	The City continues to explore affordable housing opportunities when presented and encourage housing developers to include accessibility for individuals with disabilities in their project designs. In addition, the City updated the Reasonable Accommodation ordinance in 2010, and again under the Development	Continued: The program was ongoing during the 5th cycle. The City will continue to promote the adopted ordinance to housing developers during the 6th Cycle to ensure the development of affordable housing to those with disabilities. The City will also continue to investigate ways to lower barriers and distribute information regarding the

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
		Code update, that was adopted on November 15, 2016.	development of housing for people with disabilities during the 6th Cycle.
5-9 Housing Sustainability	Provide programs that promote sustainable development in the City.	Through the development process, the City continues to enforce City building codes and ordinances, including Green building codes, construction recycling, water efficiency and sustainable Arcadia education program to enhance energy efficiency in residential construction and maintenance.	Continued: The City established the Sustainable Arcadia educational programs and enforced green building codes during the 5th cycle. The City provides information on water conservation and several environmental programs to promote and support sustainability on the City's website. The City also provides the current California Green Building Standards Checklist for residential and commercial development through the City website. The City recognizes the need to work toward more sustainable development to protect the environment and will continue to do so during the 6th cycle.
5-10 Residential Neighborhood Integrity	Preserve the City's residential neighborhood integrity by addressing commercial housing uses such as birthing homes, boarding homes, single-room occupancy housing, and similar uses in residential zones.	The City's updated Development Code was adopted on November 15, 2016 which addressed location and development standards for single-room occupancy housing and classified birthing hotels as boarding homes which are prohibited in City per the updated Development Code. In addition, short-term rentals are not allowed in the City.	Completed: The City updated the Development Code to address the uses listed within the 5th cycle, as it will remain moving forward.
5-11 Fair Housing	Provide information to residents, landlords of residential property and other professionals involved in the insurance, construction, sale or lease of residential property of the laws pertaining to fair	The City continues to contract with HRC to provide fair housing services to residents. The City also provides information on fair housing programs, HRC and services provided by the City through the City newsletter and community events, including the annual Senior Fair.	Continued: The City of Arcadia contracts with HCR who provides information to residents on fair housing services during the 5th cycle. The City acknowledges the importance of fair housing access for a community, and the City is committed to understanding and mitigating fair housing issues that may arise. The City provides HRC contact information and shares

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
	housing by contracting with the Housing Rights Center.		informational flyers provided by the HRC on the City website. The City will continue to contract with HCR during the 6th cycle to provide necessary and appropriate fair housing resources and information to the community.
5-12 Transitional and Supportive Housing	Amend City zoning ordinance to be in accordance with Government Code Section 655839(a)(5) to consider transitional housing and supportive housing as a residential use of property.	The City's updated Development Code was adopted on November 15, 2016 which included provisions to accommodate transitional and supportive housing as a residential use and defined both terms in accordance with Government Code Section 65582.	Completed: The City updated the Zoning Ordinance in accordance with Government Section 655839(a)(5) within the 5th cycle, as it will remain moving forward. Going forward with the 6th Cycle, the City will ensure that the use table is amended so ensure that the use table is amended to allow supportive and transitional housing is otherwise permitted.

CITY OF ARCADIA

Technical Background Report
Appendix A
Adequate Sites









Appendix A: Adequate Sites

A. Adequate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Arcadia's plan for housing at the designated income levels within the 6th housing cycle planning period (2021 – 2029). The identified sites are either residentially zoned at a minimum of 30 du/acre or within ~~areas of focus~~Focus Areas identified by the City with supporting strategies to stimulate future housing growth. As described in this appendix, the development capacity of each site depends on permitted density and specific assumptions identified for each "~~F~~Focus Area". Currently, there are 48 sites that meet the default density and 700~~3~~ sites that will be rezoned or upzoned ~~in order~~ to meet the default density.

The appendix contains **Table A-22**, which identifies each candidate housing site within Arcadia's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

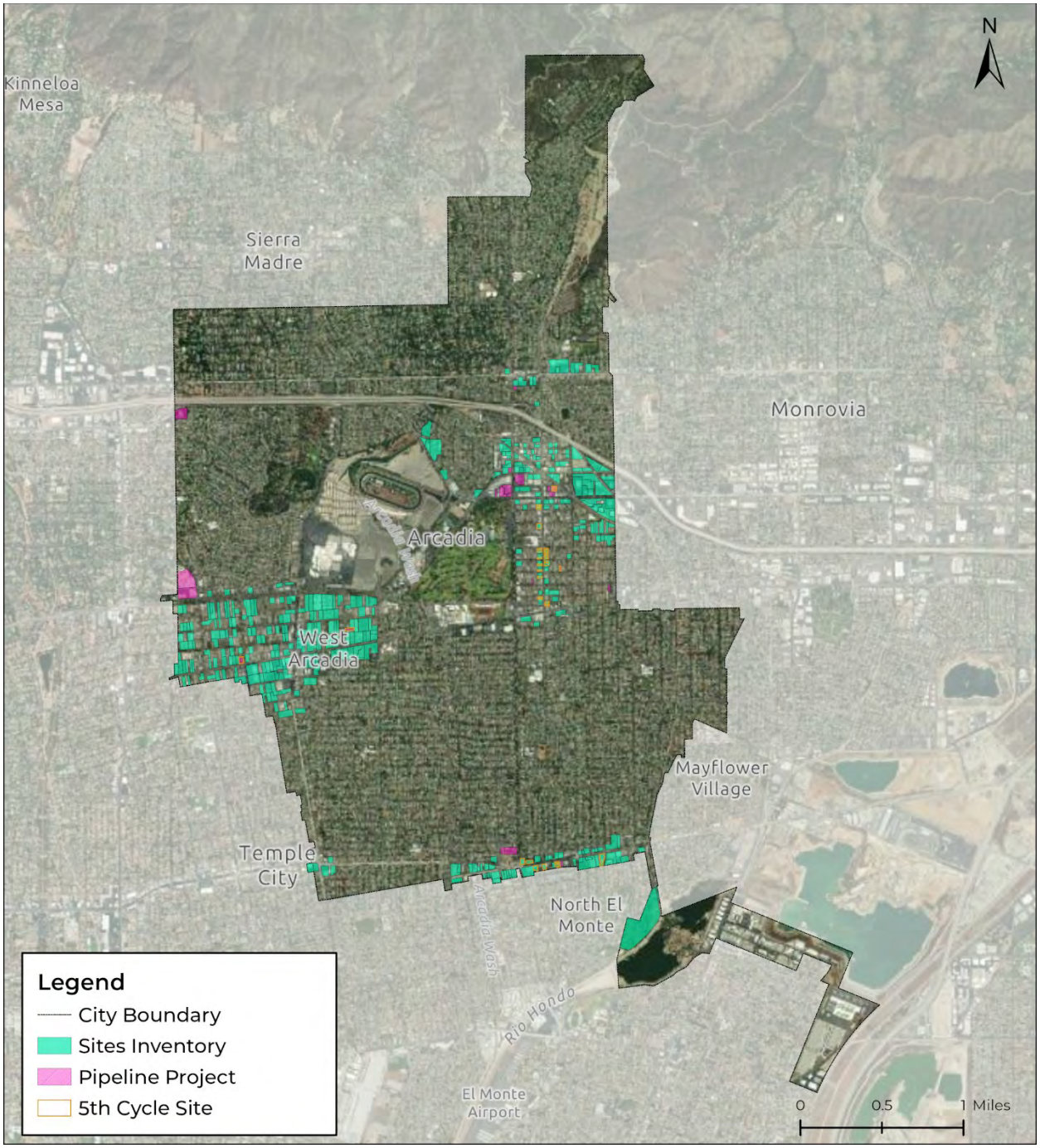
- Address
- Ownership
- Zoning (including overlays if applicable)
- Size (net developable acres removing known development constraints)
- Assumed density
- Vacancy status
- Previous housing element identification
- Potential development capacity (dwelling units) by income category
- Description of existing use

Table A-1~~Table A-1~~Table A-1~~Table A-1~~ shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet the need. The analysis within this appendix shows that the City of Arcadia has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which permit development of residential uses at or above 30 dwelling units per acre
- Development of approved projects which do not have certificates of occupancy (Pipeline Projects)
- Future development of Accessory Dwelling Units (ADUs)
- Identification of residential property for rezone to higher-density residential use
- Identification of non-residential property for rezone to residential use
- Identification of property with expressed developer interest

Table A-1: Summary of RHNA Status and Sites Inventory					
	Very Low Income	**Low Income**	**Moderate Income***	**Above Moderate Income**	**Total**
RHNA (2021-2029)	**1,102**	**570**	**605**	**937**	**3,214**
Unit Capacity on Site Inventory					
Pipeline Projects	2681		80	97481	1,135087
Existing Residentially Zoned Land	277		112	702	1,091
Accessory Dwelling Unit Projection	185202		6	818	296272
Remaining RHNA	1,12967		407	--	1,53674
Focus Areas					
Downtown Mixed-Use	342724		13748	882958	1,361480
Mixed-Use Upzone	13224		561	31702	505477
Live Oak and Las Tunas Residential Flex Overlay	23303		9582	57509	903794
C-G Residential Flex	22052		89100	560640	869992
R-3 Upzone	164213		6884	404513	636810
Arcadia Golf Course	5048		072	13672	18692
Rezone Strategies Potential Development Capacity	1,141214		445537	2,874994	4,160745
Total Potential Development Capacity	1,684719		735643	4,765631	7,2196,958
Sites Surplus/Shortfall	**+1247**		**+26138**	**+5,0423,694**	**--**
Percentage Buffer	**13%**		**622%**	**409394%**	**--**

Figure A-1: Sites Inventory



1. Selection of Sites

The City of Arcadia has identified sites with capacity to accommodate the 2021-2029 RHNA. The identified sites were evaluated based on surrounding and existing on-site development to determine the extent to which on-site uses have the potential to redevelop within the planning period (2021-2029). The City has also conducted an analysis to identify non-residentially zoned sites with characteristics indicating they have the potential to redevelop within the planning period. Through the analysis of existing residentially zoned sites, the City has identified 23 properties at their existing densities and six "Focus Areas" to apply strategies and programs to allow for and encourage the development of residential uses. The City has identified the following number of properties as part of specific Focus Areas to accommodate the 6th cycle RHNA: ~~and non-residentially zoned sites, the City has identified the following categories of properties to accommodate the 6th Cycle RHNA:~~

- ~~23 existing residentially zoned parcels at their existing densities~~
- ~~75~~ 2730 ~~parcels properties~~parcels as part of the Downtown Mixed-Use Expansion s~~S~~trategy~~rezone strategy~~
- ~~307~~516 ~~properties~~parcels as part of the Downtown Mixed-Use Overlay s~~S~~trategy ~~parcels as part of the Downtown Mixed Use residential flex overlay implementation strategy~~
- ~~106~~607 ~~parcels as part of the Mixed Use Upzone strategy~~~~properties~~parcels as part of the Mixed-Use Upzone Strategy
- ~~57~~396 parcels as part of the Las Tunas and Live Oak R~~r~~esidential F~~f~~lex O~~o~~verlay ~~implementation~~ strategy
- ~~76~~ 57 parcels as part of the C-G R~~r~~esidential F~~f~~lex O~~o~~verlay ~~implementation~~ strategy
- ~~355~~ 165 parcels as part of the High Density Residential (R-3) Upzone strategy
- The Arcadia Golf Course ~~site~~~~property~~redevelopment

2. Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process. These projects are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. The City has currently identified 1428 projects with a planned development of 1,135~~1,087~~ net units, 81~~26~~ of which will be affordable to Low and Very Low income households. These pipeline projects are projected to provide additional housing to the City have not yet been built and are in various stages of the development process. **Table A-2~~Table A-2Table A-2Table A-2~~** below summarizes the details for each pipeline project.

Five of the Pipeline Projects described below are designated ~~as being able~~ to accommodate affordable housing. All Pipeline Projects with units affordable to Low and Very Low income households and the units will be deed-restricted for this income category. Project ID 24, the Alexan Project, includes 26 units affordable to Low and Very Low income households and the units will be deed-restricted for this income category. All pipeline projects with Project ID 26 includes 80 moderate income units that are senior housing units within an assisted living project. The designation of the affordability level for Project ID 26 was agreed upon by both the City and the developer. The City will continue to work with the developer to ensure the affordability of these units for moderate income ~~persons~~households.

Formatte



Table A-2: Pipeline Projects

ID	Project APN's	Project Name	Acres	Existing General Plan Land Use	Existing Zoning	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Net Yield	Project Status
15,19, 3,4,6,7	5773-010-901,-007,-008,-018,-019,-020	Huntington Plaza Mixed-Use Project	1.56	DMU, C 1.0	DMU, CBD	0	0	0	139	139	Entitled – Building Plan Check Submittal Pending
26	5776-001-012	Artis Senior Living Senior Assisted Living Care Facility	2.82	C	C-G	0	0	80	0	80	Entitled – Building Plan Check Submittal Pending
17	5775-022-032	205 N. Santa Anita Ave	0.38	DMU	DMU	110	0	0	2291	22102	Planning Review
21	5783-002-013	901 W. Duarte	0.68	HDR	R-3	0	0	0	12	12	Entitled – Building Plan Check Submittal Pending
20, 25	5788-020-015, 5788-020-029	2607 S. Santa Anita	2.89	MDR	R-2	0	0	0	33	33	Planning ReviewEntitled
10,9	8573-024-005, 8573-024-006	122-128 E. Live Oak Mixed-Use Project	0.41	MU	MU	0	0	0	12	12	Planning ReviewEntitled
1, 2, 11, 12, 16, 22, 23	5775-025-029,-031,-032, -033,-037, -038, -034	25 N. Santa Anita Ave Mixed-Use Project	3.79	CBD, DMU	C 1.0 DMU	170	0	0	157140	157	Planning Review
13	5772-002-001	921 N. Santa Anita Ave	0.34	HDR	R-3	0	0	0	2	2	Planning ReviewPlan Check
8	5779-012-030	43 Genoa St	0.19	HDR	R-3	0	0	0	2	2	Planning ReviewPlan Check
5	5779-010-010	141 Fano St	0.18	HDR	R-3	0	0	0	2	2	Planning ReviewPlan Check
18	5778-010-017	1022 La Cadena	0.48	HDR	R-3	0	0	0	9	9	Planning ReviewPlan Check
14	5779-019-007	416 Genoa St	0.36	MDR	R-2	0	0	0	1	1	Entitled – In Building Plan Check Review
24	5773-006-036	150 N. Santa Anita Mixed-Use Project	2.18	DMU	DMU	26	0	0	293	319	ConceptualScheduled for Hearing
27,28	5777-038-014, -012	Huntington Village Mixed-Use Project	11.52	C-G	C	270	0	0	297222	297248	ConceptualPlanning Review

3. Redevelopment of Non-Vacant Sites for Residential Use

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the housing need at all income levels, the City has analyzed sites that currently permit residential development.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped on non-vacant sites to include residential units. Those projects, including the zoning, land use prior to redevelopment, and a project analysis of the approved development plan, are shown in ~~Table A-11~~ Table A-3~~Table A-3~~~~Table A-3~~~~Table A-3~~.

Formatt

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use could redevelop within the next eight years, is provided in **Table A-22**. This analysis is based on information readily available to the City, existing use data, and other information that can be found through online research. As part of the site selection process, the City analyzed existing residentially zoned parcels that have propensity to develop at their existing densities. The City identified 23 parcels to accommodate a total of 1,091 units, 277~~15~~ of which can accommodate Low and Very Low income households.

In addition to sites that can accommodate housing at their existing capacity, the City identified six Focus Areas that would benefit from residential development to apply strategies such as upzoning and rezoning to achieve the remaining unmet RHNA.

Table A-3: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
57 Wheeler Avenue	38	Downtown Mixed-Use	Commercial	The project required approval of a Conditional Use Permit, Tentative Parcel Map, and Architectural Design Review applications for a mixed-use development consisting of three stories of 38 residential apartment units over 17,850 square feet of ground floor commercial. The property was previously developed with a restaurant and parking lot. Construction has been completed.
56 E. Duarte Road APN: 5781-005-036	37	Mixed-Use	Commercial	The project required approval of General Plan Amendment, Zone Change, Conditional Use Permit, Tentative Tract Map, and Architectural Design Review applications for a mixed-use development consisting of two stories of 37 residential condominium units over 19,360 square feet of ground floor commercial. The property was previously developed with a commercial building and

				parking lot. Construction has been completed
17 Las Tunas APN: 5788-020-030 & 5788-020-031	77 MF Units 3 Live Work Units	Mixed-Use	Commercial	The project required approval of a Planned Development, Tentative Tract Map, Lot Line Adjustment, Multiple-Family Architectural Design Review, Protected Tree Encroachment and Protected Healthy Tree Removal applications for 77 residential condominium units, three (3) live/work unit with 2,487 SF of commercial space, and 8,500 square feet of ground. Construction has been completed.
180 W. Huntington Drive APN: 5775-024-023	96	SP-SP	Commercial	The project required approval of a Specific Plan, General Plan Amendment and Zone Change applications to allow a hotel and a 50-unit condominium development. Subsequent modifications to the specific plan changed the condominium development to a mixed-use project and increase the number of units from 50 to 96 units. Project has been entitled and construction plans have been approved for permit issuance.
117-129 E. Huntington Drive & 124-134 Wheeler Avenue APNs 5773-010-007 – 008, 5773-010-901, -018, -019, -020, and -021.	139	Central Business District & Downtown Mixed-Use	Commercial	The project required approval of a Minor Use Permit, Major Administrative Modification, Architectural Design Review, and Vesting Tentative Tract Map applications for the mixed-use development consisting a 4 and 5 story building with 139 residential condominium units over 10,000 square feet of ground floor commercial. The project has been entitled and is in plan check review with Building Services.
656 W. Huntington Dr APN: 5778-001-137 - 170	34	R-3	Commercial	The project required approval of an Architectural Design Review, Modification, and Tentative Tract Map applications a 34-unit condominium residential development. Construction has been completed.

968 - 998 Arcadia Ave APN: 5783-002-112 - 129	28	R-3	28-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 28-unit condominium residential development. Construction has been completed.
919 Fairview Ave APN: 5783-006-087 - 098	12	R-3	One Single Family Dwelling & an eight-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review, Protected Tree Encroachment, and Tentative Tract Map applications for a 12-unit condominium residential development. Construction has been completed.
736 – 738 Camino Real Ave APN: 5383-029-041 - 058	18	R-3	Four Single Family Dwellings & a four-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 18-unit condominium residential development. Construction has been completed.
330 - 340 Genoa St APN: 5779-019-124 - 129	6	R-2	Six-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 6-unit condominium residential development. Construction has been completed.
825 Arcadia Ave APN: 5783-014-088 - 105	18	R-3	18-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 18-unit condominium residential development. Construction has been completed.
506 - 586 S. 2nd Ave APN: 5779-008-065 - 080	20	R-2	Church	The project required approval of an Multiple-Family Architectural Design Review, Protected Tree Encroachment and Tentative Tract Map applications for a 20-unit condominium residential development. Construction has been completed.
598 - 608 S. 2nd Ave APN: 5779-008-041 - 049	8	R-2	8-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 8-unit

				condominium residential development. Construction has been completed.
415 California St APN: 5773-016-188 - 207	20	R-3	10-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 10-unit condominium residential development. Construction has been completed.
627 - 633 Fairview Ave APN: 5778-002-053 - 064	12	R-3	3-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 3-unit condominium residential development. Construction has been completed.
501 N. Santa Anita Ave APN: 5775-027-031 - 050	20	R-3	Church	The project required approval of a Multiple-Family Architectural Design Review, Variance, Modification, Protected Tree Encroachment and Tentative Tract Map applications for a 20-unit condominium residential development. Construction has been completed.
414 S. 2nd Ave APN: 5779-004-023	6	R-2	4-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a 6-unit condominium residential development. The project is under construction.
901 W. Duarte Rd APN: 5783-002-013	13	R-3	Single Family Dwelling	The project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a 13-unit condominium residential development. The project has been entitled.

4. Accessory Dwelling Units

Accessory dwelling units (ADUs) are housing units which may be developed in addition to an existing single- or multi-family residential use. These housing units can be free-standing or attached to a primary structure and are intended to provide additional housing on an existing residential lot. Other ADUs provide housing for family members or are rented to members of the community. In accordance with State Law, ADUs are

allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications. In 2018, the City permitted 136 ~~36~~ ADUs, followed by ~~21~~ 14 in 2019 and 20 ~~2~~ in 2020. As of November 9, 2021, the City had issued 36 ADU permits, had 8 ADU Zoning Clearance projects in review, 9 ADUs approved for Zoning Clearance, and 36 ADU permits in Plan Check accounting for a total count of 89 potential ADUs. While the City is still processing these applications, these ADUs are likely to receive permits in 2021.

Additionally, ~~T~~the passing of SB 9 allows property owners to split a single-family lot into two lots, and either add a second home to their lot or split the lot into two and place duplexes on each. This creates the opportunity for four housing units on a property that is currently limited to a single-family home. The City anticipates that the passing of SB 9 will encourage the creation of ADUs and second units on single-family lots. ~~This law was designed to create additional housing while also preserving low-income, affordable units. Through July 2021, the City has approved 18 ADUs for development. The City is still processing these applications, which will likely receive permits in 2021. In accordance with State Law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in single dwelling unit zones.~~

The City of Arcadia has determined based on past performance that it is appropriate to anticipate the development of ~~351~~ ~~296~~ 272accessory dwelling units ~~from 2021 to 2029~~during the 6th planning cycle. **Table A-4~~Table A-4Table A-4Table A-4~~** below displays the calculation and estimated projection for the 8-year planning period. To project the number of ADUs throughout the planning period, the City has taken the average of the ADU counts from 2018 to 2021 with the anticipation that new legislation and housing policies will continue to generate a high number of ADUs throughout the planning cycle.

Formatte

$$\frac{2018\ to\ 2021\ ADU\ Production}{2018\ to\ 2021\ (in\ years)} = Projected\ ADUs$$

$$\frac{136 + 1421 + 202 + 89}{4} = 347$$

~~doubled the average assumption based on the average ADUs per year from 2018 to 2020 with the anticipation that new legislation and housing policies will increase the number of ADUs permitted.~~

Table A-4: ADU Assumptions

Year	ADUs
Projection Period Total	**~~296~~272**
2029	347
2028	3437
2027	3437
2026	3437
2025	3437

2024	3437
2023	3437
2022	3437
2021	89
2020	202
2019	2114
2018	1613

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed several policies and programs to encourage the development of ADUs for lower income households (see **Chapter 10: Implementation**). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). The SCAG conducted analysis consists of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Table A-5: SCAG Affordability Breakdown for LA County II

Income Category	Units
Extremely Low	15.0%
Very Low	8.5%
Low	44.6%
Moderate	2.1%
Above Moderate	29.8%

Using the proportions SCAG created for Los Angeles County, the City has allocated the following ADUs for each income category:

Table A-6: Accessory Dwelling Unit Projections by Income Category

Income Category	Units
Low and Very Low Income	202185
Moderate Income	6
Above Moderate Income	818
Total	**272296**

To assist the City's ADU development projections, Arcadia has included **Program 5-17**, which explores actions the City will take to promote and monitor the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Developing public awareness campaigns
- Working with existing ADU owners to maintain existing affordable ADU rentals
- Establishing fee-waivers for ADUs that will be made affordable
- ~~Establishing an ADU amnesty program~~
- Exploring potential State and Regional funding sources for affordable ADUs

5. Selection of Sites to Accommodate Remaining Need

Downtown Mixed-Use Expansion & Overlay

The City has identified General Commercial and Commercial Manufacturing zoned properties in and adjacent to Downtown Arcadia as an opportunity to introduce high density residential flex overlays ~~and~~ to expand existing Downtown Mixed-Use zoning. Expanding the opportunity for high density residential in the downtown area is ~~that is~~ compatible with adjacent Central Business District and Downtown Mixed-Use zoned parcels and will~~that~~ allow up to 80 units per acre ~~in conjunction with a commercial development and other uses that will support residential development.~~ ~~The Downtown Mix-Use zone would be expanded to create an overlay, and new residential developments would be allowed by-right, and a commercial component would be required as part of all proposed projects.~~ ~~Table A-7Table A-7Table A-7Table A-7~~ bBelow ~~arecontains~~highlights examples of recently redeveloped Downtown Mixed-Use sites. ~~project that have supported the 80 percent buildout on mixed-use sites.~~

Formatte

Table A-7: Downtown Mixed-Use Development

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Projected Potential Affordable Units[2]	Density (du/acre)
57 Wheeler Avenue[1]	DMU	0.78	38	7	48
117-129 E. Huntington Drive & 124-134 Wheeler Avenue	CBD & DMU	1.74	139	27	80
150 North Santa Anita Avenue	DMU	2.18	319	63	146

[1]*At the time of this development, the DMU zone allowed a maximum density of 50 du/acre*
[2]*This column shows the minimum potential affordable units that could have been developed if the City's inclusionary policy proposed in the Housing Element were adopted.*

Downtown Mixed-Use Expansion

-The City has identified ~~30~~27 sites that are currently commercially zoned to be rezoned to Downtown Mixed-Use. Rezoning these sites will allow for residential uses at 80 du/acre. Of the ~~39.22~~38.8 acres of land identified as part of this strategy, ~~37.36~~37.36 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. An assumed density of 64 du/acre was

applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 2,~~405~~470 units. However, a planning-level redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of these sites is projected at 1,~~214~~209 units, 30~~35~~ of which are projected to be affordable to Low and Very Low income households. ~~7~~Four parcels smaller than the criteria required by AB 1397 were also identified as part of the Downtown Mixed-Use Expansion. See **Section 6** of this Appendix and **~~Table A-20Table A-20Table A-20Table A-20~~** for the assumptions and projected redevelopment of small parcels.

Downtown Mixed-Use Overlay

The City has identified 16~~75~~ sites that are currently commercially zoned to implement a Downtown Mixed-Use Overlay that will allow for residential uses at 80 du/acre. Of the ~~18.19~~8 acres of land identified as part of this strategy, 2.~~69~~7 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. An assumed density of 64 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 504~~352~~ units. However, a planning-level redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of these sites is projected at 2,152~~66~~ units, 3~~0~~9 of which are projected to be affordable to Low and Very Low income households. 14~~73~~ parcels smaller than the criteria required by AB 1397 were also identified as part of the Downtown Mixed-Use Expansion. See **Section 6** of this Appendix and **~~Table A-20Table A-20Table A-20Table A-20~~** for the assumptions and projected redevelopment of small parcels.

~~Table A-8Table A-8Table A-8Table A-8~~ displays the capacity and opportunity for the Downtown Mixed-Use Expansion and Downtown Mixed-Use Overlay which will ~~help accommodate~~contribute capacity towards the City's RHNA allocation. **~~Figure A-2Figure A-2Figure A-2Figure A-2~~** and **~~Figure A-3Figure A-3Figure A-3Figure A-3~~** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation. These parcels were identified due to their potential to revitalize Arcadia's downtown district and provide high density housing near transit. The implementation of Program 5-7: Expansion of the Downtown Mixed-Use Area to Permit Residential Uses, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

Table A-8: Downtown Mixed-Use Expansion and Overlay – Redevelopment Analysis

Focus Area	Acreage	Max Density	Assumed Density	Net Units			
				Low/Very Low	Moderate	Above Moderate	Total
DMU Expansion	38.8~~39.22~~	80	64	303~~305~~	122~~122~~	784~~787~~	1,209~~1,214~~
DMU Overlay	8 ~~18.19~~	80	64	39~~69~~	152~~6~~	98~~171~~	152~~266~~
Total	**~~57.41~~46.8**	**--**	**--**	**342~~374~~**	**137~~148~~**	**882~~958~~**	**1,361~~1,480~~**

Figure A-2: Downtown Mixed-Use Expansion

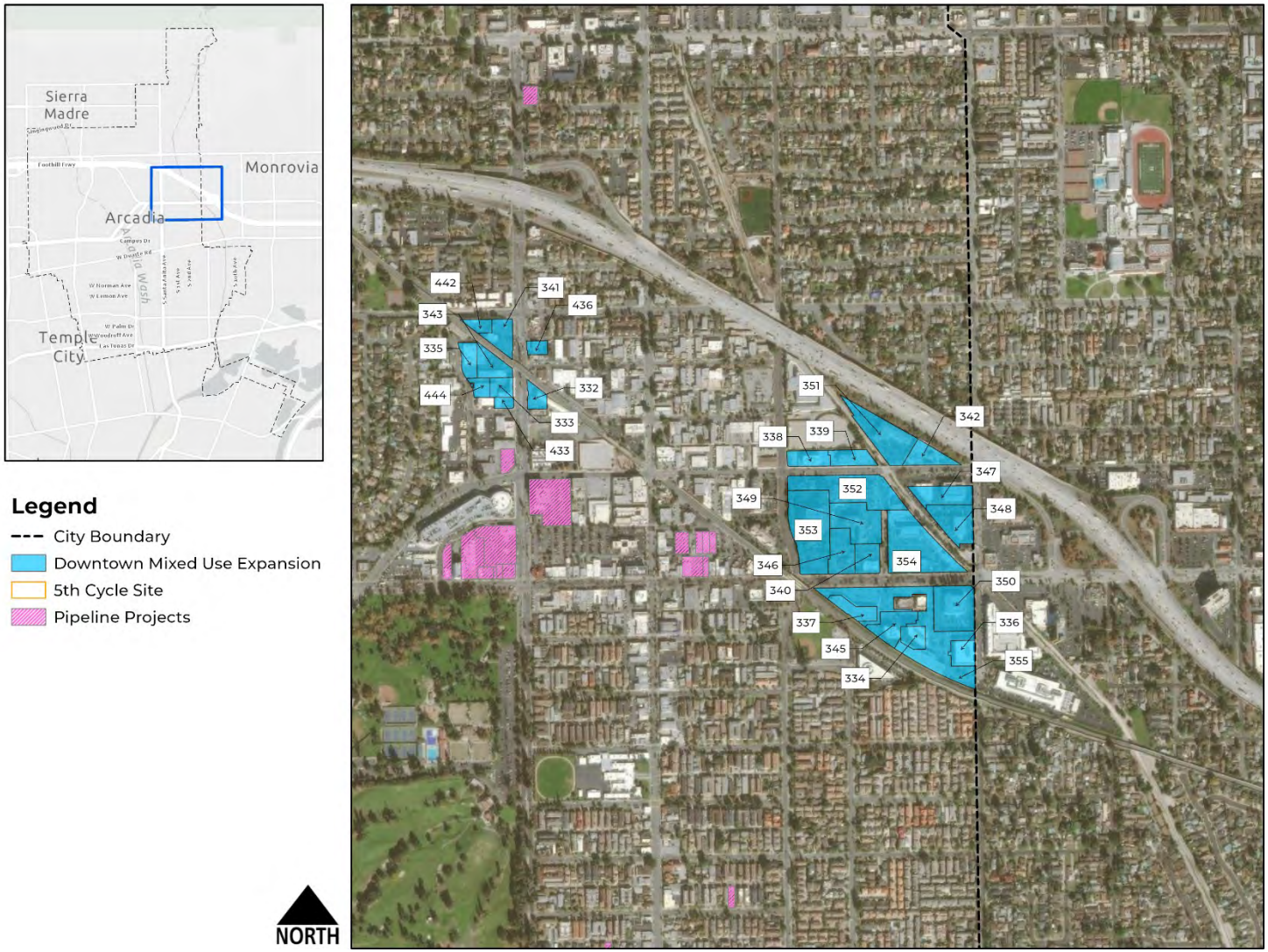
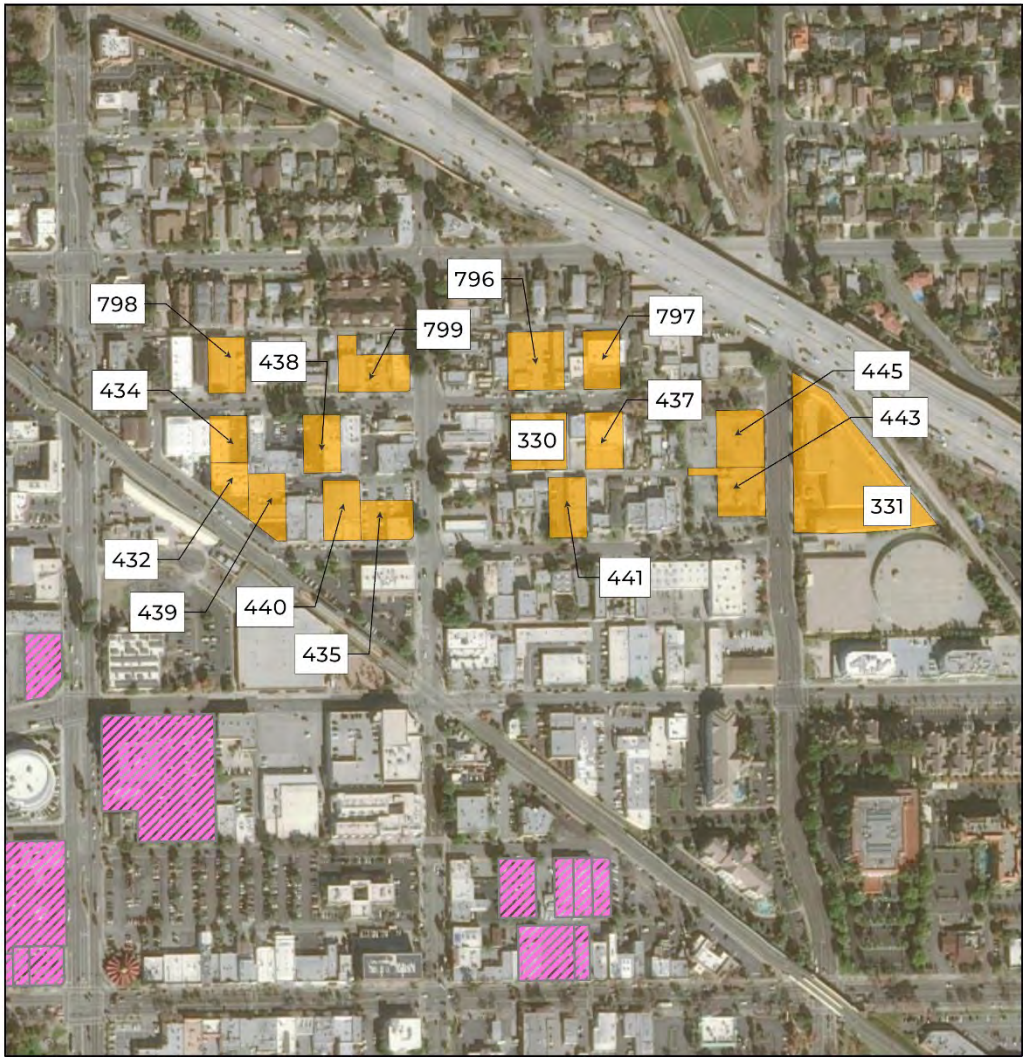


Figure A-3: Downtown Mixed-Use Overlay





Mixed-Use Upzone

The City has identified the Mixed-Use zone as an opportunity to increase density to promote the development of more residential units which could be supported by adjacent uses. The City will increase the maximum density on Mixed-Use sites from 30 du/acre to 50 du/acre. **Table A-9~~Table A-9~~~~Table A-9~~~~Table A-9~~** below describes examples of previously completed projects in the focus area.

Table A-9: Mixed-Use Development

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Projected Potential Affordable Units[1]	Density (du/acre)
122-128 E. Live Oak	MU	0.41	12	2	30
56 East Duarte	MU	1.67	37	7	22
314 East Live Oak	MU	0.87	32	6	37

[1] *This column shows the minimum potential affordable units that could have been developed if the City's inclusionary policy proposed in the Housing Element were adopted.*

There are ~~106~~10660 sites or ~~36.15~~ 27.26 acres that are within the Mixed-Use zone. Of the ~~36.15~~27.26 acres of land, approximately ~~17.26~~25.55 acres met the criteria required by AB 1379 for sites projected to accommodate Low and Very Low income units. An assumed density of ~~4~~40 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at ~~817~~1,049 units. However, a redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development on Mixed-Use sites. The realistic capacity of these sites is projected at ~~477~~505 units, 132 ~~24~~ of which are projected to be affordable to Low and Very Low income households. Four~~92~~ parcels smaller than the criteria required by AB 1397 were also identified as part of the Mixed-Use Upzone. See **Section 6** of this Appendix and **Table A-20~~Table A-20~~~~Table A-20~~~~Table A-20~~** for the assumptions and projected redevelopment of small parcels.

~~Of the 36 acres of land deemed suitable for residential development in the Mixed-Use Zone, approximately 17 acres met the criteria required by AB 1379 for sites projected to accommodate Low and Very Low income units. Parcels with the potential to develop have the capacity to accommodate 821 units of development at an assumed density of 50 du/acre, 162 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397 were identified as part of the Mixed-Use Upzone. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.~~

Table A-10~~Table A-10~~~~Table A-10~~~~Table A-10~~ below displays the capacity and opportunity in this Focus Area to help accommodate the City's RHNA allocation. **Figure A-4~~Figure A-4~~~~Figure A-4~~~~Figure A-4~~** and **Figure A-5~~Figure A-5~~~~Figure A-5~~~~Figure A-5~~** below maps the sites identified within this Focus Area and the distribution across income categories. The implementation of Program 5-9 Increase Residential Density of the Mixed-Use Zone, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for ~~including these sites in the inventory~~the net capacity assumptions.

Formatte

Formatte

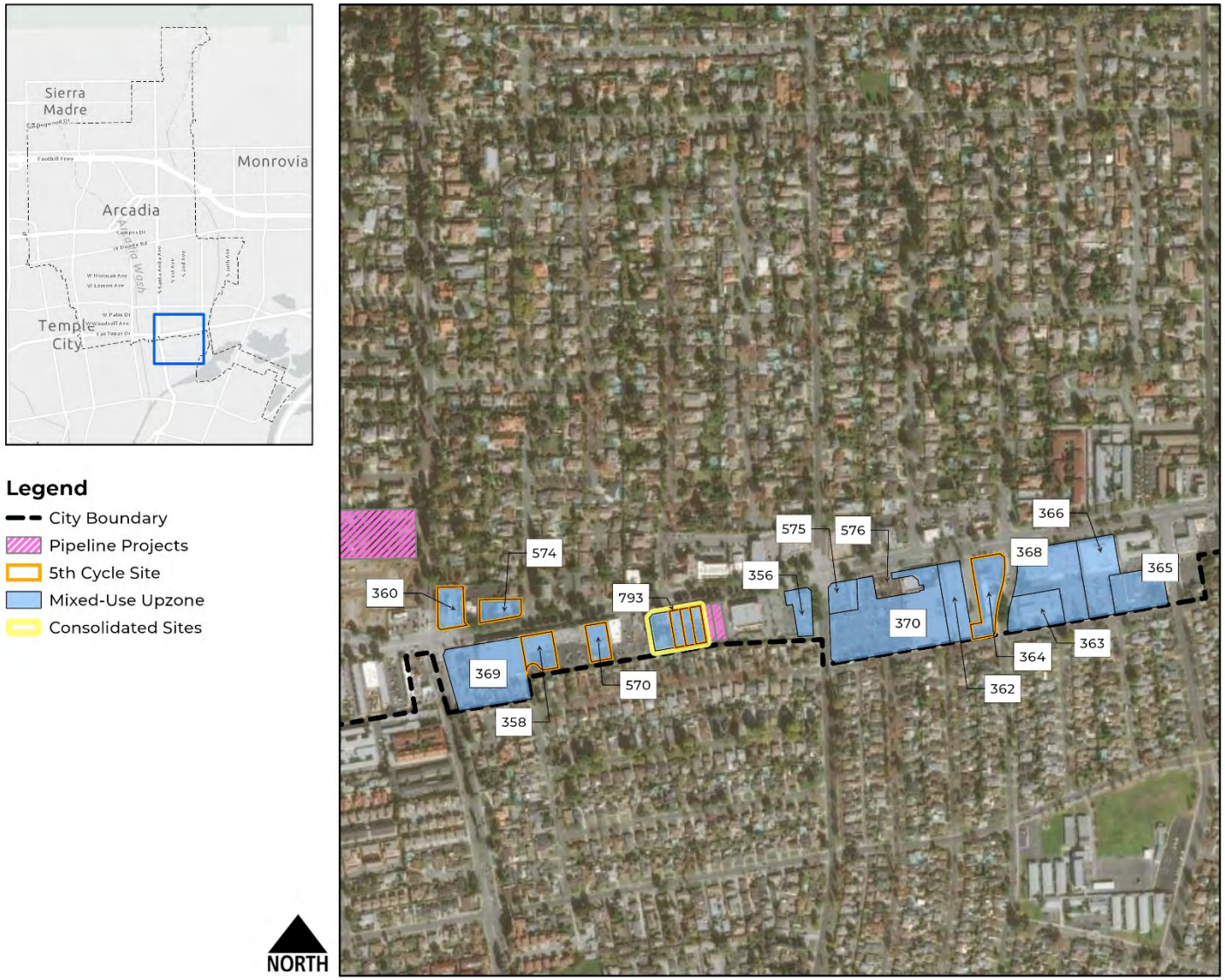
Formatte

Table A-10: Mixed-Use Upzone – Redevelopment Analysis						
Acreage	Rezoned Max Density	Assumed Density	Net Units			
			Low/Very Low	Moderate	Above Moderate	Total
25.55~~36.15~~	50	40	132~~124~~	56~~51~~	317~~302~~	505~~477~~

Figure A-4: Site Inventory – Mixed-Use Upzone (1)



Figure A-5: Site Inventory – Mixed-Use Upzone (2)



Las Tunas and Live Oak Corridor

The City has identified the Las Tunas and Live Oak Corridor as an opportunity to both increase density and introduce residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. The City identified two sets areas along the corridor with opportunities based on adjacent use and densities to introduce Residential Flex Overlays ~~on commercial properties~~ within the corridor. **Table A-11~~Table A-11~~~~Table A-11~~~~Table A-11~~** below shows examples of previously completed projects in the Live Oak and Las Tunas Corridor.

Formatte

Table A-11: Las Tunas and Live Oak Corridor Development

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Projected Potential Affordable Units	Density (du/acre)
135 – 139 W Live Oak Ave	R-F Overlay	0.81	17	3	21
122-128 E. Live Oak	MU	0.41	12	2	30
314 East Live Oak	MU	0.87	32	6	37
17 Las Tunas Dr	MU	1.8	77	15	42

[1] *This column shows the minimum potential affordable units that could have been developed if the City's inclusionary policy proposed in the Housing Element were adopted.*

~~Residential Flex Ovrlay (1)~~***Las Tunas Residential Flex Overlay***

The City has identified ~~31~~ 26 sites on Las Tunas Dr that are currently commercially zoned to implement a Residential Flex Overlay that will allow for residential uses at 60 du/acre. Of the ~~15.92~~14.69 acres of land identified as part of this strategy, ~~12.07~~13.91 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Las Tunas corridor have the capacity to accommodate ~~609~~665 units of development at an assumed density of 48 du/acre, 171~~55~~ of which are projected to accommodate housing affordable to low and very low income households. Two~~17~~ parcels smaller than the criteria required by AB 1397 were also identified as part of the Las Tunas Residential Flex Overlay. See **Section 6** of this Appendix and **Table A-20~~Table A-20~~~~Table A-20~~~~Table A-20~~** for the assumptions and projected redevelopment of small parcels.

Formatte

~~The City identified parcels east of Santa Anita Avenue suitable for higher density development. Of the 16 acres of land deemed suitable for residential development in this area, 12 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Live Oak corridor have the capacity to accommodate 505 units of development at an assumed density of 50 du/acre, 100 of which are projected to develop affordably.~~

~~Residential Flex Overlay (2)~~Live Oak Residential Flex Overlay

~~The City identified parcels east of Santa Anita Avenue suitable for higher density development. Of the 10 acres of land deemed suitable for residential development in this area, 4 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Live Oak corridor have the capacity to accommodate 114 units of development at an assumed density of 30 du/acre, 23 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397~~

~~were identified as part of the Live Oak Corridor Focus Area. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.~~

The City has identified 13~~26~~ sites on Live Oak Ave that are currently commercially zoned to implement a Residential Flex Overlay that will allow for residential uses at 50 du/acre. Of the ~~10.606~~.5 acres of land identified as part of this strategy, 6.04 ~~3.65~~ acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Las Tunas corridor have the capacity to accommodate ~~123885~~ units of development at an assumed density of 40 du/acre, 62~~48~~ of which are projected to accommodate housing affordable to low and very low income households. One~~21~~ parcel ~~s~~ smaller than the criteria required by AB 1397 were also identified as part of the Residential Flex Overlay (1). See **Section 6** of this Appendix and **Table A-20~~Table A-20~~~~Table A-20~~~~Table A-20~~~~Table A-5~~** for the assumptions and projected redevelopment of small parcels.

Formatte

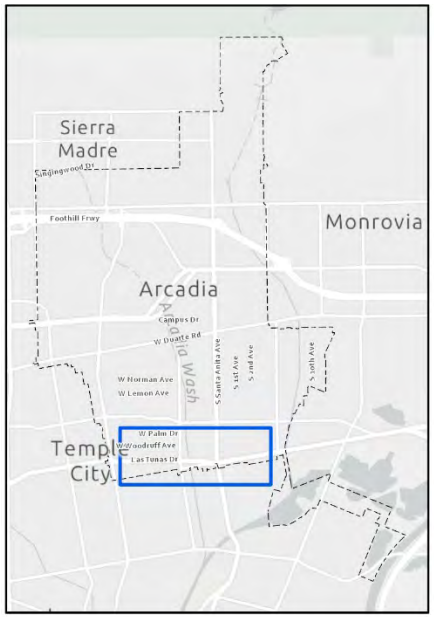
Table A-12~~Table A-12~~~~Table A-12~~~~Table A-12~~ displays the capacity and opportunity for the Live Oak and Las Tunas Residential Flex Overlays which will help accommodate the City's RHNA allocation. **Figure A-6~~Figure A-6~~~~Figure A-6~~~~Figure A-6** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation. These parcels were identified due to their potential to revitalize Arcadia's downtown district and provide high density housing near transit. The implementation of Program 5-10: Expand and Update the Residential Flex Overlay in the Las Tunas Corridor, Program 5-11: Expand and Update the Residential Flex Overlay in the Live Oak Corridor, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory. ~~below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. Figure A-6 below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.~~

Formatte

Table A-12: Live Oak and Las Tunas – Redevelopment Analysis

Focus Area	Acreage	Max Density	Assumed Density	Net Units			
				Low/Very Low	Moderate	Above Moderate	Total
Las Tunas Residential Flex Overlay	13.91~~15.92~~	60	48	171~~155~~	71~~63~~	423~~391~~	665~~609~~
Live Oak Residential Flex Overlay	6.04~~10.60~~	50	40	62~~48~~	24~~19~~	152~~118~~	238~~185~~
Total	~~26.52~~19.95	--	--	233~~203~~	95~~82~~	575~~509~~	903~~794~~

Figure A-6: Site Inventory – Residential Flex Overlay



Legend

- City Boundary
- Las Tunas R-F Overlay
- Live Oak R-F Overlay
- Consolidated Sites
- Pipeline Projects

NORTH



C-G Residential Flex Overlay

The City has identified General Commercial zoned properties as a redevelopment opportunity where underutilized, smaller scale commercial development can transition to support residential development. Table A-13Table A-13Table A-13Table A-13 below describes the history of residential development on C-G Zoned parcels.

Table A-13: Residential Development on C-G Properties

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Projected Potential Affordable Units[1]	Density (du/acre)
135-139 West Live Oak	C-G	0.81	17	3	21
656 West Huntington Drive	C-G	1.69	34	6	20
180 West Huntington Drive	C-G	2.88	96	19	33

[1]This column shows the minimum potential affordable units that could have been developed if the City's inclusionary policy proposed in the Housing Element were adopted.

The City identified 5776 sites (84.3873.5 acres) as part of the C-G Residential Flex Overlay Focus Area. An assumed density of 24 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 1,983738 units. However, a redevelopment percentage of 50 percent has been applied to project a more feasible assumption of future housing development in this Focus Area. The realistic capacity of these sites is projected at 869992 units, 2522O of which are projected to be affordable to Low and Very Low income households

~~Of the 84 acres of land deemed suitable for residential development in C-G Zone, all acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Although the parcels within the Sites Inventory have the capacity to accommodate 1,983 units of development at an assumed density of 30 du/acre, an assumption of approximately 50% redevelopment has been applied considering development history, economic factors, and AFFH requirements. In addition, the 50% redevelopment limit would preserve commercial zoned parcels to maintain a commercial base throughout the City. Therefore, the assumed development is projected at 992 units, 198 of which are projected to develop affordably.~~

Table A-14Table A-14Table A-14Table A-14 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. Figure A-7Figure A-7Figure A-7Figure A-7 below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation. The implementation of Program 5-12: Establish an Overlay to Permit Residential Uses in the Commercial General Zone, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

Table A-14: C-G Residential Flex Overlay – Redevelopment Analysis

Feasible Acreage	Max Density	Assumed Density	Net Units			
			Low/Very Low	Moderate	Above Moderate	Total
84.3873.5	30	24	220252	89100	560640	869992

Figure A-7: Site Inventory - C-G Residential Flex Overlay



R-3 Upzone

The R-3 Zone has been identified by the City as an area with the opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units.

Table A-15: Residential Redevelopment on R-3 Properties

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Projected Potential Affordable Units[1]	Density (du/acre)
656 W. Huntington Dr	R-3	1.69	34	6	20
968 - 998 Arcadia Ave	R-3	0.83	28	5	34
919 Fairview Ave	R-3	0.64	12	2	18
736 – 738 Camino Real Ave	R-3	0.89	18	3	20
825 Arcadia Ave	R-3	0.87	18	3	20
415 California St	R-3	0.70	20	4	29
627 - 633 Fairview Ave	R-3	0.57	12	2	21
901 W. Duarte Rd	R-3	0.68	13	2	19

[1] *This column shows the minimum potential affordable units that could have been developed if the City's inclusionary policy proposed in the Housing Element were adopted.*

There are ~~106~~355 ~~-~~165 sites or ~~236.28~~177.21 acres that are within the R-3 zone. Of the ~~236.28~~ 177.21 acres of land, all ~~pproximately 177.21~~ acres met the criteria required by AB 1379 for sites projected to accommodate Low and Very Low income units. An assumed density of 32 du/acre was applied to calculate the theoretical capacity of each site. The theoretical capacity of these sites is projected at 2,~~715~~540 units. Through the history of redevelopment of R-3 sites, additional incentives for affordable housing, and inclusionary policy programs, a reasonable redevelopment of 25 percent has been applied. This redevelopment percentage will ~~A~~project a more feasible assumption of future housing development on non-vacant sites with existing multi-family housing. The realistic capacity of these sites is projected at 636~~810~~ units, ~~213~~ -164 of which are projected to be affordable to Low and Very Low income households. No~~190~~ parcels smaller than the criteria required by AB 1397 were ~~also~~ identified as part of the R-3 Upzone. See Section 3 of this Appendix and ~~,Table A-20Table A-20Table A-20Table A-20~~ for the assumptions and projected redevelopment of small parcels.

Formatte

~~Of the 236 acres of land deemed suitable for residential development in R-3, 177 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Although the parcels within the Sites Inventory have the capacity to accommodate 2,540 units of development at an assumed density of 40 du/acre, an assumption of approximately 20% redevelopment has been applied considering development history, economic factors, and AFFH requirements. Therefore, the assumed development is projected at 682 units, 142 of which are projected to develop affordably. A number of parcels~~

~~below the criteria required by AB 1397 were identified as part of the R-3 Upzone. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.~~

~~**Table A-16**~~~~**Table A-16**~~~~**Table A-16**~~**Table A-16** below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. ~~**Figure A-8**~~~~**Figure A-8**~~~~**Figure A-8**~~~~**Figure A-8**~~, ~~**Figure A-9**~~~~**Figure A-9**~~~~**Figure A-9**~~~~**Figure A-9**~~ and ~~**Figure A-10**~~~~**Figure A-10**~~~~**Figure A-10**~~~~**Figure A-10**~~ below map the sites identified within this Focus Area which can help accommodate the City's RHNA allocation. The implementation of Program 5-13: Increase Density of the R-3 Zone, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

Formatte
Formatte
Formatte

Table A-16: R- 3 Upzone – Redevelopment Analysis

Acreage	Max Density	Assumed Density	Net Units			
			Low/Very Low	Moderate	Above Moderate	Total
~~236.28~~177.21	40	32	164~~213~~	68~~84~~	404~~513~~	636~~810~~

Figure A-8: Site Inventory – R-3 Upzone (1)

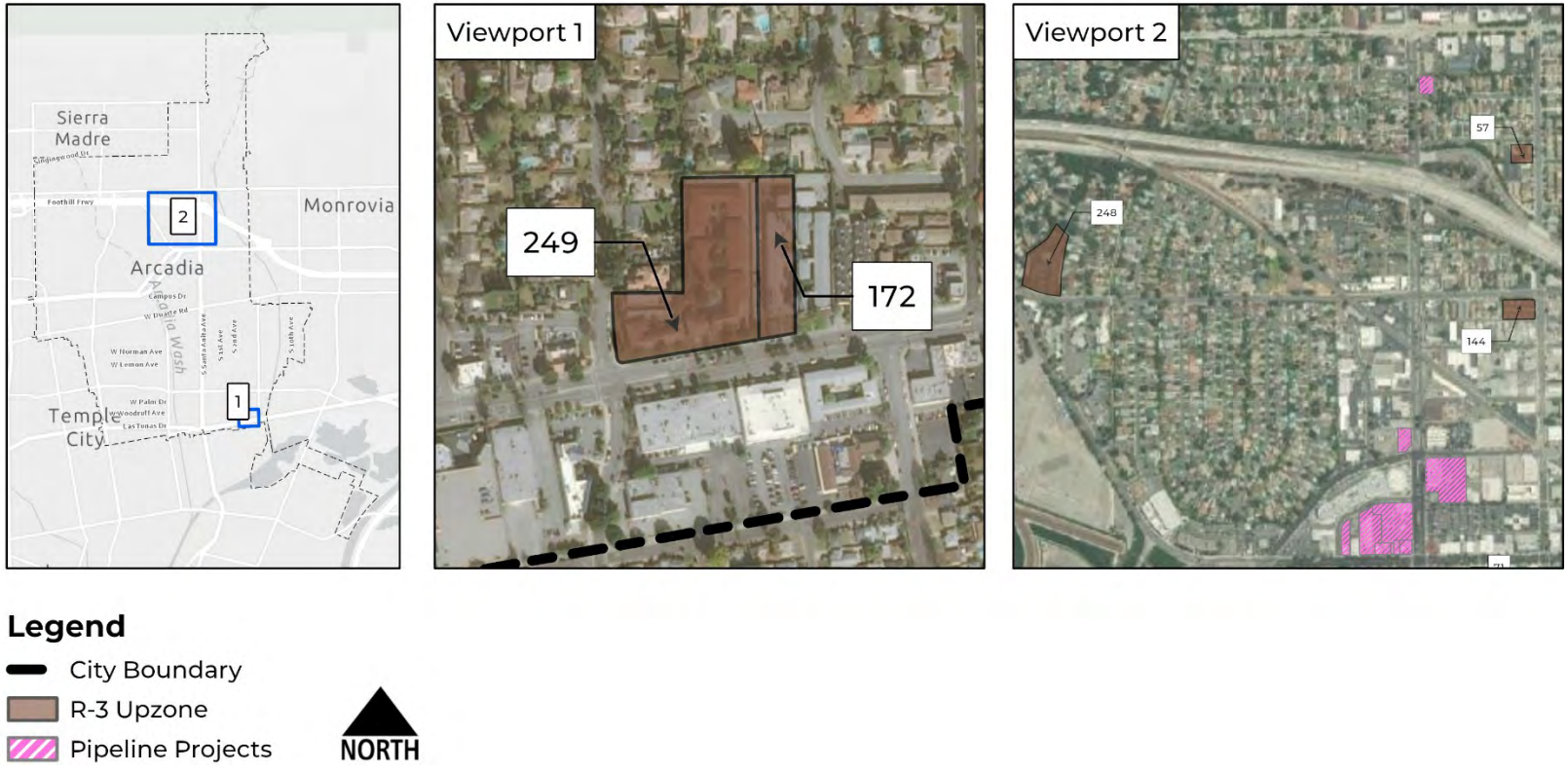


Figure A-9: Site Inventory – R-3 Upzone (2)



Figure A-10: Site Inventory – R-3 Upzone (3)



Arcadia Golf Course

The City has also identified the Arcadia Golf Course as a site to accommodate units across the income categories. The City owns the Arcadia Par 3 Golf Course and is currently negotiating with development teams to evaluate the future sale of the property and/or redevelopment of the site. The City has released a Request for Proposals through the Surplus Land Act (SLA) process and is working through the steps of the SLA process with the development teams mentioned above. It is anticipated that the City will enter into a Purchase and Sale Agreement and a Development Agreement with a selected Development Team on the entitlement of the site. Per the requirements of the SLA, a portion of the project will be dedicated to affordable housing units (at least 25% of all units developed). In addition, the resulting project will also likely retainiain a substantial open space component and provide market-rate units in a Specific Plan format. The projected number of units in this area reflect the current proposals under evaluation, not the number of units the final approved development will include. ~~The projected units for the Arcadia Golf Course developer interest the City received.~~ **Table A-17~~Table A-17Table A-17Table A-17~~** below displays the projected assumptions for net unit yield based on expressed developer interest. **Figure A-11~~Figure A-11Figure A-11Figure A-11~~** below maps the Arcadia Golf Course. The implementation of Program 5-14: Develop a Specific Plan for the Arcadia Golf Course, Program 5-19: Inclusionary Housing Policy, and other programs with incentives for affordable housing contribute to the justification for including these sites in the inventory.

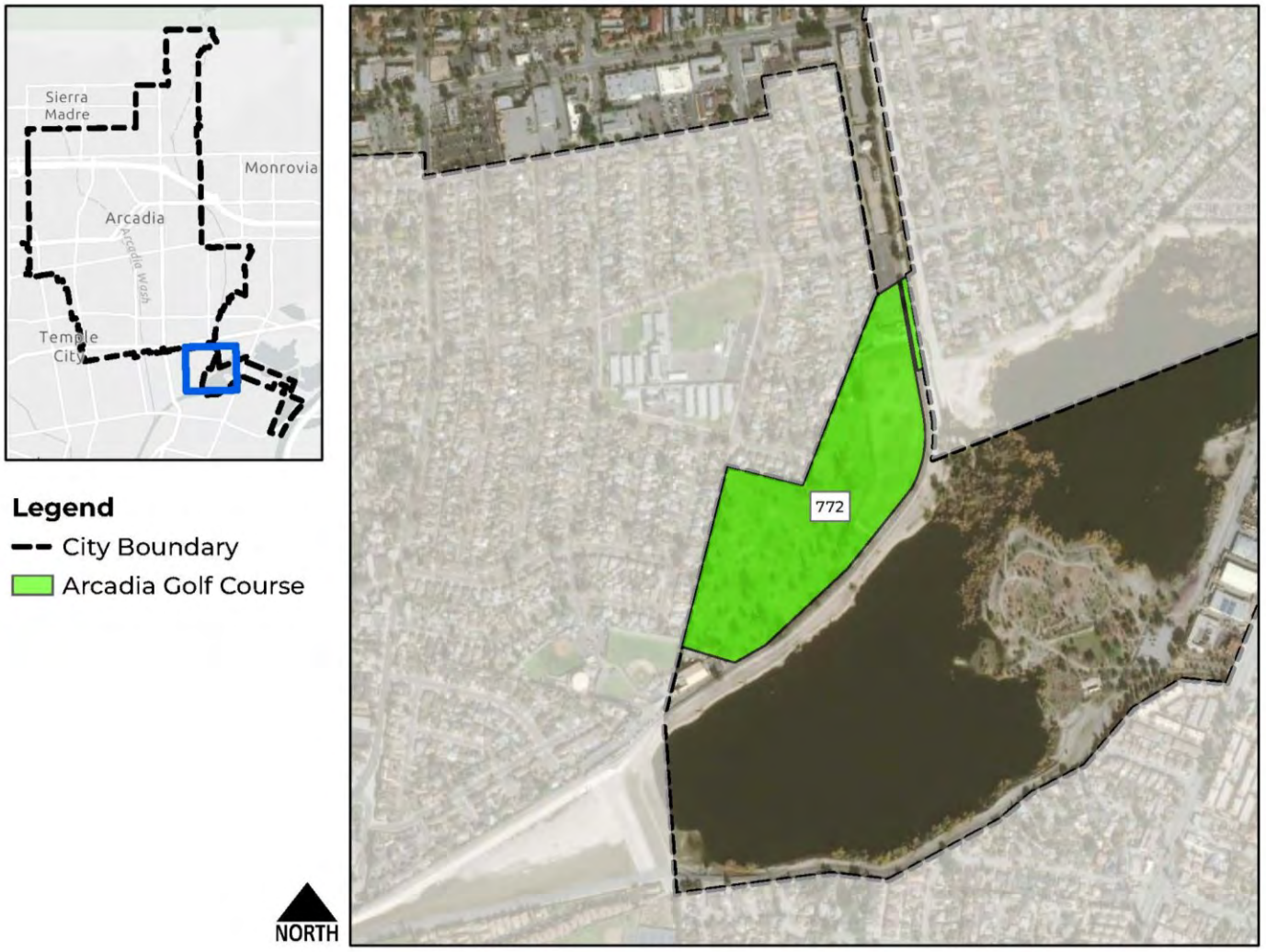
Formatte

Formatte

Table A-17: Arcadia Golf Course – Projected Redevelopment

Acreage	Assumed Density	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
25.86	N/A	5048	072	13672	186192

Figure A-11: Site Inventory – Arcadia Golf Course



6. Development of Small Site Parcels

The City of Arcadia has identified candidate housing sites that are smaller than half an acre in size within several Focus Areas. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has an existing Lot Consolidation program and a history of densifying housing on parcels less than a half an acre. **Table A-18~~Table A-18Table A-18Table A-18~~** provides examples of development on parcels smaller than half an acre. ~~with examples shown in **Table A-XX.**~~

Table A-18: Development of Small Sites

Project Address	Zoning	Lot Size (Acres)	Dwelling Units	Density (du/acre)	Use Prior to Redevelopment
54 El Dorado	R-3	0.18	3	17	Three unit multi-family development
900 N. Santa Anita Ave	R-3	0.25	4	16	Single Family Dwelling
1036 Sunset Blvd	R-3	0.42	8	19	Four unit Multi-Family Development
148 El Dorado St.	R-3	0.18	3	17	Single Family Dwelling
225 Santa Rosa Rd	R-3	0.30	4	13	Two single family dwellings
31 S. 2nd Ave..	R-3	0.17	3	18	Two single family dwellings
33 California St	R-3	0.18	4	22	Single Family Dwelling
316 – 320 S. 3$^{0.45}$ Ave.	R-2	0.39	4	10	Two single family dwellings
1013 – 1019 Holly Ave.	R-3	0.45	9	20	Two single family dwellings
130 Alta St	R-3	0.18	3	17	Three unit multi-family development
19-23 Christina St.	R-3	0.32	6	19	Eight unit multi-family development
799 - 803 Arcadia Ave.	R-3	0.30	6	20	Two unit multi-family development
40 - 42 Fano St	R-3	0.18	3	17	Three unit multi-family development
681 N. 1st Ave	R-3	0.18	6	33	Church
215 - 217 El Dorado St.	R-2	0.18	2	11	Two unit multi-family development

613 - 615 S. 2nd Ave.	R-3	0.18	4	22	Single Family Dwelling
138 California St.	R-3	0.18	3	17	Single Family Dwelling
20 Alta St.	R-3	0.18	3	17	Single Family Dwelling
507 W. 3rd Ave	R-2	0.17	2	12	Single Family Dwelling
5731 -5735 Baldwin Ave.	R-3	0.20	4	20	Single Family Dwelling
323 & 327 S. 3rd Ave	R-2	0.37	4	11	Three detached Single Family Dwellings
616 - 618 S. 3rd Ave	R-2	0.17	2	12	Single Family Dwelling
129 El Dorado St	R-3	0.18	3	17	Two detached Single Family Dwellings
1118 Sunset Blvd	R-3	0.15	2	13	Single Family Dwelling
907-915 Arcadia Ave (Lot Consolidation)	R-3	0.18 & 0.43	13	21	Six detached Single Family Dwellings
329 Diamond St	R-2	0.15	2	13	Single Family Dwelling
1222 Temple City Blvd	R-3	0.43	10	23	Four unit multi-family development
216 S. 3rd Ave	R-3	0.14	2	14	Single Family Dwelling
126 - 128 Diamond St	R-3	0.18	3	17	Single Family Dwelling
118 – 120 Alta St (Lot Consolidation)	R-3	0.13 & 0.13	6	23	Two Single Family Dwellings
139 – 145 Alice St (Lot Consolidation)	R-3	0.16 & 0.27	8	19	Single Family Dwelling
30 Fano St	R-3	0.18	3	17	Three-unit Multi-Family development
22 – 26 E. Colorado Blvd (Lot Consolidation)	R-3	0.16 & 0.16	8	25	Seven-unit Multi-Family development
116 Bonita St	R-3	0.18	3	17	Vacant
155 Alice St	R-3	0.17	3	18	Three-unit Multi-Family development

1028 W. Duarte Rd	R-3	0.16	3	19	Single Family Dwelling
157 – 159 Genoa St	R-3	0.19	4	21	Two Single Family Dwellings
121 Bonita St	R-3	0.18	3	17	Two Detached Single Family Dwellings
418 Fairview Ave	R-3	0.32	6	19	Single Family Dwelling
135 El Dorado St	R-3	0.18	3	17	Single Family Dwelling
9828 E. Naomi Ave	R-3	0.22	3	14	Single Family Dwelling
1027 Arcadia Ave	R-3	0.26	6	23	Three-unit Multi-Family development
230 California St	R-3	0.26	5	19	Single Family Dwelling
837 – 843 W. Huntington Dr	R-3	0.44	10	23	Eight-unit Multi-Family development
314 California St	R-3	0.29	5	17	Single Family Dwelling
1111- 1117 La Cadena Ave	R-3	0.38	8	21	Two Attached Single Family Dwellings
147 Alice St	R-3	0.17	3	18	Three Single Family Dwellings
125 California St	R-3	0.18	3	17	Three Single Family Dwellings
122 – 128 E. Live Oak Ave (Lot Consolidation)	MU	0.20 & 0.20	12	30	Vacant
405 S. 1st Ave	MU	0.19	4	21	Two Single Family Dwellings

This history of development, combined with additional policy programs to increase density, incentive programs targeting small sites and promoting small lot consolidation, and the implementation of an inclusionary policy serves ~~the~~as the basis of justification for the inclusion of small sites in the ~~project~~ sites inventory for Low and Very Low incomes within identified focus areas. Many of the sites identified to as part of the sites inventory are not vacant. To account for the challenges of infill development and potential for redevelopment that would be required on many of these sites, a feasibility assumption of 20 percent was applied to the net unit capacity identified on small sites. The small sites feasibility adjustment is used in lieu of the feasibility adjustment that is applied to each of the Focus Areas. ~~capacityidentified on To account for the challenges of infill development that would be required on many of these sites, a feasibility assumption~~

~~of 20% of net units on small sites was applied. Table A-3~~ **~~Table A-19Table A-19Table A-19Table A-19~~** summarizes the theoretical capacity of the identified sites smaller than half an acre using the assumptions identified for each focus area while **~~Table A-20Table A-20Table A-20Table A-20~~** summarizes the realistic capacity of small sites after applying the redevelopment percentage.

~~below displays the capacity and opportunity for small sites within Focus Areas identified by the City~~

Table A-19: Small Site Parcels – Theoretical Development Analysis					
Focus Area	# of Sites	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
Downtown Mixed-Use	18~~80~~	110~~268~~	41~~99~~	270~~651~~	421~~1,018~~
Mixed-Use Upzone	49~~2~~	171~~87~~	8~~86~~	41~~405~~	66~~678~~
Las Tunas and Live Oak Corridor	33~~8~~	141~~03~~	6~~43~~	362~~39~~	563~~85~~
~~R-3 Upzone~~	~~190~~	~~244~~	~~81~~	~~548~~	~~873~~

Table A-20: Small Site Parcels – Feasible Redevelopment Analysis					
Focus Area	# of Sites	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
Downtown Mixed-Use	18~~80~~	22~~54~~	8~~20~~	54~~130~~	84~~204~~
Mixed-Use Upzone	49~~2~~	3~~37~~	2~~17~~	8~~81~~	131~~35~~
Las Tunas and Live Oak Corridor	33~~8~~	3~~21~~	19	7~~48~~	11~~78~~
~~R-3 Upzone~~	~~190~~	~~49~~	~~16~~	~~110~~	~~175~~

The potential candidate sites which are anticipated to be consolidated into groups of parcels with propensity for higher-density residential development are identified within **Table A-22**. This analysis is further supported by an existing City program to expedite the processing of lot consolidation and an additional program, **Program 5-~~X~~20~~X~~: Lot Consolidation Incentives** which can be seen in **Chapter 10: Implementation Plan**.

7. Water, Sewer and Dry Utility Availability

The City of Arcadia has water, sewer, and dry utilities (gas and electric) that exist or are planned to accommodate residential development in the community. The City has the infrastructure in place which is designed and located to accommodate potential for additional housing identified for the 6th Cycle Housing Element. Existing utilities would have the capacity to serve future housing development.

Water and Sewer

The City of Arcadia's Urban Water Management Plan (2020) identifies the water services and sewer system distribution throughout the community. The City is the sole provider of water services and sewer system distribution for all residents in the City. All the identified sites are within areas that the City services. According to the UWMP, the City of Arcadia has identified potential reservoir, pipeline, and booster station projects in addition to a joint well project with the City of Sierra Madre to increase water supply.

As a built-out community, the City's existing water system services all areas within the City limits through various trunk and main lines. The City also provides storm drains, sewer system lines, and other ~~waste~~

~~water~~wastewater infrastructure to all areas within the City. The wastewater generated in Arcadia flows into regional trunk lines operated by the County Sanitation Districts of Los Angeles. The Sanitation Districts manage a joint sewer outfall system that conveys collected wastewater to treatment plants located in Whittier. Since new development has the potential to result in increased demand for water and wastewater flows, the City regularly monitors the water and sewage systems to ensure adequate service is provided for existing and future planned residential development. The City's Urban Water Management Plan (UWMP[1]) in conjunction with their Sewer System Management Plan (SSMP[2]) outline plans to accommodate for future use and plans for the maintenance and expansion of existing utility infrastructure.

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities such as electric, gas, and telecommunication lines. Most sites are situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate sites.

Utilities

The Southern California Gas Company provides natural gas services to the City. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. Clean Power Alliance (CPA) is the main electrical service provider for Arcadia. CPA is a non-profit electric utility that works to bring clean power to the people of Arcadia. Southern California Edison (SCE) will assist CPA in providing services through allowing the use of SCE infrastructure to deliver electricity to households and buildings throughout the City. CPA and SCE will continue to provide adequate services to Arcadia including increased household growth as projected by the City's RHNA allocation.

In accordance with the California Public Utilities Commission all electric and gas service will be provided for future development in Arcadia as requested. SoCal Gas and Southern California Edison regularly partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Internet and telephone line connections are also available within the City. According to the City of Arcadia's website, telephone and internet companies that serve the City include AT&T, Frontier Communications, Giggle Fiber, and Spectrum.[3] The City has existing utility lines in residential, commercial, and industrial use areas that would be able to be utilized for future housing development.

[1] City of Arcadia. (2020). Urban Water Management Plan. Available at: https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf.

[2] City of Arcadia. (2014). Sewer System Management Plan. Available on https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Sewer%20System%20Management%20Plan%202014.pdf .

[3] City of Arcadia. Cable & Internet. Available at https://www.arcadiaca.gov/discover/living_in_arcadia/cable___internet_.php. Accessed on November 15, 2021.

B. Calculations of Unit Capacity

This section contains a description of the candidate sites identification to meet Arcadia's RHNA need at all income levels. The full list of these sites is presented in **Table A-22**.

8. Capacity Calculations

~~*Total*~~ *Net Unit Calculations*

~~As outlined in **Table A-1,**~~The total unit capacity for the City was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any existing units. As opposed to calculating capacity using max density, the City used an assumed density that is 80 percent~~assumes a buildout density that is 80% of~~ the max density to provide a more conservative estimate of actual unit production. Currently there are 23 sites that meet the default density of 30 du/acre and ~~700~~365 sites that will be rezoned to meet the default density. Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel. ~~Currently there are XX sites that meet the default density and XX sites that will be rezoned to meet the default density.~~

Buildout Capacity Assumption

The total net unit capacity for certain Focus Areas and strategies were also adjusted based on a feasibility percentage identified by the City through an analysis of development trends in the City and historical development. ~~Density bonus, 80% etc.~~ Additionally, density bonuses were not factored into any of the net unit calculations.

Affordability Calculation

Arcadia's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop at a range of income levels. Arcadia recognizes that not all sites within the inventory will develop such that they meet the exact affordability assumptions identified. For example, some sites may develop at higher density or affordability levels through the use of density bonus incentives and some may develop with majority market rate units (units affordable to the moderate and above moderate income households).

With the implementation of an Inclusionary Policy and other policies to incentivize the development of affordable housing as established within the goals, policies, and programs within the Housing Element, the City assumed the following affordability characteristics for sites within the inventory:~~It is assumed that sites identified within **Table A-11** will redevelop with the following affordability characteristics~~:

- 2~~5~~0% of units available in the low and very-low income categories
- 10% in the moderate income category
- 65~~70~~% in the above moderate income category

The City has established goals, policies, and programs within the Housing Element (**Chapter 5: Housing Element**; **Chapter 10: Implementation Plan**) aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. The City recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites.

To avoid overestimating potential housing development in the City, feasibility adjustments were applied based on past performance to the Focus Areas identified by the City. ~~**Table A-21****Table A-21****Table A-**

Formatt

~~21~~Table A-21 below summarizes the Focus Area assumptions that were used to calculate the capacity of the Sites Inventory.

Table A-21: Capacity Calculation Overall Assumptions

Focus Area	Redevelopment Percentage	Minimum Density	Max Density	Assumed Density (80%)
Downtown Mixed-Use Expansion	50%	64	80	64
Downtown Mixed-Use Overlay	50%	64	80	64
Mixed-Use Upzone	50%	40	50	40
Las Tunas Residential Flex Overlay	100%	48	60	48
Live Oak Residential Flex Overlay	100%	40	50	40
C-G Residential Flex Overlay	50%	24	30	24
R-3 Upzone	25%	32	40	32
Development of Small Sites (< 0.5 acres)*	20%	Dependent on Underlying Zoning	Dependent on Underlying Zoning	Dependent on Underlying Zoning

*Note: Small sites were analyzed separately from the Focus Areas. The Focus Area density assumptions apply **only** to small sites within their underlying zone, however, the redevelopment percentage for small sites is applied to sites smaller than half an acre **instead of** the Focus Area redevelopment percentage.

8. Zoning and General Plan Designations

The City of Arcadia is able to accommodate a portion of the RHNA allocation using existing general plan and land use designations on parcels within the City. The City has also identified a number of sites which require a change to an existing Zone's development standards, the Zone or an Overlay Zone designation to accommodate housing at appropriate densities for all income levels. All changes align with the goals of the General Plan land use designations.

- Downtown Mixed-Use Zone Expansion – The existing DMU site will be expanded across ~~30~~ 27 adjacent sites that have been identified to be able to accommodate high density residential development at 64 to ~~-~~80 du/ac.
- Downtown Mixed-Use Overlay – ~~75~~ 16 commercially zoned sites adjacent to the Downtown Mixed-Use Zone have been identified as having capacity to allow for higher density residential uses at 64 to 80 du/acre.
- Mixed-Use Zone – ~~106~~ 60 sites have been identified as part of the existing mixed-use zone to allow for a higher density of residential development at 40 to 50 du/acre.~~that will allow for residential uses at 50 du/ac.~~
- Las Tunas Residential Flex Overlay – ~~31~~ 26 commercially zoned sites have been identified for the implementation of an overlay that will allow for residential uses at 48 to 60 du/ac.
- Live Oak Residential Flex Overlay – ~~26~~ 13 commercially zoned sites have been identified for the implementation of an overlay that will allow for residential uses at 40 to 50 du/ac.
- C-G Residential Flex Overlay – ~~76~~ 57 commercially zoned sites have been identified as part of the C-G zone as being able to support residential development at 24 to 30 du/ac.

- R-3 Upzone – ~~355~~ 165 sites have been identified as part of the existing R-3 zone to allow for a higher density of residential development at 32 to 40 du/ac.

9. Adequate Sites Table

Table A-13: Full Sites Inventory

ID	APN	Address	*Owner*	Existing Zoning	Existing General Plan Land Use	Vacancy	4th Cycle Site?	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
29	5773-014-037	128 E HUNTINGTON DR	STERPA,SEBASTIANO AND CAROLE TRS	CBD	C 1.0	No	No	No	2	0.5	Yes	0	No Rezone	Propensity	32	30	8	3	19	This parcel contains a strip mall and surface parking lot that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
30	5773-007-038	140 E SAINT JOSEPH ST	RMK PARTNERSHIP	DMU	DMU	No	No	No	2	0.5	Yes	0	No Rezone	Propensity	32	30	8	3	19	This parcel contains a surface parking lot and auto shop that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing
31	5773-013-034	10 S SANTA ANITA AVE	FADELL,JAMES J CO TR	CBD	C 1.0	No	No	No	0	0.5	Yes	0	No Rezone	Propensity	32	32	8	3	21	This parcel contains a strip mall and large surface parking lot that could be redeveloped to contain new dwelling units.
32	5773-012-023	30 S SANTA ANITA AVE	WEINER,MILTON AND ADELINE TRS	DMU	DMU	No	No	No	0	0.5	Yes	0	No Rezone	Propensity	34	34	9	3	22	This parcel contains a surface parking lot that is feasible for infill development. The site can be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
33	5773-011-062	108 E SANTA CLARA ST	LINK,NORMA D CO TR	DMU	DMU	No	No	No	0	0.5	Yes	0	No Rezone	Propensity	34	34	9	3	22	This parcel contains a surface parking lot and construction business building that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
34	5773-006-053	13 E SANTA CLARA ST	RECREATIONAL EQUIPMENT INC	DMU	DMU	No	No	No	0	0.6	Yes	0	No Rezone	Propensity	36	36	9	4	23	This parcel contains a surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
35	5773-014-038	102 E HUNTINGTON DR	ARCADIA INVESTMENT HOLDING LLC	CBD	C 1.0	No	No	No	0	0.6	Yes	0	No Rezone	Propensity	36	36	9	4	23	This parcel contains a strip mall and surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
36	5773-013-018	60 E HUNTINGTON DR	METROPOLITAN LIFE INSURANCE CO	CBD	C 1.0	No	No	No	0	0.6	Yes	0	No Rezone	Propensity	37	37	9	4	24	This parcel contains a bank building and large surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low-income housing
37	5773-012-022	55 E HUNTINGTON DR	FOOTHILL MOUNTAIN VIEW OFFICE	CBD	C 1.0	No	No	No	0	0.6	Yes	0	No Rezone	Propensity	37	37	9	4	24	This parcel contains an office building and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
38	5775-022-035	305 N SANTA ANITA AVE	DRAKE FINANCIAL LLC	DMU	DMU	No	No	No	0	0.6	Yes	24	No Rezone	Propensity	38	38	10	4	24	This parcel contains a indoor recreation building and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
39	5775-022-031	251 N SANTA ANITA AVE	DRAKE FINANCIAL LLC	DMU	DMU	No	No	No	1	0.6	Yes	24	No Rezone	Propensity	39	38	10	4	24	This parcel contains a strip mall and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
40	5773-006-907	41 WHEELER AVE	U S POSTAL SERVICES	DMU	DMU	No	No	No	0	0.7	Yes	0	No Rezone	Propensity	42	42	11	4	27	This parcel contains a surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
41	5773-006-065	Santa Anita Ave and E St Joseph Street	CONTINENTAL STORE EQUIPMENT CO	DMU	C 1.0	No	No	No	0	0.7	Yes	0	No Rezone	Propensity	46	46	12	5	29	This parcel contains a surface parking lot that could be reconfigured to accommodate new dwelling units, with some allocated to low-income housing
42	5773-007-036	125 E SANTA CLARA ST C	BERBERIAN,O R AND F L TRS	DMU	DMU	No	Yes	Yes	0	0.7	Yes	0	No Rezone	Propensity	46	46	12	5	29	This parcel contains low density office buildings and surface parking that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
43	5773-006-067	223 N 1ST AVE	223 NORTH FIRST ST I LLC ET AL	DMU	DMU	No	No	No	0	0.7	Yes	0	No Rezone	Propensity	47	47	12	5	30	This parcel contains a medical business service building and surface parking that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
44	5773-006-929	29 E SANTA CLARA ST	METRO GOLD LINE FOOTHILL	DMU	DMU	No	No	No	0	0.8	Yes	0	No Rezone	Propensity	50	50	13	5	32	This parcel contains a commerical building and parking lot that are feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
45	5775-022-805	21 W SANTA CLARA ST	PACIFIC BELL	DMU	DMU	No	No	No	0	0.9	Yes	24	No Rezone	Propensity	55	55	14	6	35	This parcel contains an old commercial building and parking lot that are feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
46	5773-007-033	225 N 2ND AVE	APW DEVELOPMENT CO	DMU	DMU	No	No	No	0	0.9	Yes	0	No Rezone	Propensity	57	57	14	6	37	This parcel contains an office building, brewery, and surface parking lot that is feasible for redevelopment.
47	5773-006-068	125 N FIRST AVE	ITTAH,MARC TR	DMU	DMU	No	No	No	0	0.9	Yes	0	No Rezone	Propensity	60	60	15	6	39	This parcel contains a indoor gym, surface parking, and parking structure is feasible for redevelopment.
49	5773-014-051	166 E HUNTINGTON DR	PERASSO,TOMMY TR	CBD	C 1.0	No	No	No	1	1.1	Yes	0	No Rezone	Propensity	73	72	18	7	47	This parcel contains a strip mall and surface parking that is feasible for redevelopment.
50	5773-006-064	214 N SANTA ANITA AVE	RECREATIONAL EQUIPMENT INC	DMU	DMU	No	No	No	0	1.2	Yes	0	No Rezone	Propensity	77	77	19	8	50	This parcel contains a large retail store and surface parking that is feasible for redevelopment.

51	5773-011-036	136 E SANTA CLARA ST	WINNAMAN,PHYLLIS B TR	DMU	DMU	No	Yes	Yes	0	1.2	Yes	0	No Rezone	Propensity	77	77	19	8	50	This parcel contains low-density office suites and surface parking that is feasible for redevelopment.
52	5773-012-901	Wheeler Ave	ARCADIA CITY	DMU	DMU	No	No	No	0	1.3	Yes	0	No Rezone	Propensity	80	80	20	8	52	This parcel is part of a larger surface parking lot that could be developed to accommodate high density housing with a portion of units allocated to low-income housing.
332	5773-005-034	1017 FAIRVIEW AVE	BOHLS,NANCY J TR	C-G	C 1.0	Yes	No	No	0	0.5	Yes	0	64	Focus Area	33	33	8	3	22	This parcel contains indsutrial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
333	5775-022-049	402 CALIFORNIA ST F	CHUNG,PATRICIA V	SP-AP	C 1.0	No	No	No	0	0.6	Yes	24	64	Focus Area	35	35	9	4	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.
334	5773-015-053	1119 ARCADIA AVE	STANSBURY,MARILYN B TR	C-G	C	No	No	No	0	0.6	Yes	0	64	Focus Area	40	40	10	4	26	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
335	5775-022-047	805 N 1ST AVE	INTERNATIONAL CHURCH OF	SP-AP	C 1.0	No	No	No	0	0.7	Yes	24	64	Focus Area	43	43	11	4	28	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.
336	5773-015-054	319 CALIFORNIA ST G	NING HE AND YUAN LI LI	C-G	C	No	No	No	0	0.8	Yes	0	64	Focus Area	48	48	12	5	31	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
337	5773-015-049	720 W CAMINO REAL AVE	720 WEST CAMINO REAL LLC	C-G	C	No	No	No	0	0.8	Yes	0	64	Focus Area	48	48	12	5	31	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
338	5773-008-014	1140 W DUARTE RD	NEW,PATRICIA R TR ET AL	C-G	C	No	No	No	0	0.8	Yes	0	64	Focus Area	52	52	13	5	34	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
339	5773-008-013	1156 ARCADIA AVE NO 8	LEE,RICHARD AND SHIN J	C-G	C	No	No	No	0	0.8	Yes	0	64	Focus Area	52	52	13	5	34	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
340	5773-009-065	167 ELDORADO ST A	BOGUSLAVSKY,ALEXANDER AND IRINA	C-G	C	No	No	No	0	0.9	Yes	0	64	Focus Area	57	57	14	6	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
341	5775-022-045	Colorado Blvd and Santa Anita	PIAO,XUEWEN AND	C-G	C 1.0	No	No	No	0	0.9	Yes	24	64	Focus Area	59	59	15	6	38	This parcel contains strip mall -style retail and a carwash with a parking lot with propensity to redevelop as housing.
342	5773-008-012	405 E SANTA CLARA ST	CHAO,CRYSTAL	C-G	C	Yes	No	No	0	1	Yes	0	64	Focus Area	61	61	15	6	40	This parcel contains commercial office space with a large surface parking lot with propensity to redevelop as housing.
343	5775-022-046	409 FAIRVIEW AVE	AMAYA INVESTMENTS LLC	C-M	C 1.0	No	No	No	0	1	Yes	24	64	Focus Area	62	62	16	6	40	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.
345	5773-015-052	722 S OLD RANCH RD	DOUBLE PEGASUS LLC	C-G	C	No	No	No	0	1.2	Yes	0	64	Focus Area	77	77	19	8	50	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.

346	5773-009-070	1129 FAIRVIEW AVE NO E2	LAM,KHAI AND	C-G	C	No	No	No	0	1.3	Yes	0	64	Focus Area	85	85	21	9	55	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
347	5773-009-081	1001 FAIRVIEW AVE	MEI CIEN HUANG AND	C-G	C	No	No	No	0	1.3	Yes	0	64	Focus Area	86	86	22	9	55	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
348	5773-009-080	1033 W DUARTE RD NO J	KAHNG,RIPP AND YOUNG O	C-G	C	No	No	No	0	1.6	Yes	0	64	Focus Area	105	105	26	11	68	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
349	5773-009-062	627 FAIRVIEW AVE #A	HONG,SONG KUK AND YOUNG SUN	C-G	C	No	No	No	0	2.1	Yes	0	64	Focus Area	132	132	33	13	86	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
350	5773-015-026	205 S 3RD AVE	YING,CHI Q AND	C-G	C	No	No	No	0	2.2	Yes	0	64	Focus Area	143	143	36	14	93	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
351	5773-008-011	53 CHRISTINA ST	KANG,CHIANG AND	C-G	C	No	No	No	0	2.3	Yes	0	64	Focus Area	149	149	37	15	97	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
352	5773-009-064	817 W CAMINO REAL AVE	SIDDIQI,SARFARAZ H AND JOY E TRS	C-G	C	No	No	No	0	3.2	Yes	0	64	Focus Area	206	206	52	21	133	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
353	5773-009-082	211 E HUNTINGTON DR	TIAN,HUA AND	C-G	C	No	No	No	0	3.7	Yes	0	64	Focus Area	239	239	60	24	155	This parcel contains a hotel and large surface parking lot. This parcel presents the opportunity to redevelop as housing due to its proximity to the Arcadia train station and its Downtown nature.
354	5773-009-069	898 S GOLDEN WEST AVE	KO,NAI SHIH AND	C-G	C	No	No	No	0	3.7	Yes	0	64	Focus Area	239	239	60	24	155	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
355	5773-015-055	826 LA CADENA AVE UNIT E	MCGUIRE,ROBERT L AND CAROL M	C-G	C	No	No	No	0	5.2	Yes	0	64	Focus Area	331	331	83	33	215	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
433	5775-022-042	719 ARCADIA AVE C	SAMUDRA,VAIBHAV A AND SMITA V	C-M	C 1.0	No	No	No	0	0.3	Yes	24	64	Focus Area	16	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
436	5773-002-058	730 FAIRVIEW AVE	LONG,REY A TR	C-G	C 1.0	No	No	No	0	0.3	Yes	0	64	Focus Area	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
442	5775-022-026	Colorado Blvd	LEE,YI N AND MEI H AND	C-G	C 1.0	No	No	No	0	0.4	Yes	24	64	Focus Area	24	24	6	2	16	This parcel currently has a commerical business, associated parking, and a drive-thru carwash that has the potential to be redeveloped into housing, with some units being allocated to low-income households.
444	5775-022-048	735 ARCADIA AVE UNIT J	KUO,YU PYNG L	SP-AP	C 1.0	No	No	No	1	0.4	Yes	24	64	Focus Area	27	26	7	3	16	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.
330	5773-004-028	1020 W HUNTINGTON DR B	HE,YUE H	C-M	C	No	No	No	0	0.5	Yes	0	64	Focus Area	33	33	8	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.

331	5773-008-003	417 CALIFORNIA ST G	LIU,BREWIN L TR	C-M	C	No	No	No	0	2.2	Yes	0	64	Focus Area	138	138	35	14	89	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
432	5773-005-031	723 S OLD RANCH RD A	SUN,JUGUO AND	C-M	C	No	No	No	0	0.3	Yes	0	64	Focus Area	16	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
434	5773-005-032	825 S GOLDEN WEST AVE NO 10	LIU,DIANA	C-M	C	No	No	No	0	0.3	Yes	0	64	Focus Area	18	18	5	2	11	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
435	5773-005-006	211 S 5TH AVE	CHIANG,PETER AND BEATRICE	DMU	DMU	No	No	No	0	0.3	Yes	0	64	Focus Area	21	21	5	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
437	5773-004-027	213 S 3RD AVE A	JUN HUA TONG AND	C-M	C	No	No	No	0	0.4	Yes	0	64	Focus Area	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
438	5773-005-023	930 FAIRVIEW AVE APT 0012	YU,STANLEY M AND	C-M	C	No	No	No	0	0.4	Yes	0	64	Focus Area	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
439	5773-005-024	302 S 2ND AVE	ARCADIA PROPERTY INVESTMENTS LLC	C-M	C	No	No	No	0	0.4	Yes	0	64	Focus Area	23	23	6	2	15	There are two commercial businesses andassociated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
440	5773-005-005	1107 HOLLY AVE	TELLERIA,ANTHONY F AND DELORES A	C-M	C	No	No	No	0	0.4	Yes	0	64	Focus Area	23	23	6	2	15	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
441	5773-004-026	921 FAIRVIEW AVE E	GEISER,RALF AND ALICIA X TRS	C-M	C	No	No	No	0	0.4	Yes	0	64	Focus Area	24	24	6	2	16	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
443	5773-004-811	2nd and E St Joseph St	JIHANIAN,VAHE TR	C-M	C	No	No	No	0	0.4	Yes	0	64	Focus Area	27	27	7	3	17	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's enhanced lot consolidation program, these lots could be consolidated to provide housing with lower income units.
445	5773-004-810	2nd and La Porte St	KUO,CHOU YU	C-M	C	No	No	No	0	0.4	Yes	0	64	Focus Area	28	28	7	3	18	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's enhanced lot consolidation program, these lots could be consolidated to provide housing with lower income units.
782	5773-002-035	401 N 1ST AVE	JPM5 LLC	C-M	C	No	No	No	0	0.5	Yes	0	64	0	31	31	8	3	20	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
783	5773-002-052	25 LA PORTE ST	DORIS J SARKISIAN	C-M	C	No	No	No	0	0.3	Yes	0	64	Downtown Mixed-Use Overlay	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
796	5773-003-036	119 LA PORTE ST	RMK 2 PARTNERSHIP	C-M	C	No	No	No	0	0.5	Yes	0	64	0	34	34	9	3	22	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
797	5773-003-037	135 LA PORTE ST	PLOTKIN JAMES R INC	C-M	C	No	No	No	0	0.4	Yes	0	64	0	22	22	6	2	14	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
356	8573-024-030	628 FAIRVIEW AVE	LLIBRE,JUAN B CO TR	MU	MU	No	No	No	0	0.5	No	0	40	Focus Area	20	20	5	2	13	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
357	5773-019-025	518 FAIRVIEW AVE	BARTON,WILLIAM D TR	MU	MU	No	Yes	Yes	0	0.5	Yes	24	40	Focus Area	21	21	5	2	14	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
358	8573-023-009	1127 W DUARTE RD	STOKES,ALFRED E AND PATSY E TRS	MU	MU	No	Yes	Yes	0	0.6	No	0	40	Focus Area	22	22	6	2	14	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.

359	5779-009-068	1131 W DUARTE RD	STOKES,ALFRED E AND PATSY E TRS	MU	MU	No	No	No	0	0.6	Yes	24	40	Focus Area	22	22	6	2	14	The parcel contains a church building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
360	5789-028-024	1141 W DUARTE RD NO M	WEI,PHILLIP AND	MU	MU	No	Yes	Yes	0	0.6	No	0	40	Focus Area	22	22	6	2	14	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
361	5779-017-027	1025 HOLLY AVE NO 12	LAI,MICHAEL D AND	MU	MU	No	No	No	0	0.6	No	0	40	Focus Area	23	23	6	2	15	The parcel contains a church building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
362	8572-002-005	900 ARCADIA AVE 85	QU,BIN	MU	MU	No	No	No	0	1	No	0	40	Focus Area	38	38	10	4	24	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
363	8572-001-022	1137 FAIRVIEW AVE NO K	KAUFMANN,LINDA C TR	MU	MU	No	Yes	No	0	1	No	0	40	Focus Area	39	39	10	4	25	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
364	8572-002-900	1141 FAIRVIEW AVE UNIT E	YAO,LEON AND HELEN C	MU	MU	No	Yes	Yes	0	1.1	No	0	40	Focus Area	42	42	11	4	27	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
365	8572-001-027	122 ALICE ST	ARCADIA PRESBYTERIAN CHURCH	MU	MU	No	No	No	1	1.1	No	0	40	Focus Area	44	43	11	4	28	The parcel contains a temple building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
366	8572-001-029	881 W HUNTINGTON DR UNIT A	MAATZ,RUSSELL E AND MIE O TRS	MU	MU	No	No	No	0	1.4	No	0	40	Focus Area	54	54	14	5	35	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
368	8572-001-030	437 W DUARTE RD NO 5	HOUSE,KENNETH M CO TR	MU	MU	No	No	No	0	2	No	0	40	Focus Area	78	78	20	8	50	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
369	8573-023-020	334 CALIFORNIA ST NO H	CHIU,CHI HUNG TR	MU	MU	No	No	No	0	2.5	No	0	40	Focus Area	101	101	25	10	66	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
370	8572-002-010	740 W HUNTINGTON DR UNIT L	MORALES,ESTHER M	MU	MU	No	No	No	0	3.9	No	0	40	Focus Area	157	157	39	16	102	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
570	8573-023-004	760 W HUNTINGTON DR	A AND K CHEN LLC	MU	MU	No	Yes	Yes	0	0.4	No	0	40	Focus Area	16	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
571	5779-013-061	1130 W HUNTINGTON DR UNIT 1	PANCHAL,ANANT AND DARSHANA	MU	MU	No	No	No	0	0.4	No	0	40	Focus Area	16	16	4	2	10	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
574	5789-028-012	408 S SANTA ANITA AVE 16	LEE,REUBEN B AND AI WEE	MU	MU	No	Yes	Yes	1	0.4	No	0	40	Focus Area	17	16	4	2	10	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
575	8572-002-001	14 ELDORADO ST NO 11	CHOWDARY,VINOD K AND	MU	MU	No	No	No	0	0.5	No	0	40	Focus Area	18	18	5	2	11	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
371	8573-019-900	1121 FAIRVIEW AVE I	TOYODA,SATORU AND SACHIKO TRS	C-G	C	No	No	No	0	0.5	No	0	48	Focus Area	24	24	6	2	16	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.

372	8573-019-003	1100 W DUARTE RD	OUR LADY OF THE ANGELS OF THE	C-G	C	No	No	No	0	0.5	No	0	48	Focus Area	25	25	6	3	16	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
373	8573-019-002	628 ARCADIA AVE	HUI WU AND	C-G	C	No	No	No	0	0.5	No	0	48	Focus Area	25	25	6	3	16	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
374	8573-019-001	850 ARCADIA AVE NO 15	HU,CUILAN ET AL	C-G	C	No	No	No	0	0.6	No	0	48	Focus Area	26	26	7	3	16	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
375	5788-021-016	1156 W DUARTE RD APT 0001	SALIB,MAGDY AND	C-G	C	No	No	No	0	0.7	No	0	48	Focus Area	32	32	8	3	21	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
376	5788-021-017	922 W DUARTE RD	GELBER,LOUISE C TR	C-G	C	No	No	No	0	0.7	No	0	48	Focus Area	33	33	8	3	22	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
377	5788-022-017	750 FAIRVIEW AVE UNIT P	HAIS,MICHAEL AND REENA M TRS	C-G	C	No	No	No	0	0.7	No	0	48	Focus Area	34	34	9	3	22	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
378	5788-022-034	921 W HUNTINGTON DR	JACKSON,KARYN TR	C-G	C	No	No	No	0	0.8	No	0	48	Focus Area	38	38	10	4	24	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
379	5788-020-052	315 CALIFORNIA ST UNIT E	HUI,YING TAND AND	C-G	C	No	No	No	0	0.8	No	0	48	Focus Area	39	39	10	4	25	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
380	8573-015-023	425 N 1ST AVE UNIT H	XU,QIU	C-M	C/LI	No	No	No	0	0.9	No	0	48	Focus Area	42	42	11	4	27	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
381	5788-021-001	931 W DUARTE RD 7	MA,PAULINE	C-G	C	No	No	No	0	0.9	No	0	48	Focus Area	45	45	11	5	29	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
382	8573-020-056	428 W HUNTINGTON DR NO 11	CORDANO,DEBORAH J TR	C-G	C	No	No	No	0	1	No	0	48	Focus Area	47	47	12	5	30	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
383	8573-015-043	988 ARCADIA AVE A	CHAMPION LAUREL ARCADIA LLC	C-M	C/LI	No	No	No	0	1.4	No	0	48	Focus Area	66	66	17	7	42	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
385	5788-022-016	1004 W DUARTE RD NO 10	OUYANG,JING ZHENG CO TR	C-G	C	No	No	No	0	2	No	0	48	Focus Area	97	97	24	10	63	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
563	5788-021-003	526 W HUNTINGTON DR	526 WEST HUNTINGTON DRIVE LLC	C-G	C	No	No	No	0	0.4	No	0	48	Focus Area	17	17	4	2	11	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
572	5788-021-012	1218 TEMPLE CITY BLVD APT 0016	CHOU,CINDY H	C-G	C	No	No	No	0	0.4	No	0	48	Focus Area	20	20	5	2	13	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.

386	5789-020-042	750 ARCADIA AVE NO 12	WANG,YI TING	C-O	C	No	No	No	0	0.6	No	0	40	Focus Area	25	25	6	3	16	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
387	8572-010-023	420 FAIRVIEW AVE	M B EQUITY LLC	C-G	C	No	No	No	0	0.7	No	0	40	Focus Area	27	27	7	3	17	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
388	5789-020-045	838 FAIRVIEW AVE NO G	CCJL INVESTMENT LLC	C-G	C	No	No	No	0	0.7	No	0	40	Focus Area	28	28	7	3	18	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
389	5790-027-001	914 FAIRVIEW AVE UNIT 16	YE,CHUN AND	C-G	C	No	No	No	0	0.8	No	0	40	Focus Area	30	30	8	3	19	The parcel contains a church building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
390	5789-021-031	731 FAIRVIEW AVE NO 10	WONG,ANTHONY W AND	C-O	C	No	No	No	0	0.9	No	0	40	Focus Area	34	34	9	3	22	The parcel contains commercial building and parking space that could be used for the developement of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.
576	8572-002-009	852 FAIRVIEW AVE	CHOU,YOUNG I CO TR	MU	MU	No	No	No	0	0.5	No	0	40	Focus Area	18.581876	18.5819	5	2	11.58187603	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.
53	5783-006-018	821 ARCADIA AVE	VOGEL,ROBERT K TR	R-3	HDR	No	No	No	9	0.5	No	0	32	R-3 Upzone	16	7	2	1	4	This parcel contains multi-family residential building and a surface parking lot. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.
54	5779-005-043	1125 ARCADIA AVE	STANSBURY,SYDNEY L TR	R-3	HDR	No	No	No	12	0.5	Yes	24	32	R-3 Upzone	16	4	1	0	3	This parcel contains mult-family townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
55	5379-028-021	933 ARCADIA AVE	LAYDA,IVAN AND HILDA TRS	R-3	HDR	No	No	No	12	0.5	#N/A	#N/A	32	R-3 Upzone	16	4	1	0	3	This parcel contains two-story multi-family housing, a pool, and a surface parking that can be redeveloped at a higher density to accommodate a greater number of dwelling units.
57	5772-005-001	924 ARCADIA AVE NO 117	LOUIE,ANTORIA Y AND KENNETH AND	R-3	HDR	No	No	No	0	0.5	Yes	0	32	R-3 Upzone	16	16	4	2	10	This parcel contains a religious structure and surface parking that is feasible for housing redevelopment or infill development. The site can be redeveloped to contain more dwelling units including affordable units.
58	5773-016-091	1160 S GOLDEN WEST AVE NO 1	GLOBAL FINANCIAL GROUP INC	R-3	HDR	No	No	No	7	0.5	Yes	0	32	R-3 Upzone	16	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
59	5383-029-038	825 ARCADIA AVE A	BDK ARCADIA LLC	R-3	HDR	No	No	No	0	0.5	Yes	24	32	R-3 Upzone	16	16	4	2	10	This parcel contains older multi-family housing. With increased density, the site could be redeveloped to contain more dwelling units.
60	5382-001-042	816 W NAOMI AVE UNIT 18	WANG,YONG H AND CAROLYN A	R-3	HDR	No	No	No	7	0.5	#N/A	#N/A	32	R-3 Upzone	16	9	2	1	6	This parcel contains low density housing and surface parking. With increased density, the site can be redeveloped to contain more dwelling units.
69	5379-022-112	807 W CAMINO REAL AVE NO S	KIM,WILLIAM Y AND OK H	R-3	HDR	No	No	No	8	0.5	#N/A	#N/A	32	R-3 Upzone	17	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
70	5779-003-066	738 W CAMINO REAL AVE I	QIN,MINGYI	R-3	HDR	No	No	No	6	0.5	Yes	24	32	R-3 Upzone	17	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
71	5773-013-058	1058 ARCADIA AVE	ZHANG,MARGARET H	R-3	HDR	No	No	No	11	0.5	Yes	0	32	R-3 Upzone	17	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
72	5773-014-050	460 FAIRVIEW AVE UNIT 18	CHONG,YEE JEANE	R-3	HDR	No	No	No	10	0.5	Yes	0	32	R-3 Upzone	17	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
74	5778-015-018	435 E LIVE OAK AVE	FURREY,JERRY B AND ROBERTA L TRS	R-3	HDR	No	No	No	11	0.6	Yes	24	32	R-3 Upzone	17	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
75	5777-028-015	637 FAIRVIEW AVE	DEGRAZIO,MARGARET E TR ET AL	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	17	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
76	5379-029-084	928 W HUNTINGTON DR	LIM,ELIZABETH H TR	R-3	HDR	No	No	No	10	0.6	#N/A	#N/A	32	R-3 Upzone	17	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
78	5783-006-063	1026 W HUNTINGTON DR	LEE,SHIN G AND JAIMEI C TRS	R-3	HDR	No	No	No	10	0.6	No	0	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

79	5783-001-046	1002 W HUNTINGTON DR UNIT B	LINCOLN,CATHERINE R TR	R-3	HDR	No	No	No	10	0.6	No	0	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
80	5778-002-064	1022 W DUARTE RD NO 18	QUAN,ALEX	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	18	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
82	5773-016-172	936 W HUNTINGTON DR	TAHOE MANAGEMENT AND	R-3	HDR	No	No	No	8	0.6	Yes	0	32	R-3 Upzone	18	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
83	5781-005-031	918 W HUNTINGTON DR	MEDALLION PROPERTIES LLC	R-3	HDR	No	No	No	10	0.6	No	0	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
84	5383-033-011	828 W HUNTINGTON DR	TSENG,RICHARD C AND	R-3	HDR	No	No	No	5	0.6	Yes	24	32	R-3 Upzone	18	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
85	5773-016-118	1147 W DUARTE RD	TOOKMANIAN,ROSE ET AL TRS	R-3	HDR	No	No	No	7	0.6	Yes	0	32	R-3 Upzone	18	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
86	5783-012-066	915 FAIRVIEW AVE	GIANNINI,PETER E ET AL TRS	R-3	HDR	No	No	No	8	0.6	No	0	32	R-3 Upzone	18	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
87	5778-011-052	847 FAIRVIEW AVE NO J	WU YI LIU	R-3	HDR	No	No	No	10	0.6	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
88	5783-011-126	1148 W HUNTINGTON DR	LIM,ELIZABETH H TR	R-3	HDR	No	No	No	12	0.6	No	0	32	R-3 Upzone	18	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
89	5783-011-035	515 FAIRVIEW AVE	NEW WORLD INTERNATIONAL LLC	R-3	HDR	No	Yes	Yes	4	0.6	No	0	32	R-3 Upzone	18	14	4	1	9	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
90	5783-011-134	609 FAIRVIEW AVE NO 1	LI,GUOFEN	R-3	HDR	No	No	No	8	0.6	No	0	32	R-3 Upzone	18	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
91	5783-011-081	1015 ARCADIA AVE APT 0002	YU,JU YEOL AND	R-3	HDR	No	No	No	13	0.6	No	0	32	R-3 Upzone	18	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
92	5783-007-089	415 W DUARTE RD UNIT 8	SANTIAGO,JULIO C TR	R-3	HDR	No	No	No	6	0.6	No	0	32	R-3 Upzone	19	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
93	5773-016-125	800 FAIRVIEW AVE	SIROTT,STANLEY A TR	R-3	HDR	No	No	No	7	0.6	Yes	0	32	R-3 Upzone	19	12	3	1	8	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
94	5777-029-056	1150 FAIRVIEW AVE	FAIRVIEW APARTMENTS	R-3	HDR	No	No	No	11	0.6	Yes	24	32	R-3 Upzone	19	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
95	5783-007-057	1167 W DUARTE RD	MCBANE,KIP K TRUST	R-3	HDR	No	No	No	10	0.6	No	0	32	R-3 Upzone	19	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
96	5773-016-107	1023 W DUARTE RD	FUJIOKA FAMILY LTD PTNSHP NO 1	R-3	HDR	No	No	No	7	0.6	Yes	0	32	R-3 Upzone	19	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
97	5773-016-180	506 W HUNTINGTON DR NO 21D	THIELE,GARY E	R-3	HDR	No	No	No	8	0.6	Yes	0	32	R-3 Upzone	19	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
99	5783-004-040	121 ALICE ST	ARCADIA PRESBYTERIAN CHURCH	R-3	HDR	No	No	No	12	0.6	No	0	32	R-3 Upzone	19	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
100	5779-004-029	1005 W DUARTE RD	VOGEL,ROBERT K	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	19	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
101	5778-009-026	433 W DUARTE RD	GELBER,LOUISE C TR	R-3	HDR	No	No	No	12	0.6	Yes	24	32	R-3 Upzone	20	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
102	5783-006-098	1000 FAIRVIEW AVE APT 0001	WARD,DOUGLAS A AND HYUNMI J	R-3	HDR	No	No	No	12	0.6	No	0	32	R-3 Upzone	20	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
104	5777-035-040	749 W CAMINO REAL AVE NO G	YUEH LING HSU	R-3	HDR	No	No	No	13	0.6	Yes	24	32	R-3 Upzone	20	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
105	5773-016-155	928 SUNSET BLVD	REN,SONGYANG AND	R-3	HDR	No	No	No	10	0.7	Yes	0	32	R-3 Upzone	20	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
107	5783-002-034	1600 S BALDWIN AVE	ROSENZWEIG,CAROL N TR ET AL	R-3	HDR	No	No	No	13	0.7	No	0	32	R-3 Upzone	21	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

109	5778-006-003	1126 FAIRVIEW AVE UNIT 215	DAI,BINGZHI AND	R-3	HDR	No	No	No	14	0.7	Yes	24	32	R-3 Upzone	21	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
110	5778-005-012	456 FAIRVIEW AVE	BELLWOOD LIMITED PARTNERSHIP	R-3	HDR	No	Yes	Yes	2	0.7	Yes	24	32	R-3 Upzone	21	19	5	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
111	5783-002-105	471 W DUARTE RD NO 227	LIU,YAN DUO	R-3	HDR	No	No	No	8	0.7	No	0	32	R-3 Upzone	21	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
112	5778-006-002	1102 LA CADENA AVE NO 6	RAMMELL,ROMAINE AND GLADYS TRS	R-3	HDR	No	No	No	15	0.7	Yes	24	32	R-3 Upzone	21	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
113	5778-005-013	618 FAIRVIEW AVE NO 234	CARLIN,VIRGINIA L TR	R-3	HDR	No	Yes	Yes	1	0.7	Yes	24	32	R-3 Upzone	21	20	5	2	13	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
115	5379-022-018	347 CALIFORNIA ST	WILLMINGTON,EDWIN M AND MARY TRS	R-3	HDR	No	No	No	12	0.7	#N/A	#N/A	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
116	5379-022-023	760 W NAOMI AVE UNIT A	LEE,JAMES C AND	R-3	HDR	No	No	No	16	0.7	#N/A	#N/A	32	R-3 Upzone	21	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
118	5379-022-125	1014 W HUNTINGTON DR	FINNEGANS WAKE LP	R-3	HDR	No	No	No	12	0.7	#N/A	#N/A	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
119	5778-010-040	748 W NAOMI AVE A	SHEN,RU LIEH AND CHI FEN TRS	R-3	HDR	No	No	No	12	0.7	Yes	24	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
120	5783-002-096	1161 W DUARTE RD APT 0028	LIM,HANS S CO TR	R-3	HDR	No	No	No	14	0.7	No	0	32	R-3 Upzone	21	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
121	5379-029-034	442 W DUARTE RD D	SHI,ZU S AND	R-3	HDR	No	No	No	11	0.7	#N/A	#N/A	32	R-3 Upzone	21	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
122	5379-029-073	834 W HUNTINGTON DR	LIM,ELIZABETH H TR	R-3	HDR	No	No	No	15	0.7	#N/A	#N/A	32	R-3 Upzone	22	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
123	5779-016-026	646 FAIRVIEW AVE	SIROTT,STANLEY A TR	R-3	HDR	No	Yes	Yes	0	0.7	No	0	32	R-3 Upzone	22	22	6	2	14	This parcel is an undeveloped parking facility with no existing structures.
126	5777-030-031	435 FAIRVIEW AVE UNIT 11	NEMANI,PRASADARAO CO TR	R-3	HDR	No	No	No	14	0.7	Yes	24	32	R-3 Upzone	22	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
127	5778-009-024	414 W HUNTINGTON DR	400 W HUNTINGTON LLC	R-3	HDR	No	No	No	12	0.7	Yes	24	32	R-3 Upzone	23	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
128	5779-005-060	1231 S GOLDEN WEST AVE NO 30	FENG,CHENG A CO TR	R-3	HDR	No	No	No	16	0.7	Yes	24	32	R-3 Upzone	23	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
129	5783-010-044	727 FAIRVIEW AVE A	CHENG,ANTON CO TR	R-3	HDR	No	No	No	11	0.7	No	0	32	R-3 Upzone	23	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
130	5783-010-021	444 W HUNTINGTON DR NO 110	YANG,KAREN H	R-3	HDR	No	No	No	13	0.7	No	0	32	R-3 Upzone	23	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
131	5379-037-036	452 W HUNTINGTON DR UNIT A	MEGA INTERNATIONAL COMMERCIAL	R-3	HDR	No	No	No	14	0.7	#N/A	#N/A	32	R-3 Upzone	23	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
132	5779-001-079	1135 ARCADIA AVE NO 1	TUNG,ALVIN C AND	R-3	HDR	No	No	No	16	0.7	Yes	24	32	R-3 Upzone	23	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
133	5779-011-063	656 W HUNTINGTON DR O-1	ZHANG,HAILONG	R-3	HDR	No	No	No	15	0.7	Yes	24	32	R-3 Upzone	23	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
135	5379-029-057	634 W HUNTINGTON DR NO 1	MANOHARA,HARISH M CO TR	R-3	HDR	No	No	No	17	0.7	#N/A	#N/A	32	R-3 Upzone	23	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
136	5382-001-067	1024 FAIRVIEW AVE NO 1	UPTON,JANICE TR	R-3	HDR	No	No	No	1	0.7	#N/A	#N/A	32	R-3 Upzone	23	22	6	2	14	This parcel contains a religious structure and surface parking that can be redeveloped to accommodate residential buildings.
137	5778-007-025	474 W DUARTE RD	HYTAM LLC AND	R-3	HDR	No	No	No	8	0.7	Yes	24	32	R-3 Upzone	23	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
138	5783-005-052	540 FAIRVIEW AVE APT 0040	KARADIMAS,VLADA	R-3	HDR	No	No	No	15	0.8	No	0	32	R-3 Upzone	24	9	2	1	6	This parcel contains multi-family housing and parking. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
139	5382-002-058	488 W DUARTE RD APT 0023	CHRISTY,INGE J	R-3	HDR	No	No	No	14	0.8	#N/A	#N/A	32	R-3 Upzone	24	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

140	5383-002-005	301 S 5TH AVE NO A	YUAN,STANLEY	R-3	HDR	No	No	No	14	0.8	Yes	24	32	R-3 Upzone	24	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
141	5783-011-098	515 W DUARTE RD	ARCADIA PINES ASSOCIATES	R-3	HDR	No	No	No	16	0.8	No	0	32	R-3 Upzone	24	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
142	5777-035-027	535 W DUARTE RD NO 44A	QI,DAN AND	R-3	HDR	No	No	No	20	0.8	Yes	24	32	R-3 Upzone	25	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
143	5773-016-070	1601 S BALDWIN AVE	ACH HEALTHCARE PROPERTY LLC	R-3	HDR	No	No	No	20	0.8	Yes	0	32	R-3 Upzone	25	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
144	5773-002-051	446 W DUARTE RD A	TAM,SIMON AND	R-3	HDR	No	No	No	16	0.8	Yes	0	32	R-3 Upzone	26	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
145	5783-002-049	658 W NAOMI AVE NO 26	CLEMINSON,LUCILLE E	R-3	HDR	No	No	No	14	0.8	No	0	32	R-3 Upzone	26	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
146	5778-015-011	848 W HUNTINGTON DR NO 42	ANAND,SRIVAIKUTAM AND	R-3	HDR	No	No	No	11	0.8	Yes	24	32	R-3 Upzone	26	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
148	5783-002-129	457 W DUARTE RD	MAO,XULIANG	R-3	HDR	No	No	No	18	0.8	No	0	32	R-3 Upzone	26	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
149	5383-001-090	512 W DUARTE RD	OUR SAVIOR LUTHERAN CHURCH	R-3	HDR	No	No	No	10	0.8	Yes	24	32	R-3 Upzone	26	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
151	5778-003-015	561 FAIRVIEW AVE	TAO,LI AND	R-3	HDR	No	No	No	21	0.8	Yes	24	32	R-3 Upzone	26	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
152	5383-001-079	245 W COLORADO BLVD	HOPKINS,MARK AND MARY TR ET AL	R-3	HDR	No	No	No	16	0.9	#N/A	#N/A	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
154	5783-008-043	417 E LIVE OAK AVE	417 425 E LIVE OAK LLC AND	R-3	HDR	No	No	No	12	0.9	No	0	32	R-3 Upzone	27	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
155	5778-010-023	436 FAIRVIEW AVE NO 45	OESER,EUGENIA TR	R-3	HDR	No	No	No	14	0.9	Yes	24	32	R-3 Upzone	27	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
156	5783-014-077	0	STRANDQUIST,MICHAEL A	R-3	HDR	No	No	No	16	0.9	No	0	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
157	5783-004-058	400 W DUARTE RD	CHURCH OF THE GOOD SHEPHERD	R-3	HDR	No	No	No	16	0.9	No	0	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
158	5783-013-048	582 W HUNTINGTON DR UNIT Q	SCIARRA,JOSEPH A AND NANCY L TRS	R-3	HDR	No	No	No	10	0.9	No	0	32	R-3 Upzone	27	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
159	5783-014-007	143 E FOOTHILL BLVD	PAUL REVERE LIFE INSURANCE CO	R-3	HDR	No	No	No	21	0.9	No	0	32	R-3 Upzone	27	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
160	5783-014-033	5 W FOOTHILL BLVD	NAHAS,OHANES J	R-3	HDR	No	No	No	16	0.9	No	0	32	R-3 Upzone	27	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
161	5379-028-024	50 E FOOTHILL BLVD	AC FOOTHILL LLC	R-3	HDR	No	No	No	18	0.9	#N/A	#N/A	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
162	5783-004-026	250 W COLORADO BLVD	NARRAMORE CHRISTIAN FOUNDATION	R-3	HDR	No	No	No	20	0.9	No	0	32	R-3 Upzone	27	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
163	5783-002-068	850 S BALDWIN AVE	CAPITAL SUN INVESTMENT LLC	R-3	HDR	No	No	No	17	0.9	No	0	32	R-3 Upzone	27	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
164	5783-005-077	41 W SANTA CLARA ST	DEMETRIADES,STERGE AND ANNA TRS	R-3	HDR	No	No	No	18	0.9	No	0	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
165	5783-014-105	601 LAS TUNAS DR	601 LAS TUNAS LLC	R-3	HDR	No	No	No	18	0.9	No	0	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
166	5383-034-046	54 E FOOTHILL BLVD	KKW INVESTMENTS LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	28	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
167	5383-033-048	1107 S BALDWIN AVE	SINGPOLI INVESTMENT LLC	R-3	HDR	No	No	No	19	0.9	Yes	24	32	R-3 Upzone	28	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

168	5383-029-058	747 W DUARTE RD	PME INVESTMENT LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	28	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
169	5783-001-074	1000 N SANTA ANITA AVE	CHOI,HELEN R TR	R-3	HDR	No	No	No	10	0.9	No	0	32	R-3 Upzone	28	18	5	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
170	5778-010-109	1440 S BALDWIN AVE	MEILOON PLUS LLC	R-3	HDR	No	No	No	18	0.9	Yes	24	32	R-3 Upzone	29	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
172	5790-030-012	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	21	1	No	0	32	R-3 Upzone	30	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
173	5778-002-009	623 W DUARTE RD	623 WEST DUARTE ROAD LLC	R-3	HDR	No	No	No	20	1	Yes	24	32	R-3 Upzone	31	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
175	5783-007-022	753 W DUARTE RD	STARNES INVESTMENT COMPANY LLC	R-3	HDR	No	No	No	21	1	No	0	32	R-3 Upzone	31	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
176	5783-007-010	729 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	23	1	No	0	32	R-3 Upzone	31	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
179	5783-007-046	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	14	1	No	0	32	R-3 Upzone	31	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
180	5383-001-062	1038 S BALDWIN AVE	TRIPOD PROPERTY LLC	R-3	HDR	No	No	No	18	1	#N/A	#N/A	32	R-3 Upzone	31	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
181	5783-007-021	711 W DUARTE RD	HSU AND MIAO LLC	R-3	HDR	No	No	No	24	1	No	0	32	R-3 Upzone	31	7	2	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
182	5783-007-024	0	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	20	1	No	0	32	R-3 Upzone	31	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
183	5783-009-010	650 W DUARTE RD	M AND H CAPITAL INC AND	R-3	HDR	No	No	No	22	1	No	0	32	R-3 Upzone	31	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
184	5379-022-021	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	12	1	#N/A	#N/A	32	R-3 Upzone	31	19	5	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
185	5783-006-014	632 W DUARTE RD	M AND H CAPITAL INC AND	R-3	HDR	No	No	No	20	1	No	0	32	R-3 Upzone	31	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
186	5783-012-057	720 W DUARTE RD	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	20	1	No	0	32	R-3 Upzone	32	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
187	5379-037-001	855 S BALDWIN AVE	LEWIS PROPERTIES INC	R-3	HDR	No	No	No	26	1	#N/A	#N/A	32	R-3 Upzone	32	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
188	5778-004-011	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	22	1	Yes	24	32	R-3 Upzone	32	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
189	5778-002-051	9974 LAS TUNAS DR	L AND J INVESTMENT CO	R-3	HDR	No	No	No	18	1	Yes	24	32	R-3 Upzone	33	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
190	5783-003-042	556 LAS TUNAS DR	SIEN,RICHARD AND GRACE TRS ET AL	R-3	HDR	No	No	No	20	1	No	0	32	R-3 Upzone	33	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
192	5778-009-093	317 E FOOTHILL BLVD	WEN REN LLC	R-3	HDR	No	No	No	21	1.1	Yes	24	32	R-3 Upzone	33	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
193	5783-014-036	211 E FOOTHILL BLVD	RALPHS GROCERY CO	R-3	HDR	No	No	No	21	1.1	No	0	32	R-3 Upzone	33	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
194	5379-028-001	101 W HUNTINGTON DR	FRANDSON,CHARLES L TR	R-3	HDR	No	No	No	23	1.1	#N/A	#N/A	32	R-3 Upzone	34	11	3	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
195	5379-021-003	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	18	1.1	#N/A	#N/A	32	R-3 Upzone	34	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
196	5783-001-021	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	24	1.1	No	0	32	R-3 Upzone	34	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
197	5778-003-040	275 COLORADO PL	SANTA ANITA CHURCH	R-3	HDR	No	No	No	21	1.1	Yes	24	32	R-3 Upzone	35	14	4	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

198	5779-017-029	8 E DUARTE RD	DAQUINO PROPERTIES LLC	R-3	HDR	No	No	No	0	1.1	No	0	32	R-3 Upzone	35	35	9	4	22	This parcel contains a religious structure and associated school building. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
200	5783-002-050	1423 S BALDWIN AVE	ROSEWOOD INVESTMENT OF ARCADIA	R-3	HDR	No	No	No	25	1.1	No	0	32	R-3 Upzone	35	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
201	5778-009-025	9950 LAS TUNAS DR	L AND J INVESTMENT CO	R-3	HDR	No	No	No	23	1.1	Yes	24	32	R-3 Upzone	35	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
202	5783-004-078	245 E FOOTHILL BLVD	ARCADIA BURGE LLC	R-3	HDR	No	No	No	20	1.1	No	0	32	R-3 Upzone	35	15	4	2	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
203	5383-031-096	211 E FOOTHILL BLVD	RALPHS GROCERY CO	R-3	HDR	No	No	No	26	1.1	Yes	24	32	R-3 Upzone	36	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
204	5783-006-082	201 COLORADO PL	CALIF THOROUGHBRED BREEDERS ASSN	R-3	HDR	No	No	No	14	1.2	No	0	32	R-3 Upzone	36	22	6	2	14	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
206	5785-001-001	130 E DUARTE RD	99 CENTS ONLY STORES	R-3	HDR	No	No	No	32	1.2	No	0	32	R-3 Upzone	38	6	2	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
207	5379-028-052	1020 S BALDWIN AVE	WASHE LLC	R-3	HDR	No	No	No	25	1.2	#N/A	#N/A	32	R-3 Upzone	39	14	4	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
208	5778-010-087	20 E FOOTHILL BLVD	UNITED CAPITAL INVESTMENT GROUP	R-3	HDR	No	No	No	30	1.3	Yes	24	32	R-3 Upzone	40	10	3	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
209	5778-009-144	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	27	1.3	Yes	24	32	R-3 Upzone	41	14	4	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
210	5778-009-117	1325 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	24	1.3	Yes	24	32	R-3 Upzone	41	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
211	5778-006-045	700 W HUNTINGTON DR	GREAT WESTERN SAVING AND LOAN	R-3	HDR	No	No	No	34	1.3	Yes	24	32	R-3 Upzone	42	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
212	5773-016-142	610 LAS TUNAS DR	PIC N SAVE OF CALIF INC	R-3	HDR	No	No	No	16	1.3	Yes	0	32	R-3 Upzone	42	26	7	3	16	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
213	5383-031-068	638 W DUARTE RD	M AND H CAPITAL INC AND	R-3	HDR	No	No	No	30	1.3	Yes	24	32	R-3 Upzone	42	12	3	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
214	5783-007-018	624 DUARTE RD	624 MEDICAL CENTER	R-3	HDR	No	No	No	34	1.4	No	0	32	R-3 Upzone	43	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
215	5383-031-113	1104 S BALDWIN AVE	SOO PROPERTIES LLC	R-3	HDR	No	No	No	15	1.4	Yes	24	32	R-3 Upzone	43	28	7	3	18	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
216	5379-022-094	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	R-3	HDR	No	No	No	28	1.4	#N/A	#N/A	32	R-3 Upzone	44	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
217	5784-007-032	627 W DUARTE RD	KJR EASTERN ENTERPRISES INC AND	R-3	HDR	No	No	No	25	1.4	No	0	32	R-3 Upzone	46	21	5	2	14	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
221	5783-009-009	838 W DUARTE RD	LINKWORLD PROPERTIES LLC	R-3	HDR	No	No	No	31	1.5	No	0	32	R-3 Upzone	47	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
222	5778-006-004	838 W DUARTE RD	LINKWORLD PROPERTIES LLC	R-3	HDR	No	No	No	44	1.5	Yes	24	32	R-3 Upzone	48	4	1	0	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
223	5778-011-084	226 W COLORADO BLVD	SANTA ANITA CHURCH	R-3	HDR	No	No	No	32	1.5	Yes	24	32	R-3 Upzone	49	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
224	5778-015-024	126 LA PORTE ST	M AND R 2	R-3	HDR	No	No	No	0	1.6	Yes	24	32	R-3 Upzone	50	50	13	5	32	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
225	5383-002-068	324 N 2ND AVE	JOHNSON,SHANE A TR ET AL	R-3	HDR	No	No	No	30	1.6	Yes	24	32	R-3 Upzone	50	20	5	2	13	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
226	5783-013-091	310 N SANTA ANITA AVE	TUCKER,FRANK AND JUDITH AND	R-3	HDR	No	No	No	22	1.6	No	0	32	R-3 Upzone	51	29	7	3	19	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
227	5778-011-126	325 N SANTA ANITA AVE	TF AND TB LP	R-3	HDR	No	No	No	30	1.7	Yes	24	32	R-3 Upzone	53	23	6	2	15	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

228	5778-011-161	440 E HUNTINGTON DR	ARCADIA GATEWAY CENTRE DELAWARE	R-3	HDR	No	No	No	32	1.7	Yes	24	32	R-3 Upzone	53	21	5	2	14	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
229	5379-028-084	400 ROLYN PL	GERNON HOLDINGS LLC	R-3	HDR	No	No	No	32	1.7	#N/A	#N/A	32	R-3 Upzone	53	21	5	2	14	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
230	5778-001-170	450 E HUNTINGTON DR	POST EXCHANGE LLC	R-3	HDR	No	No	No	34	1.7	Yes	24	32	R-3 Upzone	54	20	5	2	13	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
231	5778-001-134	300 E HUNTINGTON DR	POST EXCHANGE LLC	R-3	HDR	No	No	No	30	1.7	Yes	24	32	R-3 Upzone	54	24	6	2	16	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
232	5783-003-063	225 E SANTA CLARA ST	L A DISTRICT CHURCH OF THE	R-3	HDR	No	No	No	20	1.7	No	0	32	R-3 Upzone	55	35	9	4	22	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
233	5784-006-008	255 E SANTA CLARA ST	GARY W MORRIS LLC	R-3	HDR	No	No	No	40	1.8	No	0	32	R-3 Upzone	56	16	4	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
234	5778-005-055	301 E HUNTINGTON DR	KAKU,SHIGENOBU AND HIKARU TRS	R-3	HDR	No	No	No	40	1.8	Yes	24	32	R-3 Upzone	57	17	4	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
235	5784-006-004	0	FASCHING,GEORGE W CO TR	R-3	HDR	No	No	No	38	1.8	No	0	32	R-3 Upzone	57	19	5	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
236	5779-005-080	0	INDUSTRIAL INVESTORS LLC	R-3	HDR	No	No	No	20	1.8	Yes	24	32	R-3 Upzone	57	37	9	4	24	This parcel contains multi-family townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
237	5778-008-003	333 N SANTA ANITA AVE	ULCICKAS,JULIE A TR	R-3	HDR	No	No	No	28	1.9	Yes	24	32	R-3 Upzone	60	32	8	3	21	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
238	5778-008-060	420 E HUNTINGTON DR	AUTOMOBILE CLUB OF SOUTHERN	R-3	HDR	No	No	No	44	2.1	Yes	24	32	R-3 Upzone	67	23	6	2	15	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
239	5383-029-028	233 E HUNTINGTON DR	STURNIOLO,CHARLES A CO TR	R-3	HDR	No	Yes	Yes	0	2.2	Yes	24	32	R-3 Upzone	69	69	17	7	45	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
240	5784-007-051	488 E SANTA CLARA ST	FIFTH AVENUE GROUP LLC	R-3	HDR	No	No	No	25	2.2	No	0	32	R-3 Upzone	70	45	11	5	29	This parcel is currently residential townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
243	5784-001-077	51 N 5TH AVE	GLENN AND BLT LLC AND	R-3	HDR	No	No	No	26	2.3	No	0	32	R-3 Upzone	73	47	12	5	30	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
244	5783-009-073	311 E HUNTINGTON DR	HEPRAND HOSPITALITY INC	R-3	HDR	No	No	No	42	2.4	No	0	32	R-3 Upzone	75	33	8	3	22	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
245	5778-009-072	444 E HUNTINGTON DR	EVERWIN INVESTMENT INC	R-3	HDR	No	No	No	46	2.4	Yes	24	32	R-3 Upzone	78	32	8	3	21	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
246	5784-006-009	401 E SANTA CLARA ST	BRE ESA PROPERTIES LLC	R-3	HDR	No	No	No	0	2.5	No	0	32	R-3 Upzone	81	81	20	8	53	This parcel contains a religious structure and surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units
247	5778-004-059	321 E HUNTINGTON DR	BRE NEWTON HOTELS PROPERTY OWNER	R-3	HDR	No	No	No	44	2.6	Yes	24	32	R-3 Upzone	82	38	10	4	24	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
248	5775-012-025	0	ARCADIA HOTEL VENTURE LP	R-3	HDR	No	No	No	54	2.7	Yes	24	32	R-3 Upzone	84	30	8	3	19	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
249	5790-030-053	333 E HUNTINGTON DR	HUNTINGTON LANMARK LLC	R-3	HDR	No	No	No	60	2.8	No	0	32	R-3 Upzone	90	30	8	3	19	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
250	5778-010-086	440 E HUNTINGTON DR	ARCADIA GATEWAY CENTRE DELAWARE	R-3	HDR	No	No	No	45	3.2	Yes	24	32	R-3 Upzone	101	56	14	6	36	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
251	5778-001-098	Huntington Dr	MEEKER FAMILY PARTNERS LP	R-3	HDR	No	No	No	74	3.4	Yes	24	32	R-3 Upzone	109	35	9	4	22	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
252	5784-007-021	201 S 1ST AVE	HUANG,MARTIN	R-3	HDR	No	No	No	0	3.6	No	0	32	R-3 Upzone	115	115	29	12	74	This parcel contains a religious structure and a large surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units
253	5778-003-130	30 E LIVE OAK AVE	LIVE OAK DEVELOPMENT I LLC	R-3	HDR	No	No	No	90	4.2	Yes	24	32	R-3 Upzone	133	43	11	4	28	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

772	8571-011-904	620 S 1ST AVE	FIRST CHURCH OF CHRIST SCIENTIST	OS-OR	OS-OR	No	No	No	0	25.9	No	0	No Rezone	0	186	186	50	0	136	The City has received verbal interest in developing housing on this parcel from a local developer. The City will work proactively with the developer to encourage suitable housing development on the Golf Course.
773	5771-021-018	169 E FOOTHILL BLVD	BANK OF AMERICA	C-G	C	No	No	No	0	0.5	Yes	24	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a single story bank building within an existing strip mall development and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
773	5771-021-029	121 E FOOTHILL BLVD	HIGHLANDER CENTER LLC	C-G	C	No	No	No	0	5.2	Yes	24	24	C-G Residential Flex Overlay	124	124	31	12	81	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
774	5773-014-001	30 S 1ST AVE	FOOTHILL FEDERAL CREDIT UNION	MU	MU	No	No	No	0	0.2	Yes	0	40	Mixed-Use Upzone	7	7	2	1	4	0
774	5773-014-002	30 S 1ST AVE	FOOTHILL FEDERAL CREDIT UNION	MU	MU	No	No	No	0	0.5	Yes	0	40	Mixed-Use Upzone	19	19	5	2	12	0
779	5779-003-001	1st Ave and El Dorado St	HARTMAN,JAY L AND LYNDA J TRS	MU	MU	No	Yes	Yes	0	0.1	Yes	24	40	Mixed-Use Upzone	5	5	1	1	3	0
776	5773-013-017	21 S 1ST AVE	HUANG,JUN L CO TR	MU	MU	No	Yes	Yes	0	0.2	Yes	0	40	Mixed-Use Upzone	6	6	2	1	3	0
776	5773-013-016	25 S 1ST AVE	CROSS PROPERTY MANAGEMENT LLC	MU	MU	No	Yes	Yes	0	0.2	Yes	0	40	Mixed-Use Upzone	7	7	2	1	4	0
776	5773-013-015	31 S 1ST AVE	CROSS PROPERTY MANAGEMENT LLC	MU	MU	No	Yes	Yes	0	0.2	Yes	0	40	Mixed-Use Upzone	6	6	2	1	3	0
777	5779-001-020	401 S 1ST AVE	CANTWELL COLUMBIAN BUILDING CORP	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	6	6	2	1	3	0
777	5779-001-019	405 S 1ST AVE	QIAN,DAVY AND	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
777	5779-001-018	409 S 1ST AVE	DING,JEAN AND	MU	MU	No	No	No	1	0.2	Yes	24	40	Mixed-Use Upzone	7	6	2	1	3	0
778	5779-001-017	415 S 1ST AVE	VELK PROPERTIES INC	MU	MU	No	No	No	1	0.2	Yes	24	40	Mixed-Use Upzone	7	6	2	1	3	0
778	5779-001-016	419 S 1ST AVE	PISANO,JUDITH M TR	MU	MU	No	No	No	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
778	5779-001-015	423 S 1ST AVE	HESS RENTALS LLC	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	6	6	2	1	3	0
779	5779-003-003	414 S 1ST AVE	WILSON,CLAYTON AND ELAINE TRS	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	6	6	2	1	3	0
779	5779-003-002	420 S 1ST AVE	HARTMAN,JAY L AND LYNDA J TRS	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	6	6	2	1	3	0
780	5779-003-035	400 S 1ST AVE	MYRDAHL,GARRY L AND VIVIAN A TRS	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	6	6	2	1	3	0
780	5779-003-034	404 S 1ST AVE	FU WAH YU AND	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	6	6	2	1	3	0
780	5779-003-033	406 S 1ST AVE	406 S FIRST AVE ASSOCIATES LLC	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	6	6	2	1	3	0
781	5779-011-018	501 S 1ST AVE	GOURLEY,ROBERT D TR	MU	MU	No	No	No	0	0.3	Yes	24	40	Mixed-Use Upzone	13	13	3	1	9	0
781	5779-011-017	511 S 1ST AVE	YIP,ALVIN AND	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
782	5779-010-033	500 S 1ST AVE	UNIVERSAL FUNERAL CHAPEL LLC	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
782	5779-010-032	506 S 1ST AVE	UNIVERSAL FUNERAL CHAPEL LLC	MU	MU	No	Yes	Yes	1	0.3	Yes	24	40	Mixed-Use Upzone	12	11	3	1	7	0
782	5779-010-031	116 ELDORADO ST	0	0	0	0	0	0	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
783	5779-011-016	515 S 1ST AVE	WU,FRANK C AND TRACY S	MU	MU	No	No	No	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
783	5779-011-015	519 S 1ST AVE	JAY AND DEE INVESTMENTS LLC	MU	MU	No	No	No	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
783	5779-011-014	523 S 1ST AVE	FIRST ARCADIA LLC	MU	MU	No	Yes	Yes	1	0.2	Yes	24	40	Mixed-Use Upzone	6	5	1	1	3	0
784	5779-010-003	512 S 1ST AVE	GARCIA,EDWARD G AND BEATRICE TRS	MU	MU	No	No	No	0	0.1	Yes	24	40	Mixed-Use Upzone	3	3	1	0	2	0
784	5779-010-002	516 S 1ST AVE	1045 FTL PROPERTIES LLC	MU	MU	No	No	No	0	0.1	Yes	24	40	Mixed-Use Upzone	3	3	1	0	2	0
784	5779-010-001	518 S 1ST AVE	CRUPI,ROCCO F CO TR	MU	MU	No	No	No	0	0.3	Yes	24	40	Mixed-Use Upzone	12	12	3	1	8	0
785	5779-012-017	601 S 1ST AVE	ARCADIA BOARD OF REALTORS	MU	MU	No	No	No	1	0.3	No	24	40	Mixed-Use Upzone	13	12	3	1	8	0
785	5779-012-016	611 S 1ST AVE	PATEL,DILIP S AND SHARDA D TRS	MU	MU	No	Yes	Yes	0	0.2	Yes	24	40	Mixed-Use Upzone	7	7	2	1	4	0
786	5779-014-020	803 S 1ST AVE	LEE,NANCY	MU	MU	No	Yes	Yes	1	0.2	No	0	40	Mixed-Use Upzone	6	5	1	1	3	0

786	5779-014-021	805 S 1ST AVE	LEE,NANCY	MU	MU	No	Yes	Yes	1	0.1	No	0	40	Mixed-Use Upzone	5	4	1	0	3	0
786	5779-014-033	815 S 1ST AVE	KOEPER,KEVIN J TR ET AL	MU	MU	No	No	No	0	0.3	No	0	40	Mixed-Use Upzone	10	10	3	1	6	0
786	5779-014-018	817 S 1ST AVE	MINADEO,ANTHONY AND WENDE TRS	MU	MU	No	No	No	0	0.1	No	0	40	Mixed-Use Upzone	5	5	1	1	3	0
786	5779-014-019	823 S 1ST AVE	MULLER INVESTMENTS LLC	MU	MU	No	No	No	1	0.2	No	0	40	Mixed-Use Upzone	6	5	1	1	3	0
787	5779-016-006	816 S 1ST AVE	WANG,QING H	MU	MU	No	Yes	Yes	1	0.2	No	0	40	Mixed-Use Upzone	6	5	1	1	3	0
787	5779-016-005	820 S 1ST AVE	KU,LEMUEL AND CATHY	MU	MU	No	Yes	Yes	0	0.1	No	0	40	Mixed-Use Upzone	5	5	1	1	3	0
787	5779-016-004	824 S 1ST AVE	HILDRETH,BRUCE AND SONNIE	MU	MU	No	Yes	Yes	0	0.1	No	0	40	Mixed-Use Upzone	5	5	1	1	3	0
790	8573-001-001	174 W LIVE OAK AVE	GOLDIN,STEVEN W TR	C-M	C/LI	No	No	No	0	0.2	No	0	48	Live Oak Residential Flex Overlay (1)	11	11	3	1	7	0
790	8573-001-004	166 W LIVE OAK AVE	GOLDIN,STEVEN W TR	C-M	C/LI	No	No	No	0	0.2	No	0	48	Live Oak Residential Flex Overlay (1)	7	7	2	1	4	0
790	8573-001-005	164 W LIVE OAK AVE	LIU,SHINN C AND	C-M	C/LI	No	No	No	0	0.2	No	0	48	Live Oak Residential Flex Overlay (1)	7	7	2	1	4	0
790	8573-001-006	158 W LIVE OAK AVE	NOCERO,JOHN R AND CHRISTINE TRS	C-M	C/LI	No	No	No	0	0.1	No	0	48	Live Oak Residential Flex Overlay (1)	7	7	2	1	4	0
790	8573-001-007	154 W LIVE OAK AVE	ALEXANDER,SAM A AND MARY F TRS	C-M	C/LI	No	No	No	0	0.1	No	0	48	Live Oak Residential Flex Overlay (1)	6	6	2	1	3	0
790	8573-001-026	170 W LIVE OAK AVE	GOLDIN,STEVEN W TR	C-M	C/LI	No	No	No	0	0.1	No	0	48	Live Oak Residential Flex Overlay (1)	7	7	2	1	4	0
791	8573-013-044	88 W LIVE OAK AVE	ERICAL LLC	C-M	C/LI	No	No	No	0	0.2	No	0	48	Live Oak Residential Flex Overlay (1)	11	11	3	1	7	0
791	8573-013-045	84 W LIVE OAK AVE	ARELLANO,SAMUEL M AND LOLA F TRS	C-M	C/LI	No	No	No	0	0.1	No	0	48	Live Oak Residential Flex Overlay (1)	6	6	2	1	3	0
791	8573-013-047	80 W LIVE OAK AVE	GLOBAL SKYLINE INVESTMENT GROUP	C-M	C/LI	No	No	No	0	0.3	No	0	48	Live Oak Residential Flex Overlay (1)	15	15	4	2	9	0
791	8573-013-048	68 W LIVE OAK AVE	POCHAN,CHU AND	C-M	C/LI	No	No	No	0	0.2	No	0	48	Live Oak Residential Flex Overlay (1)	7	7	2	1	4	0
792	5789-021-013	111 E LIVE OAK AVE	KELLY,DAVID L AND JEAN R TRS	C-O	C	No	No	No	0	0.5	No	0	40	Live Oak Residential Flex Overlay (2)	19	19	5	2	12	0
792	5789-021-019	67 E LIVE OAK AVE	CHU,FRANKT Y AND LINDA C J TRS	C-O	C	No	No	No	0	0.3	No	0	40	Live Oak Residential Flex Overlay (2)	12	12	3	1	8	0
793	8573-024-001	100 E LIVE OAK AVE	B AND W XU LLC	MU	MU	No	No	No	1	0.4	No	0	40	Mixed-Use Upzone	16	15	4	2	9	0
793	8573-024-002	108 E LIVE OAK AVE	LIVE OAK DEVELOPMENT I LLC	MU	MU	No	Yes	Yes	0	0.2	No	0	40	Mixed-Use Upzone	8	8	2	1	5	0
793	8573-024-003	114 E LIVE OAK AVE	CHOU,DEE TR	MU	MU	No	Yes	Yes	0	0.2	No	0	40	Mixed-Use Upzone	7	7	2	1	4	0
793	8573-024-004	118 E LIVE OAK AVE	WORTHY,PARKER JR AND RUTH TRS	MU	MU	No	Yes	Yes	0	0.2	No	0	40	Mixed-Use Upzone	8	8	2	1	5	0
794	5790-027-030	211 E LIVE OAK AVE	LIANG,GARY	C-G	C	No	No	No	0	0.2	No	0	40	Live Oak Residential Flex Overlay (2)	8	8	2	1	5	0
794	5790-027-034	2nd and Live Oak Ave	201 E LIVE OAK COMPANY INC	C-G	C	Yes	No	No	0	0.4	No	0	40	Live Oak Residential Flex Overlay (2)	14	14	4	1	9	0
795	5790-028-028	325 E LIVE OAK AVE	ONUBBY LLC	C-G	C	No	No	No	0	0.5	No	0	40	Live Oak Residential Flex Overlay (2)	19	19	5	2	12	0
795	5790-028-032	303 E LIVE OAK AVE	YEUNG,AMELIA S TR	C-G	C	No	No	No	0	0.3	No	0	40	Live Oak Residential Flex Overlay (2)	10	10	3	1	6	0
795	5790-028-033	311 E LIVE OAK AVE	SABATELLA,VERA A TR	C-G	C	No	No	No	0	0.2	No	0	40	Live Oak Residential Flex Overlay (2)	9	9	2	1	6	0
274	5771-021-017	143 E FOOTHILL BLVD	PAUL REVERE LIFE INSURANCE CO	C-G	C	No	No	No	0	0.7	Yes	24	24	Focus Area	16	16	4	2	10	This parcel contains a fast food restaurant and parking lot in a strip mall that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
275	5770-009-026	5 W FOOTHILL BLVD	NAHAS,OHANES J	C-G	C	No	No	No	0	0.7	Yes	24	24	Focus Area	16	16	4	2	10	This parcel contains a mini market and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
276	5772-001-007	50 E FOOTHILL BLVD	AC FOOTHILL LLC	C-G	C	No	No	No	0	0.7	Yes	0	24	Focus Area	16	16	4	2	10	This parcel contains commercial office space and structured parking that are feasible for housing infill development and/or conversion. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
277	5775-011-030	250 W COLORADO BLVD	NARRAMORE CHRISTIAN FOUNDATION	C-G	C 1.0	No	No	No	0	0.7	Yes	24	24	Focus Area	16	16	4	2	10	This parcel contains a stand-alone commercial office building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.

278	5778-001-103	850 S BALDWIN AVE	CAPITAL SUN INVESTMENT LLC	C-G	C	No	No	No	0	0.7	Yes	24	24	Focus Area	16	16	4	2	10	This parcel contains a parking lot that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
279	5775-021-037	41 W SANTA CLARA ST	DEMETRIADES,STERGE AND ANNA TRS	C-G	C 1.0	No	No	No	0	0.7	Yes	24	24	Focus Area	16	16	4	2	10	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
280	5787-024-036	601 LAS TUNAS DR	601 LAS TUNAS LLC	C-G	C	No	No	No	0	0.7	No	0	24	Focus Area	16	16	4	2	10	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
281	5772-001-006	54 E FOOTHILL BLVD	KKW INVESTMENTS LLC	C-G	C	No	No	No	0	0.7	Yes	0	24	Focus Area	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
282	5783-008-045	1107 S BALDWIN AVE	SINGPOLI INVESTMENT LLC	C-G	C	No	No	No	0	0.7	No	0	24	Focus Area	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
283	5783-008-030	747 W DUARTE RD	PME INVESTMENT LLC	C-G	C	Yes	No	No	0	0.7	No	0	24	Focus Area	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
284	5772-001-022	1000 N SANTA ANITA AVE	CHOI,HELEN R TR	C-G	C	No	No	No	0	0.7	Yes	0	24	Focus Area	17	17	4	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
285	5784-001-020	1440 S BALDWIN AVE	MEILOON PLUS LLC	C-G	C	No	No	No	0	0.8	No	0	24	Focus Area	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
286	5383-035-019	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.8	Yes	24	24	Focus Area	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
287	5778-007-014	623 W DUARTE RD	623 WEST DUARTE ROAD LLC	C-G	C	No	No	No	0	0.8	Yes	24	24	Focus Area	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
288	5783-008-031	753 W DUARTE RD	STARNES INVESTMENT COMPANY LLC	C-G	C	No	No	No	0	0.8	No	0	24	Focus Area	18	18	5	2	11	This parcel contains a medium-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
289	5383-035-035	729 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.8	Yes	24	24	Focus Area	18	18	5	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
290	5383-035-028	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.8	Yes	24	24	Focus Area	19	19	5	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
291	5778-007-001	1038 S BALDWIN AVE	TRIPOD PROPERTY LLC	C-G	C	No	No	No	0	0.8	Yes	24	24	Focus Area	20	20	5	2	13	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
292	5783-008-049	711 W DUARTE RD	HSU AND MIAO LLC	C-G	C	No	No	No	0	0.8	No	0	24	Focus Area	20	20	5	2	13	This parcel contains a medium-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
293	5383-035-034	0	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	24	24	Focus Area	20	20	5	2	13	This parcel contains strip mall -style restaurants and a parking lot with propensity to redevelop as housing.

294	5784-003-027	650 W DUARTE RD	M AND H CAPITAL INC AND	C-G	C	No	No	No	0	0.9	No	0	24	Focus Area	21	21	5	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
295	5383-035-031	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	24	24	Focus Area	21	21	5	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
296	5784-003-025	632 W DUARTE RD	M AND H CAPITAL INC AND	C-G	C	No	No	No	0	0.9	No	0	24	Focus Area	21	21	5	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
297	5383-035-030	720 W DUARTE RD	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	24	24	Focus Area	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
298	5783-013-032	855 S BALDWIN AVE	LEWIS PROPERTIES INC	C-G	C	No	No	No	0	0.9	No	0	24	Focus Area	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
299	5383-035-026	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	0.9	Yes	24	24	Focus Area	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
300	8587-033-021	9974 LAS TUNAS DR	L AND J INVESTMENT CO	C-G	C	No	No	No	0	1	No	0	24	Focus Area	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
301	8586-001-027	556 LAS TUNAS DR	SIEN,RICHARD AND GRACE TRS ET AL	C-G	C	No	No	No	0	1	No	0	24	Focus Area	22	22	6	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
302	5771-028-024	317 E FOOTHILL BLVD	WEN REN LLC	C-G	C	No	No	No	0	1	Yes	24	24	Focus Area	23	23	6	2	15	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
303	5771-028-037	211 E FOOTHILL BLVD	RALPHS GROCERY CO	C-G	C	No	No	No	0	1.1	Yes	24	24	Focus Area	25	25	6	3	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
304	5775-023-015	101 W HUNTINGTON DR	FRANDSON,CHARLES L TR	C-G	C 1.0	No	No	No	0	1.1	Yes	24	24	Focus Area	25	25	6	3	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
305	5383-035-025	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.1	Yes	24	24	Focus Area	27	27	7	3	17	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
306	5383-038-021	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.2	Yes	24	24	Focus Area	28	28	7	3	18	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
307	5775-011-002	275 COLORADO PL	SANTA ANITA CHURCH	C-G	C 1.0	No	No	No	0	1.2	Yes	24	24	Focus Area	29	29	7	3	19	This parcel contains low-medium density residential buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
308	5781-005-002	8 E DUARTE RD	DAQUINO PROPERTIES LLC	C-G	C	No	No	No	0	1.2	No	0	24	Focus Area	29	29	7	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.

309	5383-031-034	1423 S BALDWIN AVE	ROSEWOOD INVESTMENT OF ARCADIA	C-G	C	No	No	No	0	1.3	Yes	24	24	Focus Area	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
310	8587-033-020	9950 LAS TUNAS DR	L AND J INVESTMENT CO	C-G	C	No	No	No	0	1.3	No	0	24	Focus Area	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
311	5771-028-053	245 E FOOTHILL BLVD	ARCADIA BURGE LLC	C-G	C	No	No	No	0	1.3	Yes	0	24	Focus Area	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
312	5771-028-038	211 E FOOTHILL BLVD	RALPHS GROCERY CO	C-G	C	No	No	No	0	1.3	Yes	24	24	Focus Area	30	30	8	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
313	5775-011-032	201 COLORADO PL	CALIF THOROUGHBRED BREEDERS ASSN	C-G	C 1.0	No	No	No	0	1.3	Yes	24	24	Focus Area	31	31	8	3	20	This parcel contains a low-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
314	5781-006-049	130 E DUARTE RD	99 CENTS ONLY STORES	C-G	C	No	No	No	0	1.3	No	0	24	Focus Area	31	31	8	3	20	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
315	5778-006-010	1020 S BALDWIN AVE	WASHE LLC	C-G	C	No	No	No	0	1.4	Yes	24	24	Focus Area	32	32	8	3	21	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
316	5772-001-028	20 E FOOTHILL BLVD	UNITED CAPITAL INVESTMENT GROUP	C-G	C	No	No	No	0	1.4	Yes	0	24	Focus Area	33	33	8	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
317	5383-035-029	1201 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.4	Yes	24	24	Focus Area	33	33	8	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
318	5383-038-027	1325 S BALDWIN AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	1.4	Yes	24	24	Focus Area	34	34	9	3	22	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
319	5783-010-056	700 W HUNTINGTON DR	GREAT WESTERN SAVING AND LOAN	C-G	C	No	No	No	0	1.5	No	0	24	Focus Area	36	36	9	4	23	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
320	8586-001-009	610 LAS TUNAS DR	PIC N SAVE OF CALIF INC	C-G	C	No	No	No	0	1.6	No	0	24	Focus Area	39	39	10	4	25	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
321	5784-003-026	638 W DUARTE RD	M AND H CAPITAL INC AND	C-G	C	No	No	No	0	1.7	No	0	24	Focus Area	41	41	10	4	27	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
322	5784-003-043	624 DUARTE RD	624 MEDICAL CENTER	C-G	C	No	No	No	0	2	No	0	24	Focus Area	47	47	12	5	30	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
323	5778-007-029	1104 S BALDWIN AVE	SOO PROPERTIES LLC	C-G	C	No	No	No	0	2.2	Yes	24	24	Focus Area	53	53	13	5	35	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.

324	5383-035-024	745 W NAOMI AVE	BALDWIN ARCADIA CENTER LP	C-G	C	No	No	No	0	2.4	Yes	24	24	Focus Area	58	58	15	6	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
325	5778-007-010	627 W DUARTE RD	KJR EASTERN ENTERPRISES INC AND	C-G	C	No	No	No	0	2.4	Yes	24	24	Focus Area	58	58	15	6	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
326	5383-035-014	838 W DUARTE RD	LINKWORLD PROPERTIES LLC	C-G	C	No	No	No	0	2.6	Yes	24	24	Focus Area	61	61	15	6	40	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
327	5383-035-015	838 W DUARTE RD	LINKWORLD PROPERTIES LLC	C-G	C	No	No	No	0	2.9	Yes	24	24	Focus Area	69	69	17	7	45	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.
328	5775-011-016	226 W COLORADO BLVD	SANTA ANITA CHURCH	C-G	C 1.0	No	No	No	0	4.9	Yes	24	24	Focus Area	117	117	29	12	76	This parcel contain church and school buildings as well as a parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.

CITY OF
ARCADIA

Technical Background Report
Appendix B
Community Engagement Summary









Appendix B: Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A summary of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Arcadia has conducted extensive public outreach activities beginning in March of 2021. These recent outreach efforts included Community Workshops, an online community survey, digital media and engagement, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: https://www.ArcadiaCA.gov/housing.

Outreach for the 6th Cycle Housing Element to the Arcadia community, includes the following actions:

- **Housing Element Update Website –** The City developed a website to keep the community informed of the process, which can be accessed at https://www.ArcadiaCA.gov/housing. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as City contact information for residents and community members to send additional comments or request additional information.
- **Community Workshop #1 - Informational Video and Presentation –** In June, 2021, t~~T~~he City developed an outreach presentation and Staff informational videos to ~~get a better~~provide an overview of the RHNA process, the tentative schedule of the Housing Element Update and information on ~~understating of the RHNA process, and get informed about~~ future opportunities for community participation. The outreach presentation video was provided in English and Chinese. Both videos were made available on the City's Housing Element Update Website, which can be accessed at https://www.ArcadiaCA.gov/housing, The Staff information videos were also made available at https://vimeo.com/561008905.
- **Online Community Survey –** From June 14, 2021 to August 6, 2021 the City of Arcadia launched an online community survey to gather feedback regarding the Housing Element Update. There was a total of 759 persons that participated in the survey. Participants were asked to consider potential policies and programs to include in the Housing Element. A postcard with information on the Housing Element Update and a link to the Community Survey was mailed to all property owners and residential tenants in the City; Residential tenants were included in the mailing in order to encourage public participation from all residents with a potential interest in housing issues in the community. The postcard was also made available at four separate public counters citywide to make information on the survey accessible to any resident visiting a City facility.
- ~~**Community Workshop #1**- The City held a Community Workshop on June 14, 2021. During the workshop, the project team provided a presentation with an overview of and the tentative schedule of drafting the Housing Element. Community members were also presented with an opportunity to participate in an Online Community Survey (referenced above).~~
- **Community Workshop #2-** The City held a Community Workshop on September 23, 2021. During the workshop, the project team provided a presentation with an overview of the Housing Element and the process to date. Residents were also presented with information about how the City planned to achieve its RHNA. Community members had the opportunity to give public comments and respond to questions during the presentation. In total, 65 community members were in attendance. Workshop attendees

were also provided the option of live Chinese translation, and meeting presentations were made available on the City's Housing Element Update website in both English and Chinese.

- **Social Media and City ~~Newsletters~~ Publications** – The City posted information related to the housing element website and advertised community workshop information through the Spring and Summer City newsletter, ~~-~~mailed to all residents, posted to the City's website, and to the City's social media channels. The City posted on four social media platforms in order to reach the widest audience possible. Articles on the Housing Element Update were also included in the 2021 March, April, May, August, and September "Hot Sheet" - a monthly publication mailed with City water bills that includes timely information on activities in Arcadia.
- **Public Comments** – Through the update process, the City received one inquiry on the Draft Housing Element. T~~t~~he City formally solicited input for the Public Review Draft of the Housing Element through various platforms from September 30 through November 1.~~attempted to provide various forms of feedback for public comment. As previously mentioned, the~~ The Public Review Draft was posted on the City's website and advertised on four different social media platforms. ~~City posted on four different social platforms and provided live opportunities for members of the community to respond.~~ No comments were received despite the outreach efforts made by the City throughout the ~~planning period~~Public Review Draft comment period. ~~received a variety of comments and input from the public. Public participation and feedback help to guide the development of the Housing Element, all public comments received by the Housing Element update team are compiled in this appendix.~~

~~**[Section will continue to be updated as we proceed through the planning process]**~~

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

1. Housing Element Update Website

The City developed a website to keep the community informed of the process, which can be accessed at https://www.ArcadiaCA.gov/housing. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as City contact information for residents and community members to send additional comments or request additional information.

Housing Element Update



The City of Arcadia is updating the Housing Element for the years 2021 to 2029. The Housing Element is a state-required policy document that plans for current and future housing needs within Arcadia. It identifies strategies for expanding housing opportunities and services for all household types and income groups and provides policy guidance for local decision-making related to housing.

NOTE: The Housing Element Update Project is **NOT** to be confused with the Tiny Shelter Project related to homelessness in Arcadia. That is a **SEPARATE** process that will occur outside of the Housing Element Update. For more information on the Tiny Shelter Project or homelessness in general, please see **ArcadiaCA.gov/tinyshelters.**

Housing Element Update Virtual Community Workshop

The Housing Element Update Community Workshop took place virtually on Thursday, September 23, 2021 at 6:00 p.m.. At this meeting, participants learned about the Housing Element Update process and the City's progress to date, heard an overview of the community survey results, and learned about potential strategies to accommodate the new housing units required by the State through the Regional Housing Needs Assessment (RHNA). The meeting was presented in English and Mandarin Chinese. A recording of the Workshop and a copy of the presentation are available below:

Virtual Community Workshop Presentation- Thursday, September 23, 2021

Workshop Video - English

Housing Element Update Community Workshop - 9/23/21

from **City of Arcadia**

1:57:48

Workshop Video - Chinese

Housing Element Update Community Workshop - 9/23/21 (Chinese)

from **City of Arcadia**

1:53:43

Meeting Invitations

View flyer



View flyer - Chinese



Community Survey Summary

The City released a Community Survey related to the Housing Element Update on June 14, 2021 and over 700 responses were received. An initial summary of the survey results is available below. The survey results in their entirety will be included in the Draft Housing Element.

Housing Element Update Community Survey Summary

What is the Housing Element?

The Housing Element is one of the 8 required Elements of the City's General Plan. The General Plan establishes long-range planning and policy in the City for land use and community design, economic development, circulation and infrastructure, resource sustainability, parks, recreation, and community resources, safety, noise, and housing. While the General Plan is a 25 year Plan, State law requires the Housing Element to be updated every eight years. The City is currently updating its Housing Element for the 2021-2029 period. A major component of this update is the 6th Cycle Regional Housing Needs Assessment ("RHNA"), in which the State estimates each region's housing needs for all income groups.

Informational Video and Presentation

Community outreach and participation is an important part of the Housing Element Update process. In an effort to keep the community informed, the City has prepared an outreach presentation, and informational videos by staff. To learn more about the Housing Element

Update process, get a better understating of the RHNA process, and get informed about future opportunities for community participation, please view the videos below. The outreach presentation is available in English and Chinese at the links below.

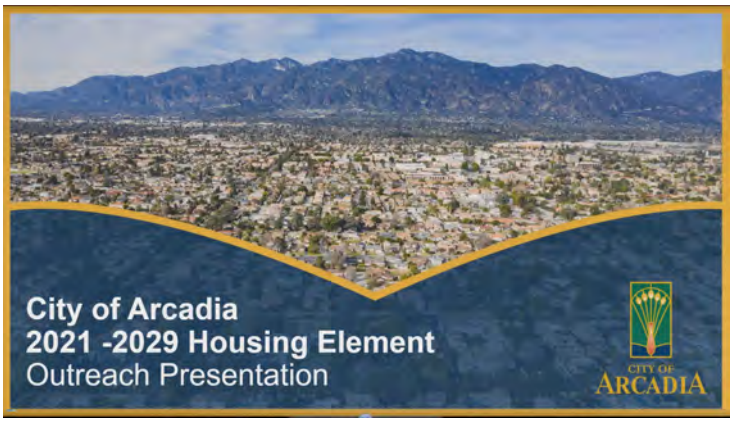
Introduction to the Housing Element Update (June 2021)

from **City of Arcadia**

01:54

Housing Element Presentation - English

Housing Element Presentation - Chinese





Public Involvement

We want to hear from you! Relevant documents, public meeting notices, and other resources will be posted here, check back often. Email us at Planning@ArcadiaCA.gov, or sign up using the form at the bottom of this page, if you would like to be added to our mailing list for information and updates regarding the Housing Element Update.

What is RHNA?

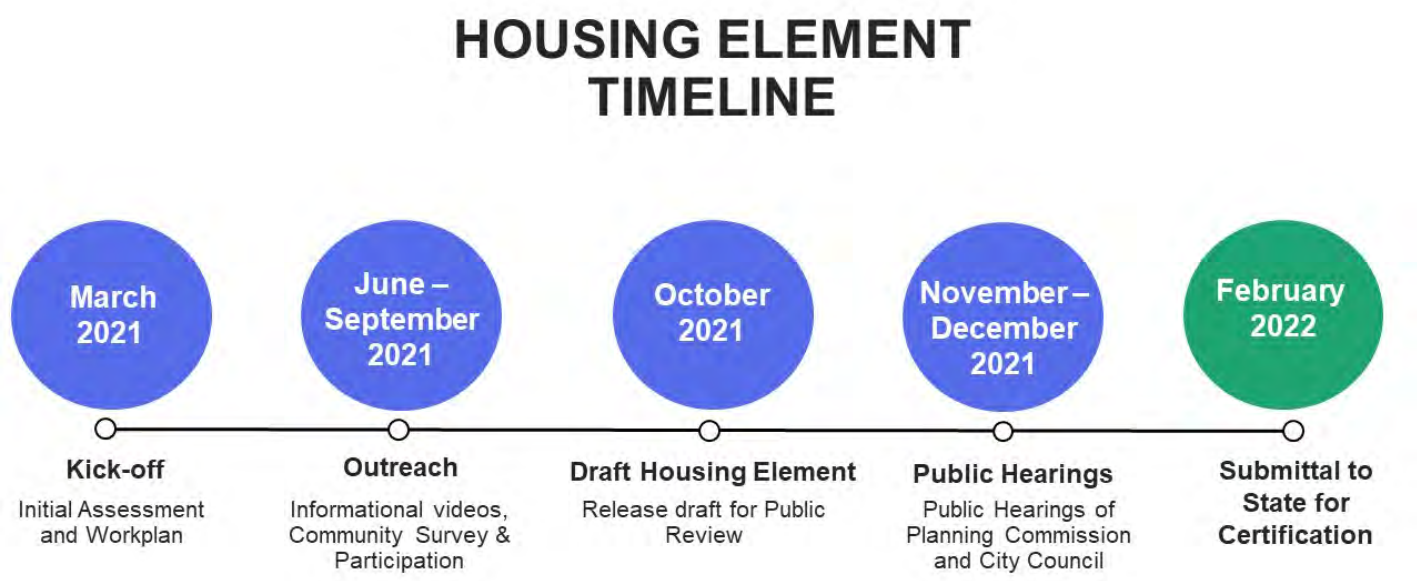
The Regional Housing Needs Assessment ("RHNA") is a part of the State's housing element law that determines the projected and existing housing needs for each jurisdiction in the State. In its Housing Element, the City must demonstrate to the State that there are no unnecessary barriers to the housing approval process in order to meet the RHNA allocation for the City.

On March 4, 2021, the Southern California Association of Governments ("SCAG") released its final draft allocation of housing units for each jurisdiction in its region, which can be found here. The City has received a final draft allocation of 3,214 new units for this upcoming planning period. Additional information on RHNA can be found at SCAG and at California Department of Housing and Community Development (HCD).



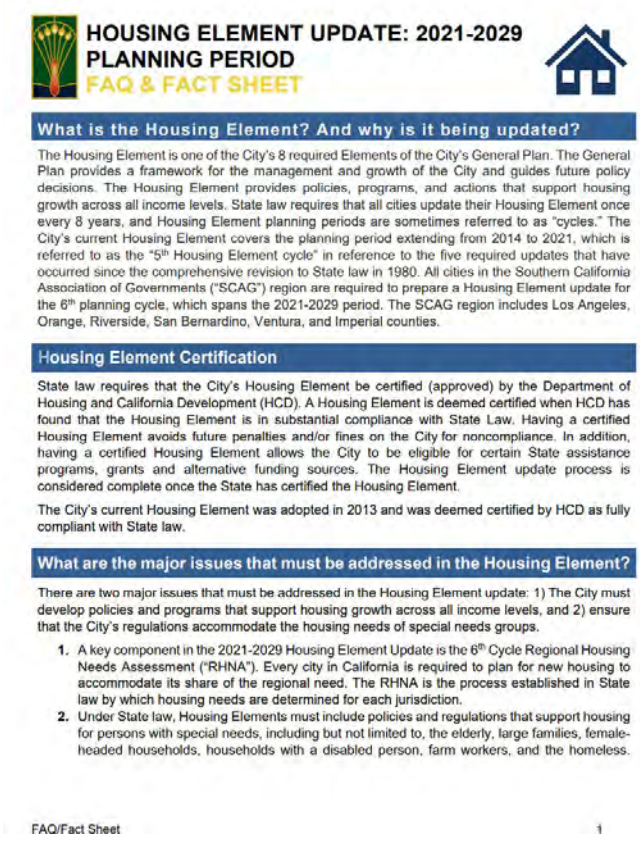
The City of Arcadia has been allocated a **RHNA of 3,214 total housing units** with the following income breakdown:

- 1,102 very-low income units;
- 570 low income units;
- 605 moderate income units; and
- 937 above-moderate income units.



Additional Documents

Housing Types - Definitions
Frequently Asked Questions (FAQ)



HOUSING ELEMENT UPDATE: 2021-2029 PLANNING PERIOD
FAQ & FACT SHEET

What is the Housing Element? And why is it being updated?

The Housing Element is one of the City's 8 required Elements of the City's General Plan. The General Plan provides a framework for the management and growth of the City and guides future policy decisions. The Housing Element provides policies, programs, and actions that support housing growth across all income levels. State law requires that all cities update their Housing Element once every 8 years, and Housing Element planning periods are sometimes referred to as "cycles." The City's current Housing Element covers the planning period extending from 2014 to 2021, which is referred to as the "5th Housing Element cycle" in reference to the five required updates that have occurred since the comprehensive revision to State law in 1980. All cities in the Southern California Association of Governments ("SCAG") region are required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties.

Housing Element Certification

State law requires that the City's Housing Element be certified (approved) by the Department of Housing and California Development (HCD). A Housing Element is deemed certified when HCD has found that the Housing Element is in substantial compliance with State Law. Having a certified Housing Element avoids future penalties and/or fines on the City for noncompliance. In addition, having a certified Housing Element allows the City to be eligible for certain State assistance programs, grants and alternative funding sources. The Housing Element update process is considered complete once the State has certified the Housing Element.

The City's current Housing Element was adopted in 2013 and was deemed certified by HCD as fully compliant with State law.

What are the major issues that must be addressed in the Housing Element?

There are two major issues that must be addressed in the Housing Element update: 1) The City must develop policies and programs that support housing growth across all income levels, and 2) ensure that the City's regulations accommodate the housing needs of special needs groups.

1. A key component in the 2021-2029 Housing Element Update is the 6th Cycle Regional Housing Needs Assessment ("RHNA"). Every city in California is required to plan for new housing to accommodate its share of the regional need. The RHNA is the process established in State law by which housing needs are determined for each jurisdiction.
2. Under State law, Housing Elements must include policies and regulations that support housing for persons with special needs, including but not limited to, the elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

FAQ/Fact Sheet 1

Sign Up For Email Updates

Please enter your name and email address below to be added to our mailing list.

Your First Name*

Your Last Name*

Email*

I'm not a robot

reCAPTCHA
Privacy - Terms

Submit

Questions? Contact Us!

Do you have questions about the Housing Element? Do you want more information on ways you can participate? Please contact us below:

Development Services Department

Planning Services

(626) 574-5423

Planning@ArcadiaCA.gov

Housing Types Definitions

- **Single-Family Home**: a structure maintained and used as a single dwelling unit and occupied by a single household.

- **Multi-Family Home**: a single building that's set up to accommodate more than one household living separately.

- **Senior Housing:** housing intended and operated for occupancy by at least one person 55 years of age or older per unit.

- **Condominium/Townhome**: a multi-story house in a modern housing development which is attached to one or more similar houses by shared walls.

- **Accessory Dwelling Unit**: a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.

- **Transitional Housing:** a short-term stay when an individual or household is either waiting to secure permanent housing or has secured permanent housing that is not immediately available.

- **Mixed-Use Housing**: Development projects may be classified as "mixed-use" if they provide more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing, office, retail, medical, recreational, commercial, or industrial components. Housing units may be located vertically above another use, or horizontally next to another use.

- **Workforce Housing**: Housing that is affordable to private and public sector workers with incomes at or below that of teachers and public safety workers.

2. Community Workshop #1 – Informational Video and Presentation

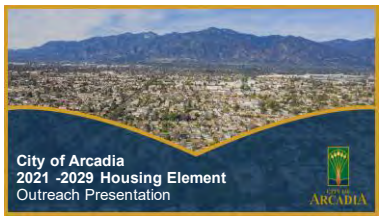
In ~~May~~ June 2021, the City posted a virtual community workshop online. The workshop included a recorded presentation informing the public of the Housing Element Update, including an overview of the Housing Element, the Regional Housing Needs Assessment and the update process and timeline. The presentation also provided information regarding an online survey, developed by the City to solicit feedback from the community. The presentation is available for viewing by the public in English and with Chinese content and subtitles on the City's website at: https://www.ArcadiaCA.gov/housing.

City of Arcadia, CA
arcadiaca.gov/shape/development_services_department/planning___zoning/housing_element_update.php
Apps (CEQA book) 2021... (AQ) Southern Calif... (Minerals Map)Dep... (Farmland) DLRP Im... (Farm and Well) De... (Fire FHSZ) Welcom... (Soil Survey)SoilWe... Reading list

Informational Video and Presentation

Community outreach and participation is an important part of the Housing Element Update process. In an effort to keep the community informed, the City has prepared an outreach presentation, and informational videos by staff. To learn more about the Housing Element Update process, get a better understating of the RHNA process, and get informed about future opportunities for community participation, please view the videos below. The outreach presentation is available in English and Chinese at the links below.





1

Agenda

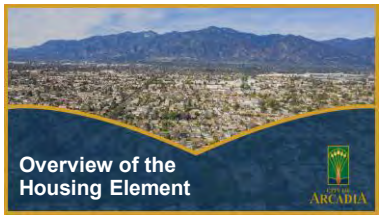
I. Goals of the Presentation
II. What is a Housing Element?
III. Overview of Regional Housing Needs Assessment (RHNA) Process
IV. Housing Element Update Process
V. Opportunities for Community Engagement

2

Goals of the Presentation

- Provide the community with a deeper understanding of:
  - ✓What the Housing Element is
  - ✓Why the City is Updating the Housing Element
- Engage the community about how to:
  - ✓Provide direction for the Housing Element's policies
  - ✓Guide the City of Arcadia's future housing goals
- Provide information on additional opportunities for continued engagement

3



4

What is the Housing Element?

- Required Element of the Arcadia General Plan
- Assesses the City's existing and future housing needs
- Identifies existing and future housing growth needs for all economic segments of the community
- Expresses goals, policies, programs, and quantified objectives to guide current future housing needs for all incomes in Arcadia
- Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with state laws

5

Housing Element Contents

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Arcadia's RHNA allocation
- Policies, programs and objectives to support the City's housing goals



6

Why are Housing Elements Updated?

- State law requires Housing Elements be updated every 8 years
- Demonstrates Arcadia's ability to meet current and future housing needs
- Provides opportunities for the community to participate in the planning process
- Creates eligibility for funding opportunities



7

A "Certified" Housing Element

What does it mean to have a "Certified" Housing Element?
- Reviewed for compliance with state laws by Department of Housing and Community Development (HCD)
- Demonstrates the City is compliant with applicable State laws

Benefits of Certification
- Eligibility for State-sponsored assistance programs
  - Eligibility for grants and alternative funding sources
- Avoids state-mandated fines or penalties for non-compliance

8



9

What is RHNA?

- Foundation for the Housing Element Update Process
- Projects growth at a state, regional, and local housing level
- Quantifies housing need, by income category for each County and City in California
- Based on current and projected population, employment and household growth

10

How is the RHNA Allocation Determined?

Department of Housing and Community Development (HCD)
HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments (SCAG)
SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions in Los Angeles County

City of Arcadia RHNA 2021-2029: 3,214 units

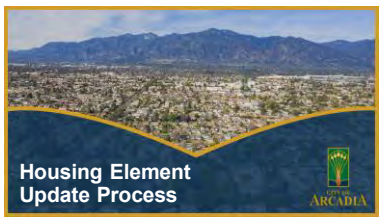
11

Arcadia 6th Cycle RHNA

Income Category	% of Median Family Income	Annual Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$38,650	1,102 units
Low Income	51 – 80% MFI	$38,651	$61,840	570 units
Moderate Income	81 – 120% MFI	$61,841	$92,760	605 units
Above Moderate Income	>120% MFI	$92,761	--	937 units
			Total:	**3,214 units**

*Each income category is defined as a range of household incomes that represents a percentage of the Median Family Income (MFI). The MFI for a family of four in Los Angeles County is $77,300.

12



13

What is Included in the Housing Element Update Process?

- Informational Online Presentation
- Online Community Survey
- Public Outreach
- Update of the City's demographic conditions
- Identification of adequate sites to accommodate growth
- Planning Commission and City Council Hearings

14

Tentative Project Schedule

Initiate March 2021
- Project Kick off
- Demographic analysis and update

Outreach June – August 2021
- Informational video
- Community survey
- Adequate sites analysis
- Continued community participation

Draft Housing Element September 2021
- Release draft for Public Review

Adopt February 2022
- Planning Commission & City Council Public hearings
- Submittal to Sate for certification

15



16

We Want Your Input

Provide your input and comments by taking a quick survey!

Go to: www.ArcadiaCA.gov/housing

Click the Online Community Survey link to begin.



17

How to Take the Survey

1. Click the link provided on the City's website using either your phone or a desktop/laptop.
2. Click "*Begin*" to start the survey.
3. Read carefully through all instructions and prompts.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!

18

How to Take the Survey

4. Respond to the provided prompts with your ideas and input.

5. Complete slide five and click "*Submit Final Questions*" to complete the survey and submit all responses.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!

19

19

Thank You!

Questions?

Please Contact
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov

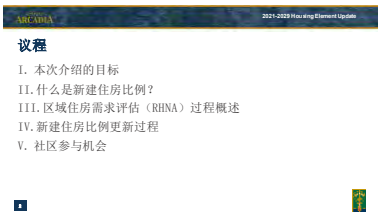
Or Visit the City's webpage at, www.ArcadiaCA.gov/housing

20

20


阿凯迪亚市
2021 – 2029年新建住房比例
宣传介绍
ARCADIA

1


2021-2029 Housing Element Update
议程
I. 本次介绍的目标
II. 什么是新建住房比例？
III. 区域住房需求评估（RHNA）过程概述
IV. 新建住房比例更新过程
V. 社区参与机会

2


2021-2029 Housing Element Update
本次介绍的目标
• 使社区对以下各项有更深入的了解：
✓什么是新建住房比例
✓为什么本市要更新新建住房比例
• 让社区了解如何：
✓为新建住房比例政策提供指导
✓指导阿凯迪亚市未来的住房目标
• 提供有关继续参与的其他机会的信息

3


新建住房比例概述
ARCADIA

4


2021-2029 Housing Element Update
什么是新建住房比例？
阿凯迪亚总体规划的规定要素
评估本市现有和未来的住房需求
确定社区不同收入类别的当前和未来住房增长需求
阐述目标、政策、计划和量化目标，以指导阿凯迪亚不同收入类别的当前和未来住房需求
需要州住房和社区发展部（HCD）的审查和认证，以符合州法律

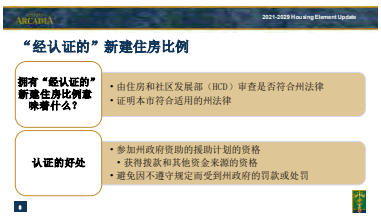
5


2021-2029 Housing Element Update
新建住房比例更新
• 人口和住房特征
• 分析住房制约因素和资源
• 评估当前采用的计划和政策
• 分析可能的开发用地以适应阿凯迪亚的RHNA分配
• 支持本市住房总体目标的政策、计划和具体目标

6


2021-2029 Housing Element Update
为什么要更新新建住房比例？
• 州法律要求每8年一次更新新建住房比例
• 展示阿凯迪亚满足当前和未来住房需求的能力
• 为社区提供参与规划过程的机会
• 达到获得资助的资格

7


2021-2029 Housing Element Update
“经认证的”新建住房比例
拥有“经认证的”新建住房比例意味着什么？
• 由住房和社区发展部（HCD）审查是否符合州法律
• 证明本市符合适用的州法律
认证的好处
• 参加州政府资助的援助计划的资格
• 获得拨款和其他资金来源的资格
• 避免因不遵守规定而受到州政府的罚款或处罚

8


区域住房需求评估（RHNA）
ARCADIA

9


2021-2029 Housing Element Update
什么是RHNA？
新建住房比例更新过程的基础
预测州、区域和地方各级的住房增长
根据加利福尼亚州每个县和市的不同收入类别量化住房需求
基于当前和预计的人口、就业和家庭增长
10


2021-2029 Housing Element Update
如何确定RHNA分配？
住房和社区发展部（HCD）
南加州政府协会（SCAG）
阿凯迪亚市RHNA 2021-2029：3,214套住房
11


2021-2029 Housing Element Update
阿凯迪亚第6个RHNA周期
收入类别
占家庭中位收入（MFI）百分比
年收入范围*
RHNA分配（住房套数）
最低
最高
极低收入 0 – 50% MFI — $38,650 1,102套住房
低收入 51 – 80% MFI $38,651 $61,840 570套住房
中等收入 81 – 120% MFI $61,841 $92,760 605套住房
较高收入 >120% MFI $92,761 — 937套住房
总计： 3,214套住房
12


新建住房比例更新过程
13


2021-2029 Housing Element Update
新建住房比例更新过程包括什么？
在线信息介绍
在线社区调查
社区宣传
更新本市的人口状况
确定适当的开发用地以适应增长
规划委员会和市议会听证会
14


2021-2029 Housing Element Update
项目暂定时间表
开始 3月
社区宣传 2021年6月至2021年8月
起草新总住房比例 2021年9月
采纳日期：2022年2月
15


我们需要了解您的意见！
16


2021-2029 Housing Element Update
我们需要了解您的意见
请回答一份简短的调查问卷，提出您的意见和建议！
请访问：
www.ArcadiaCA.gov/housing
点击在线社区调查问卷链接开始。
Housing Element Update
HOUSING ELEMENT UPDATE
17


2021-2029 Housing Element Update
如何参加调查
1. 使用您的手机或台式/笔记本电脑，点击市政府网站上提供的链接。
2. 点击“开始”即可开始回答问卷。
3. 仔细阅读所有说明和提示。
该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！
18


ARCADIA
2021-2029 Housing Element Update
如何参加调查
4. 根据提示表达您的想法和意见。
5. 完成第5页幻灯片，点击“提交最后的问题”，以便完成调查并提交全部回答。
该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！
18

19


ARCADIA
2021-2029 Housing Element Update
谢谢！
有问题吗？
请联系
规划服务部
(626) 574-5423
Planning@ArcadiaCA.gov
或访问市政府的网站：www.ArcadiaCA.gov/housing
20

20

3. Online Community Survey

This section contains an outline of the community survey and a summary of the survey results. The online community received 759 responses from the public.

On June 14, 2021, the City of Arcadia launched an online community survey to gather additional feedback regarding potential policies and programs, housing types, and housing opportunities to include in the Housing Element. The survey also solicited feedback regarding potential barriers or constraints to housing access and the development of housing. The survey was available in both English and Chinese. The survey was live through August 6, 2021 and was available on the City's webpage, https://www.ArcadiaCA.gov/housing. In order to engage a greater number of Arcadia residents, the City mailed an informational postcard with a link to the community survey to all property owners and residential tenants in the City. The postcard was also made available at four public counters citywide to ensure information on the survey was accessible to any residents visiting City facilities.

Community Survey

The City of Arcadia created an online community survey to gather information and feedback from the public about the housing needs, challenges, and opportunities. The feedback received through the survey will help direct the 2021 – 2029 Housing Element. The survey was made public on Monday, June 14, 2021 and remained open until Friday, August 6, 2021. The survey was offered in both English and Chinese and gathered information from a total of 759 participants (**Table 1-1**). Questions about affordable housing, accommodation of more housing units, housing challenges, and public housing experience were addressed. Additionally, participants mapped out potential housing areas and provided feedback on their vision for the future of Arcadia. The data collected from this survey will help the City in creating a Housing Element Update that accommodates current needs and ensures that future growth is met.

Table 1-1 Survey Participation	
English Survey Participants	616
Chinese Survey Participants	143
Total Participants	759

Slide 1: Welcome

The first slide of the survey provided background information about the Housing Element, the update process, as well as an overview of the purpose and goals of the survey.

Slide 2: Community Housing

The community housing survey slide consisted of the four main topics: affordable housing, accommodating more housing units, housing challenges, and your housing experience. Each of the four topic areas included a list of questions as well as a comment box for participants to share longer form thoughts.

Affordable Housing

The Affordable Housing section asked participants to select the housing types that would best accommodate future affordable needs. The following housing type options were offered:

- Single Family Homes
- Multi-Family Condos/Townhomes
- Multi-Family Apartments
- Mixed-Use Housing
- Senior Housing
- Transitional and Supportive Housing
- Accessory Dwelling Units
- Single Room Occupancy

Figures 1a and 1b below display participant's responses to the English and Chinese survey question respectively.

Figure 1a: Which housing types would best accommodate future affordable needs?

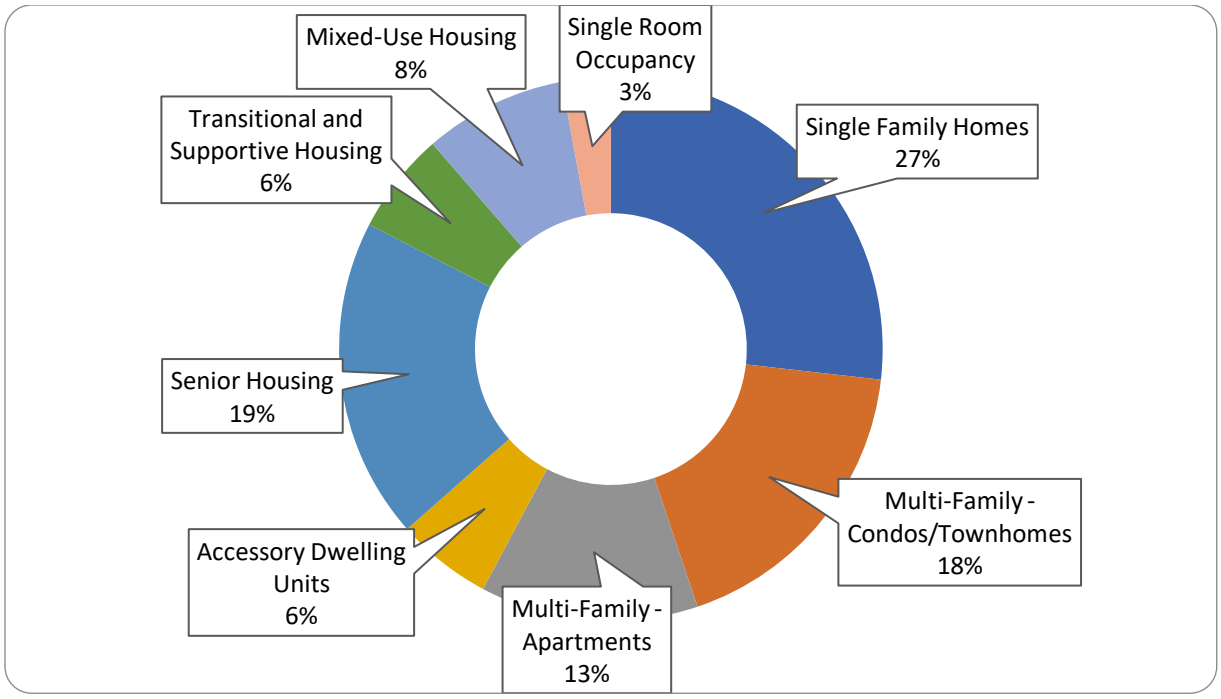
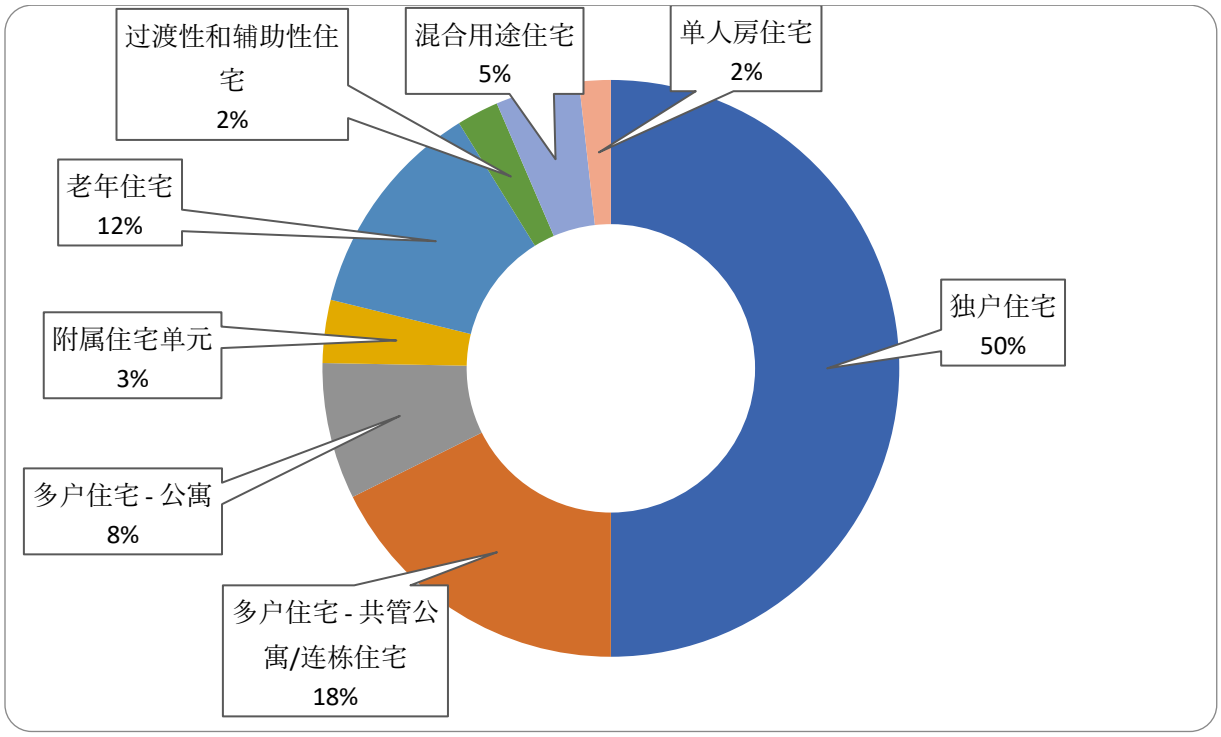


Figure 1b: 哪种住房类别最能满足未来的可负担需求?



There were 1,142 English survey participant responses and 170 Chinese survey participant responses. The housing types identified to best accommodate future affordable needs are as follows:

English Survey Responses

- Single-family housing was selected by 27 percent of participants,
- Senior housing was selected by 19 percent of participants,
- Multi-family condos or townhomes was selected by 18 percent of participants,
- Multi-family apartments were selected by 13 percent of participant,
- Mixed-use housing was selected by 8 percent of participants,
- Accessory dwelling units were selected by 6 percent of participants,
- Transitional and supportive housing was selected by 6 percent of participants, and
- Single room occupancy was selected by 3 percent of participants.

Chinese Survey Responses

- Single-family housing was selected by 50 percent of participants,
- Multi-family condos or townhomes was selected by 18 percent of participants,
- Senior housing was selected by 12 percent of participants,
- Multi-family apartments were selected by 8 percent of participant,
- Mixed-use housing was selected by 5 percent of participants,
- Accessory dwelling units were selected by 3 percent of participants,
- Transitional and supportive housing was selected by 2 percent of participants, and
- Single room occupancy was selected by 2 percent of participants.

The Affordable Housing tab also asked participants if there are additional housing types or ideas that the City should consider, and participants provided various feedback. Key themes identified in the English comments include the following:

- High interest in single-family homes and duplexes.
- Moderate interest in low-income senior housing and mixed-use housing.
- Overall, many comments about apprehension towards housing development including affordable housing within the City of Arcadia.

Key themes identified in the Chinese comments include the following:

- 维持现状.

Accommodating More Housing Units

The Accommodating More Housing Units section described potential rezoning efforts the City may take to accommodate more housing units. Participants were asked to identify which types of areas would best accommodate additional housing units**.** The following types of area options were offered:

- Multi-Family Zones
- Mixed-Use Zones
- Commercial Area
- Zones Near Transit

Figures 2a and 2b below display participant's responses to the English and Chinese survey question respectively.

Figure 2a: The City may need to consider rezoning certain areas to accommodate more housing units. Which types of areas would best accommodate these units?

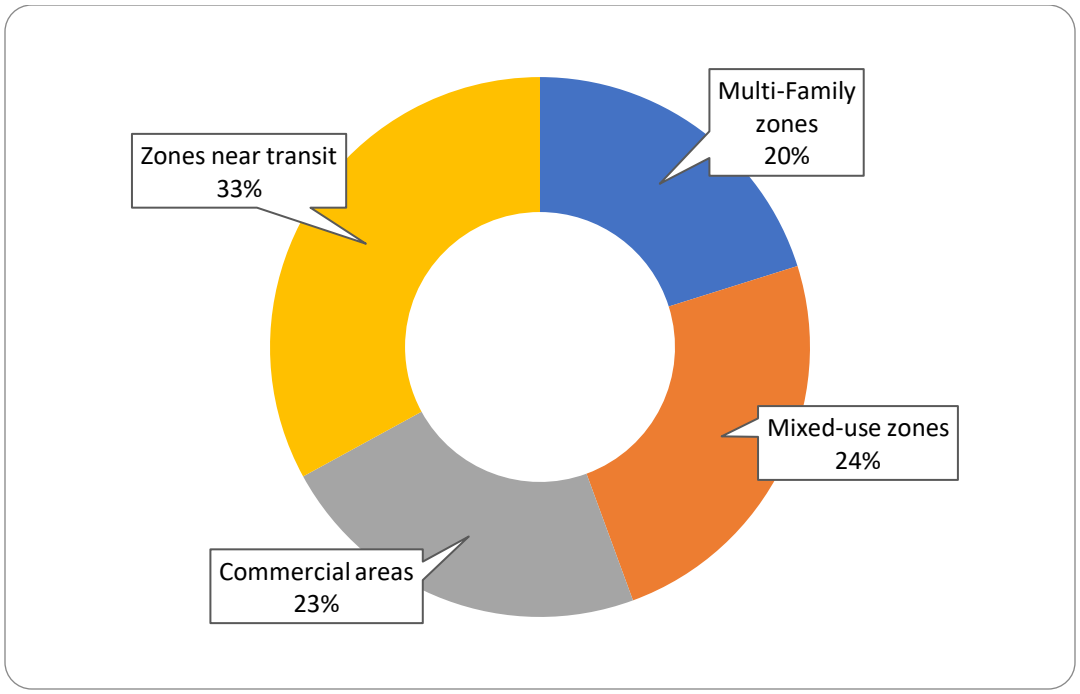
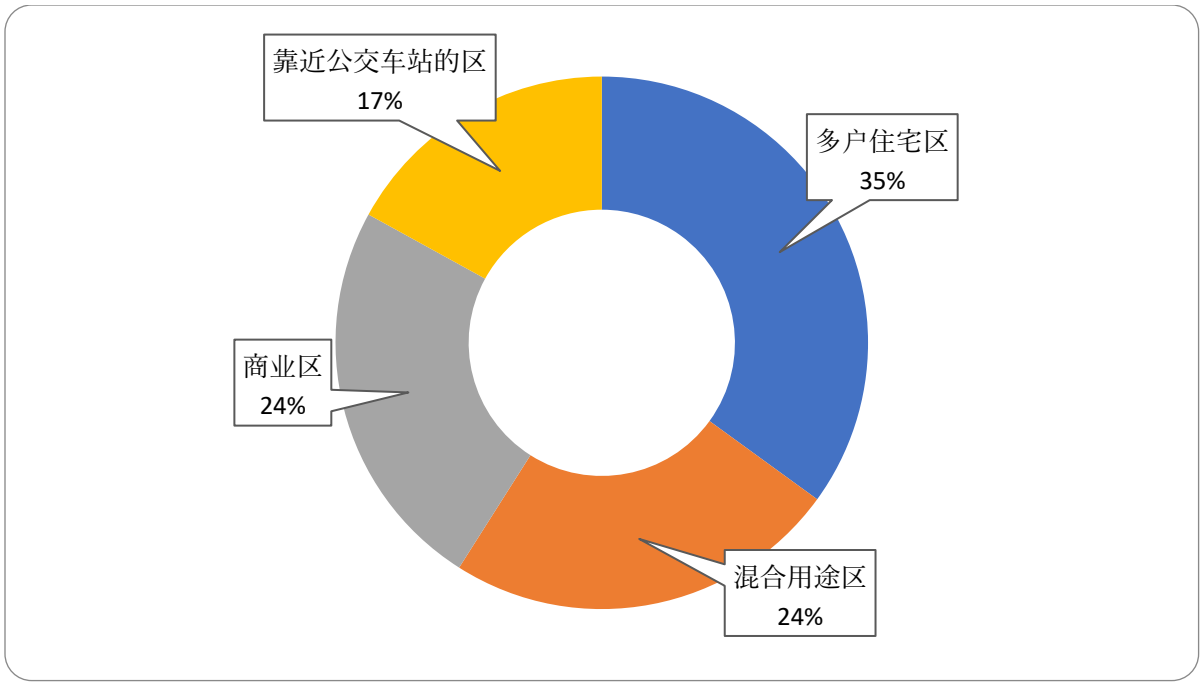


Figure 2b: 本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？



Based on participant responses the areas identified to best accommodate additional housing units are as follows:

English Survey Responses

- Zones near transit were selected by 33 percent of participants,
- Mixed-use zones were selected by 24 percent of participants,
- Commercial areas were selected by 23 percent of participants, and
- Multi-family zones were selected by 20 percent of participants.
- Overall, participant responses were generally evenly split between the four areas.

Chinese Survey Responses

- Multi-family zones were selected by 35 percent of participants,
- Mixed-use zones were selected by 24 percent of participants,
- Commercial areas were selected by 24 percent of participants, and
- Zones near transit were selected by 17 percent of participants.

Additionally, this tab asked participants to comment additional areas the City should consider to accommodate different housing types and various responses were received. Key themes identified in the English comments include the following:

- New housing should be developed on underutilized vacant or commercial land.
- New development should be near public transportation.
- There is limited interest in any housing development within the City of Arcadia.

Key themes identified in the Chinese comments include the following:

- 维持现状.
- 反对增加任何可负担房屋.

Housing Challenges

The Housing Challenges section asked participants to identify the most pressing housing related issues that the City should consider when updating the Housing Element. The following housing related issue options were offered:

- Shortage of Senior Housing
- Shortage of affordable housing for low-income households (earning less than $61,840 for a household of 4)
- Not enough new housing development
- Not enough variety in housing types
- Not enough information on housing opportunities
- Not enough housing programs/support provided by the City

Figures 3a and 3b below display participant's responses to the English and Chinese survey question respectively.

Figure 3a: What are the most pressing housing related issues the City of Arcadia should consider when updating the Housing Element?

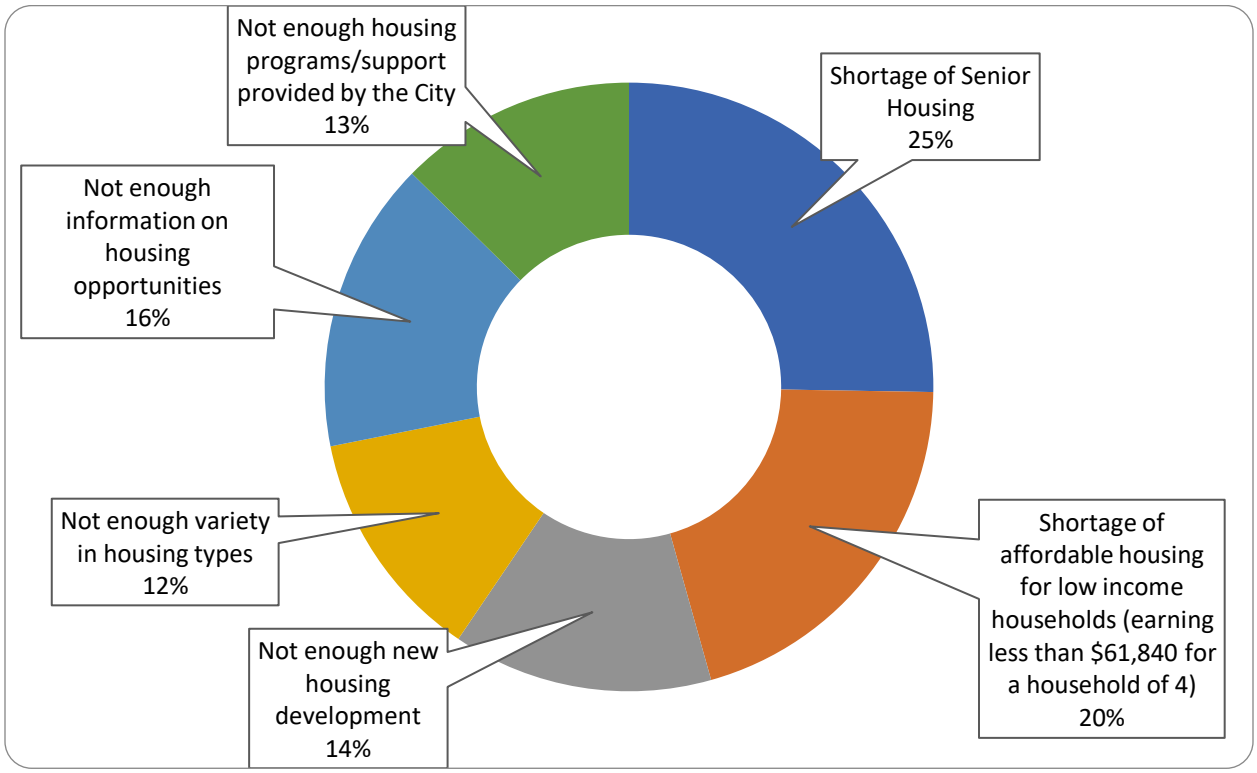
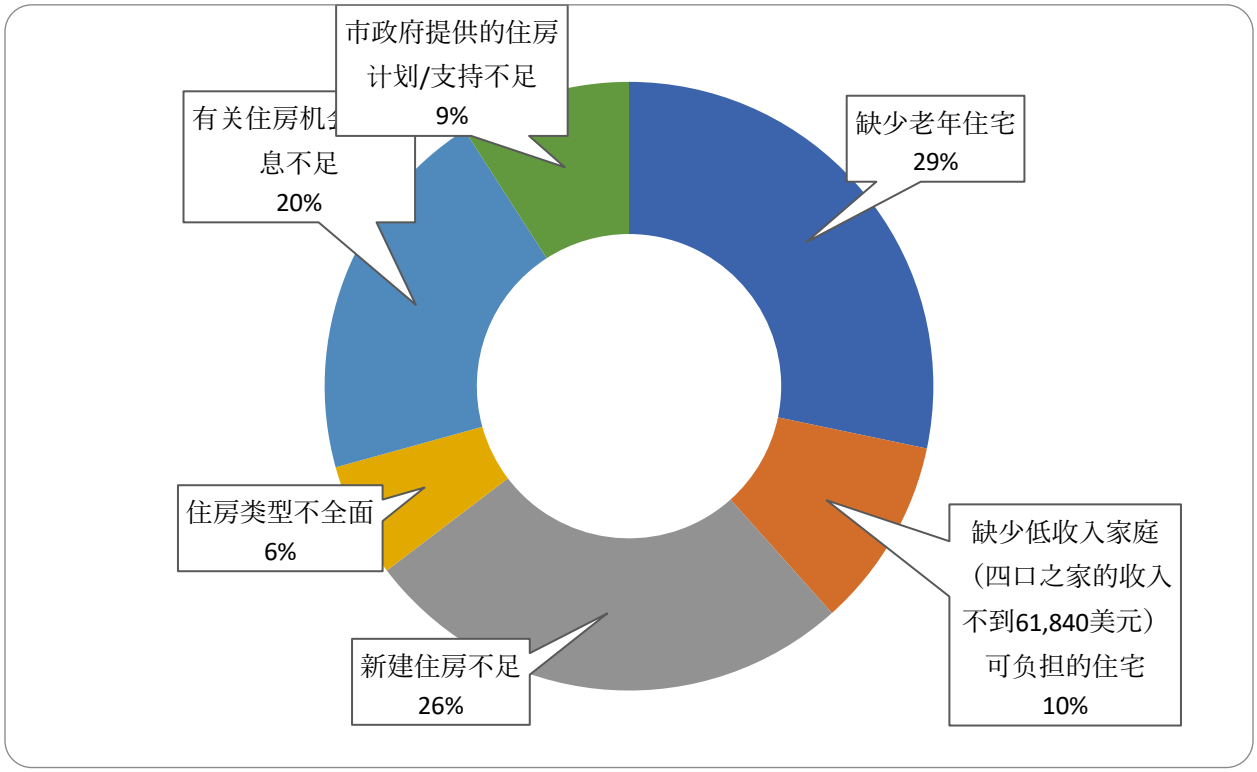


Figure 3b: 在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？



Based on participant responses the most pressing housing related issues were identified as follows:

English Survey Responses

- Shortage of senior housing was considered a pressing issue by 25 percent of participants,
- Shortage of affordable housing for low-income households was identified by 20 percent of participants,
- Lack of information on housing opportunities was a pressing issue for 16 percent of participants,
- Lack of new housing development was an issue for 14 percent of participants,
- Lack of housing programs/support provided by the City was an issue for 13 percent pf participants, and
- Lack of variety in housing types was an issue for 12 percent of participants.
- Overall, 45 percent of the English survey participants cited the shortage of senior housing and affordable housing for low-income households to be the most pressing housing related issues in Arcadia.

Chinese Survey Responses

- Shortage of senior housing was considered a pressing issue by 29 percent of participants,
- Lack of new housing development was an issue for 26 percent of participants,
- Lack of information on housing opportunities was a pressing issue for 20 percent of participants,
- Shortage of affordable housing for low-income households was identified by 10 percent of participants,
- Lack of housing programs/support provided by the City was an issue for 9 percent pf participants, and
- Lack of variety in housing types was an issue for 6 percent of participants.
- Overall, 55 percent of Chinese survey participants cited the shortage of senior housing and lack of new housing developments to be the most pressing housing related issues in Arcadia.

Additionally, survey participants were asked to share their thoughts on additional challenges to housing access in Arcadia. There were a variety of survey participant responses. Key themes identified in the English comments include the following:

- Affordability.
- High property taxes.
- Lack of public knowledge of existing housing programs.
- However, the majority of participants comment that there are no housing access issues and no changes to housing in Arcadia should be made.

Key themes identified in the Chinese comments include the following:

- 维持现状.
- 反对增加任何可负担房屋.

Your Housing Experience

The Your Housing Experience section asked participants to comment on their housing experience in Arcadia. Both English and Chinese survey participants left a variety of comments expressing the following:

- Many participants have lived in Arcadia for over 10 years.
- Many Participants live in single-family homes.
- Participants that have moved to Arcadia within the last 10 years find it expensive and difficult to purchase homes.

Additionally, this tab asked what type of housing participants would like their next home to be. The following types of housing options were offered:

- Single-Family Home
- Multi-Family Condo/Townhome
- Multi-Family Apartment

Figures 4a and 4b below display participant's responses to the English and Chinese survey question respectively.

Figure 4a: What type of housing would you like your next home to be?

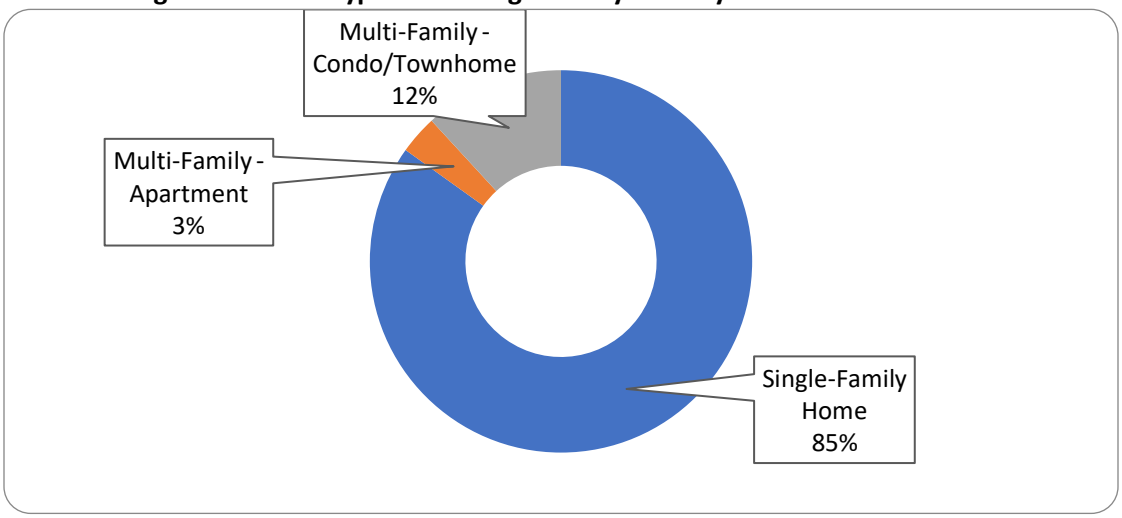
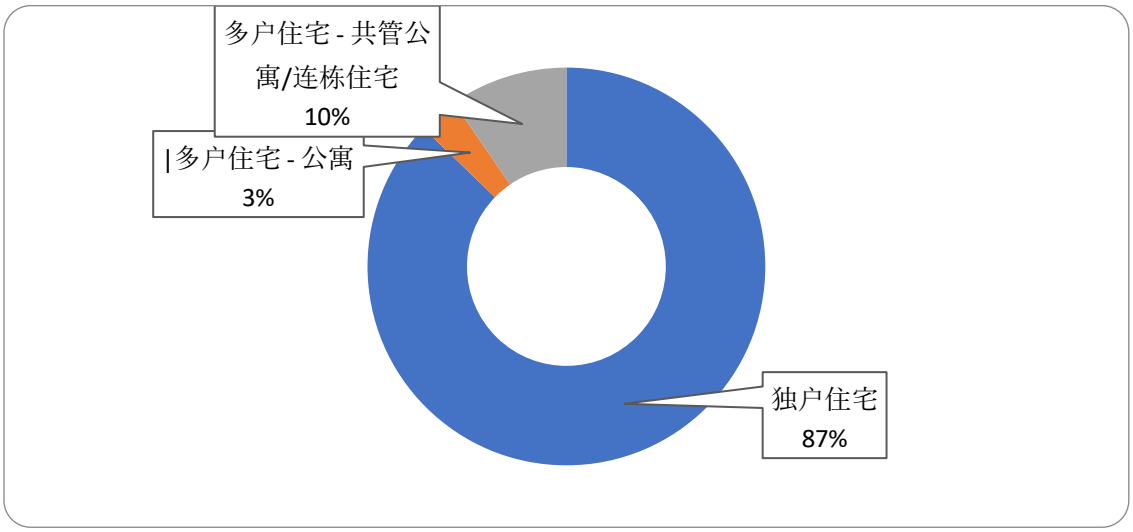


Figure 4b: 您希望您的下一套住房是哪种类型的住房？



There were 490 English survey participant responses and 94 Chinese survey participant responses. The housing types participants would prefer their next home to be are as follows:

English Survey Responses

- A single-family home is preferred by 85 percent of participants.
- Multi-family condos or townhomes are preferred by 12 percent of participants.
- Multi-family apartments are preferred by 3 percent of participants.

Chinese Survey Responses

- A single-family home is preferred by 87 percent of participants.
- Multi-family condos or townhomes are preferred by 10 percent of participants.
- Multi-family apartments are preferred by 3 percent of participants.

Participants were also asked if they plan to remain in Arcadia. **Figures 5a and 5b** display participant's responses to the English and Chinese survey question respectively.

Figure 5a: Would you like to remain in Arcadia?

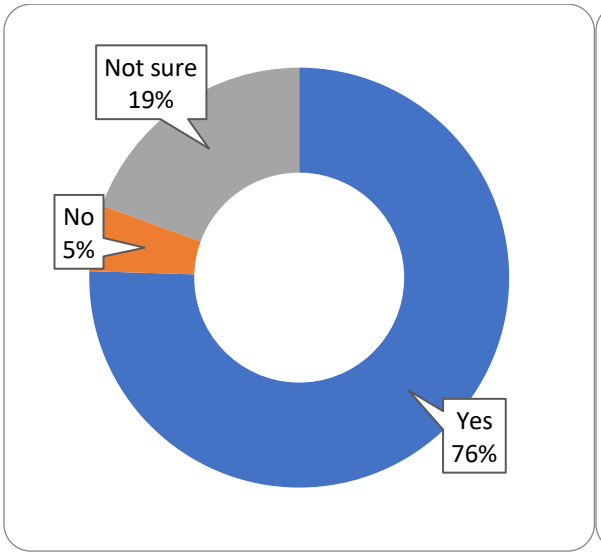
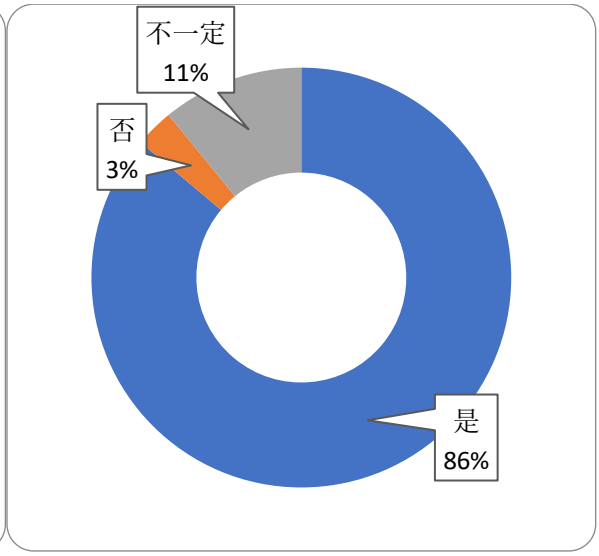


Figure 5b: 您想继续住在阿凯迪亚吗？



Based on the survey responses participants preferences to remain in Arcadia were identified as follows:

English Survey Responses

- 75 percent of English survey participants would like to remain in Arcadia.
- 19 percent of English survey participants are unsure if they will remain in Arcadia.
- 5 percent of English survey participants would not like to remain in Arcadia.

Chinese Survey Responses

- 86 percent of Chinese survey participants would like to remain in Arcadia.
- 11 percent of Chinese survey participants are unsure if they will remain in Arcadia.
- 3 percent of Chinese survey participants would not like to remain in Arcadia.

For the participants who selected yes, they want to stay in Arcadia, they were asked to share how they could be encouraged or supported in their ability to live in Arcadia. Both English and Chinese survey participants left a variety of comments expressing the following:

- Interest in affordable senior housing.
- High interest in maintaining Arcadia's safety and low crime rate, cleanliness, and good school districts.
- Opposition to tiny homes and increases in housing density.

Slide 3: Map Markers

The Map Makers slide allowed participants to locate what types of housing development would be preferable throughout the City of Arcadia. Participants could select map markers for multi-family apartments, single-family housing, multi-family condos/townhomes, and mixed-use housing. For each map marker placement participants were prompted to comment on why they would like to see housing at the selected location. This information will help the City identify potential housing areas for future use.

Multi-Family Apartments

Both English and Chinese survey participants placed a total of 291 multi-family apartment map markers throughout the City of Arcadia and 141 placements were accompanied by comments. Both English and Chinese survey participants' key reasoning for the multi-family apartment location selection include the following:

- Locations that are vacant or underutilized (large unused parking lots),
- Locations near public transit or commercial areas, or
- Locations that are already zoned for high density mixed-use and multi-family housing.

Single-Family Housing

Both English and Chinese survey participants placed a total of 466 map makers throughout the City and 200 placements were accompanied by comments. Both English and Chinese survey participants' key reasoning for single-family housing location selection include the following:

- Locations that were near schools,
- Location near existing single-family homes, or
- Location that are vacant.

Multi-Family Condos/Townhomes

Both English and Chinese survey participants placed a total of 395 multi-family condo/townhome map markers placed around the City of Arcadia and 171 placements were accompanied with comments. Both English and Chinese survey participants' key reasoning for multi-family condos/townhome location selection include the following:

- Locations that are near public transit or the highway,
- Locations that are vacant or underutilized (large unused parking lots), and
- Locations where multi-family housing already exists.

Mixed-Use Housing

Both English and Chinese survey participants placed a total of 292 mixed-use housing map markers around the City of Arcadia and 150 placements were accompanied with comments. Both English and Chinese survey participants' key reasoning for mixed-use housing location selection include the following:

- Locations that are in or near Downtown Arcadia,
- Locations that are underdeveloped commercial areas, and
- Locations near public transit or highways.

Slide 4: Your Vision

The Your Vision slide provides a space for participants to express what their vision for the future of housing in Arcadia would look like. These comments will help inform the City about what kind of future the public would like to see reflected in the Housing Element Update.

There were 250 participant comments expressing various ideas about what the future housing of Arcadia should look like. Key themes identified in the comments include the following:

- High interest in single-family homes
- Some Interest in affordable housing as well as senior housing
- High interest in maintaining the existing living environment, safety and low crime rates, and cleanliness of the City

Slide 5: Participant Demographics

The Wrap Up slide thanked the participants for their input and concluded the survey by asking final questions to help assess the ideas contributed with various community demographics. The final questions asked participants if they live or work in Arcadia, their age range, if they rent or own their residence, a description of their current residence by housing type, and what type of housing they would like their next home to be. Additionally, this slide includes a final comments section for additional feedback and provides the housing element update team's contact information as well as a link to the housing element update webpage for public use.

The first wrap up question asked participants if they live or work in the City of Arcadia. **Figures 6a and 6b** below display participant's responses to the English and Chinese survey question respectively.

Figure 6a: Do you live or work in Arcadia?

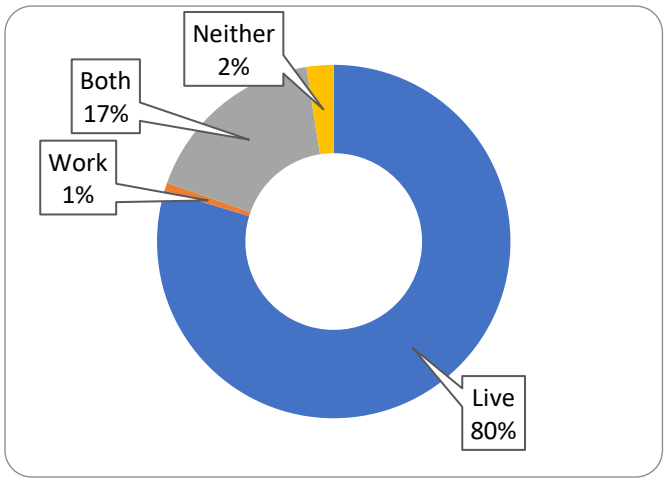
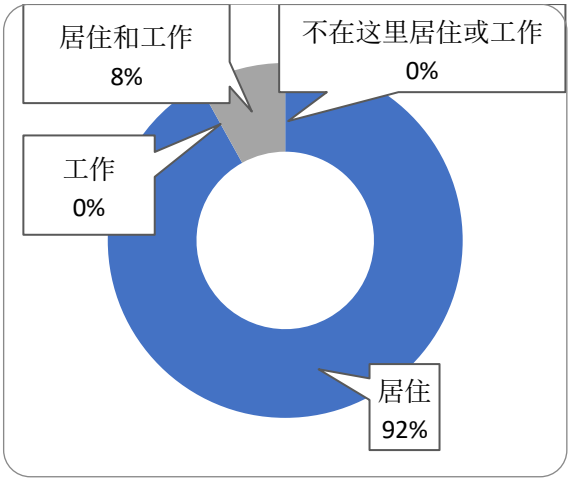


Figure 6b: 您在阿凯迪亚居住或工作吗？



There were 403 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

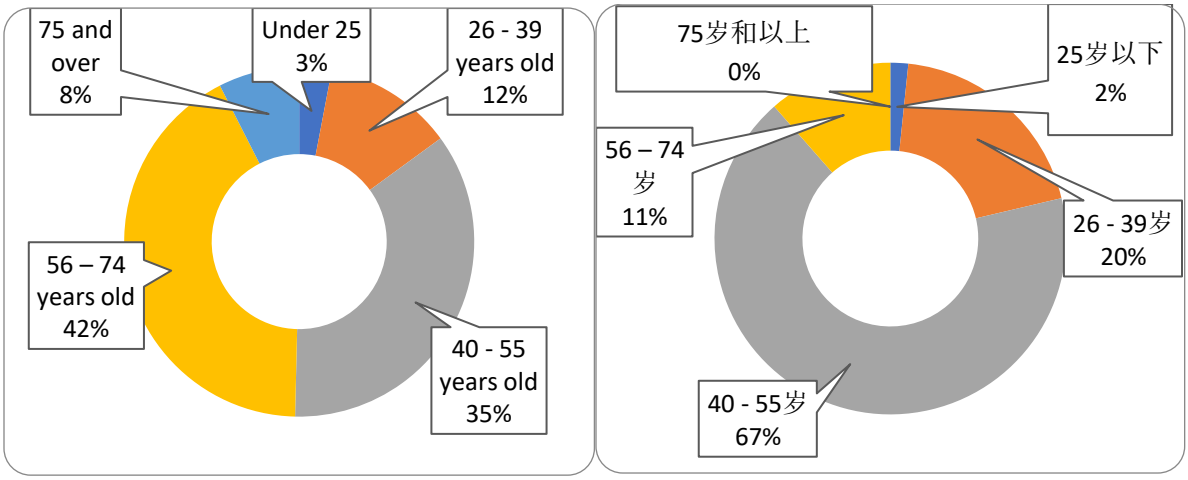
- 80 percent of participants live in the City,
- 17 percent live and work in the City,
- 1 percent of participants only work in the City, and
- 2 percent of participants neither live nor work in the City of Arcadia.

Chinese Survey Responses

- 92 percent of participants live in the City,
- 8 percent live and work in the City, and
- No participants only work in the City nor did any participants identify as neither living nor working in the City.

The second wrap up question asked participants to identify their age range. **Figures 7a and 7b** below display participant's responses to the English and Chinese survey question respectively.

Figure 7a: What is your age range? **Figure 7b: 你属于哪一个年龄段？**



There were 401 English survey participant responses and 61 Chinese survey participant responses. The results are as follows:

English Survey Responses

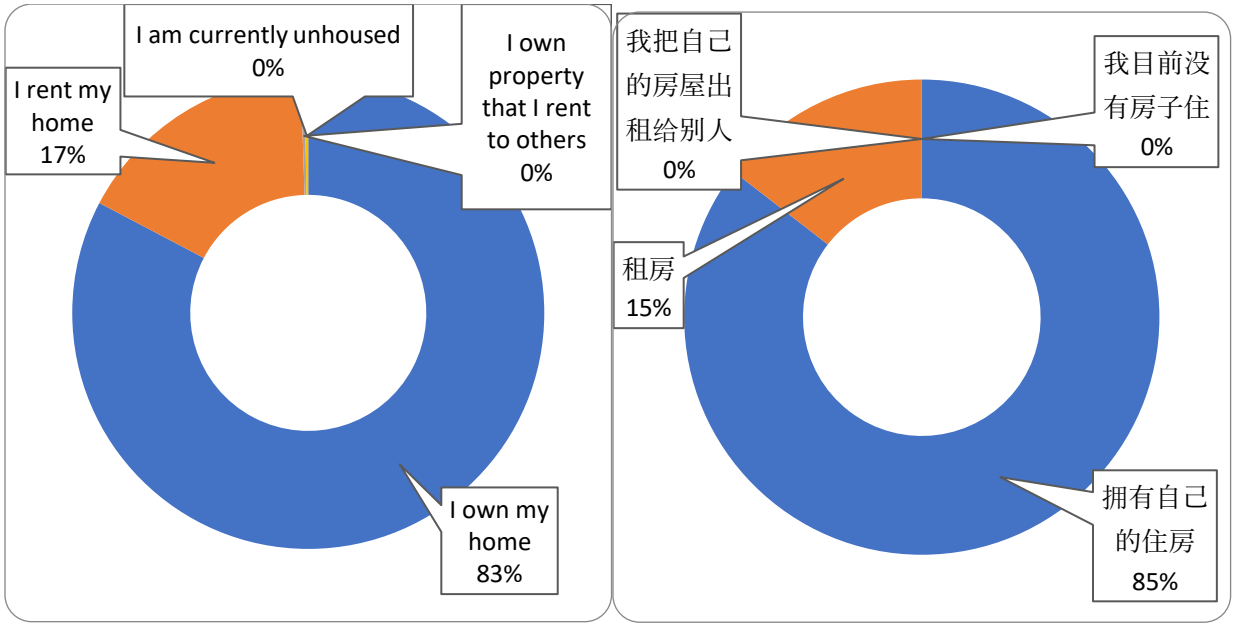
- 42 percent of participants were between 56 to 74 years of age.
- 35 percent of participant were between 40 to 55 years of age.
- 12 percent of participants were between 26 and 39 years of age.
- 8 percent of participants were 75 year of age or older.
- 3 percent of participants were 25 years of age or younger.
- Overall, the majority of participants were between 40 and 74 years of age.

Chinese Survey Responses

- 67 percent of participants were between 40 to 55 years of age.
- 20 percent of participants were between 26 and 39 years of age.
- 11 percent of participants were between 56 and 74 years of age.
- 2 percent of participants were 25 years of age or younger.
- No participants were 75 years of age or older.
- Overall, the majority of participants were between 26 and 55 years of age.

The third wrap up question asked participants if they own or rent their residence. **Figures 8a and 8b** below display participant's responses to the English and Chinese survey question respectively.

Figure 8a: Do you own or rent your residence **Figure 8b: 您是拥有自己的住房还是租房？**



There were 399 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 83 percent of participants own their home,
- 17 percent of participants rent their home, and
- No participants own property that they rent to others nor are any participants currently unhoused.

Chinese Survey Responses

- 85 percent of participants own their home,
- 15 percent of participants rent their home, and
- No participants own property that they rent to others nor are any participants currently unhoused.

The fourth wrap up question asked participants to identify the type of housing that best described their current residence. **Figures 9a and 9b** below display participant's responses to the English and Chinese survey question respectively.

Figure 9a: Of the following, which best describes your current residence?

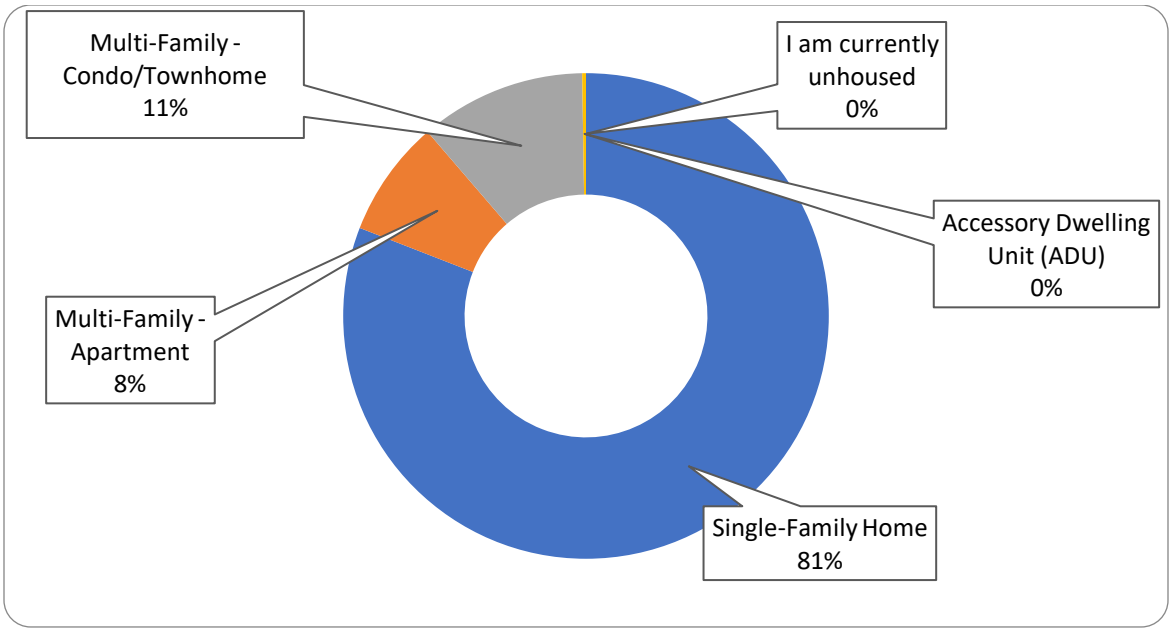
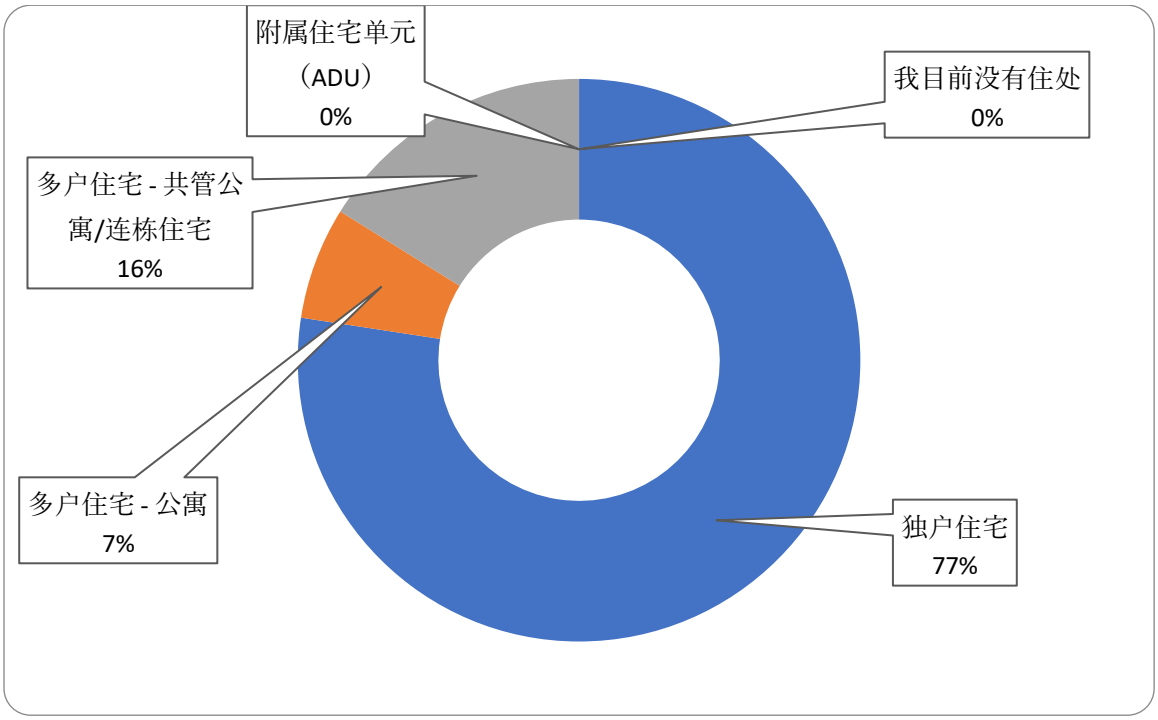


Figure 9b: 以下哪一项最能描述您目前的住所？



There were 398 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 81 percent of participants describe their current residence as a single-family home.

- 11 percent of participants describe their current residence as multi-family condo or townhome.
- 8 percent of participants describe their current residence as multi-family apartment.
- No participants described their current residence as an accessory dwelling unit nor were there any participants currently unhoused.

Chinese Survey Responses

- 77 percent of participants describe their current residence as a single-family home.
- 16 percent of participants describe their current residence as multi-family condo or townhome.
- 11 percent of participants describe their current residence as multi-family apartment.
- No participants described their current residence as an accessory dwelling unit nor were there any participants currently unhoused.

The final wrap up question asked participants to identify what type of housing they would like their next home to be. **Figures 10a and 10b** below display participant's responses to the English and Chinese survey question respectively.

Figure 10a: What type of housing would you like your next home to be?

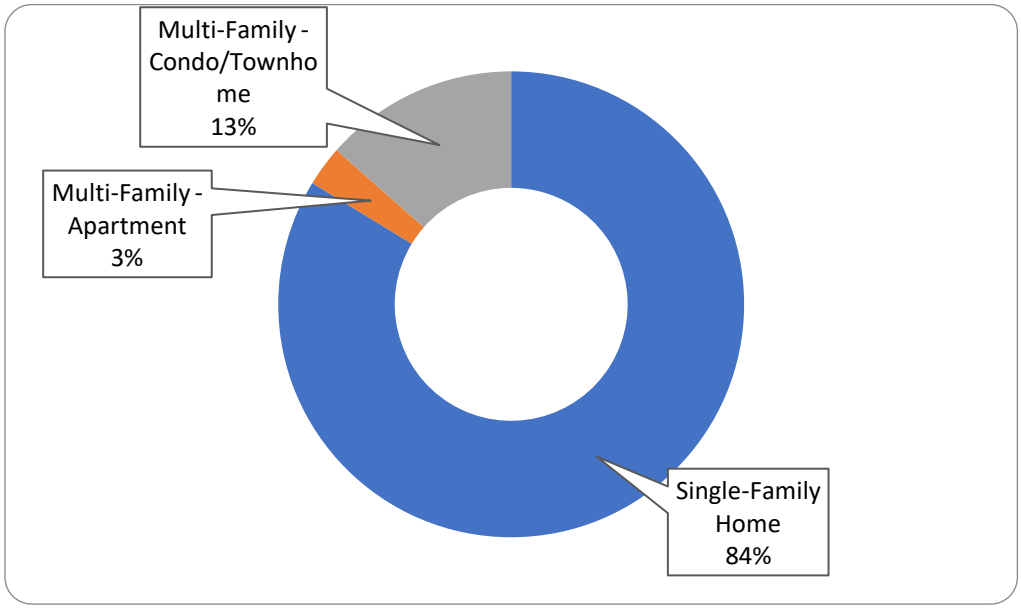
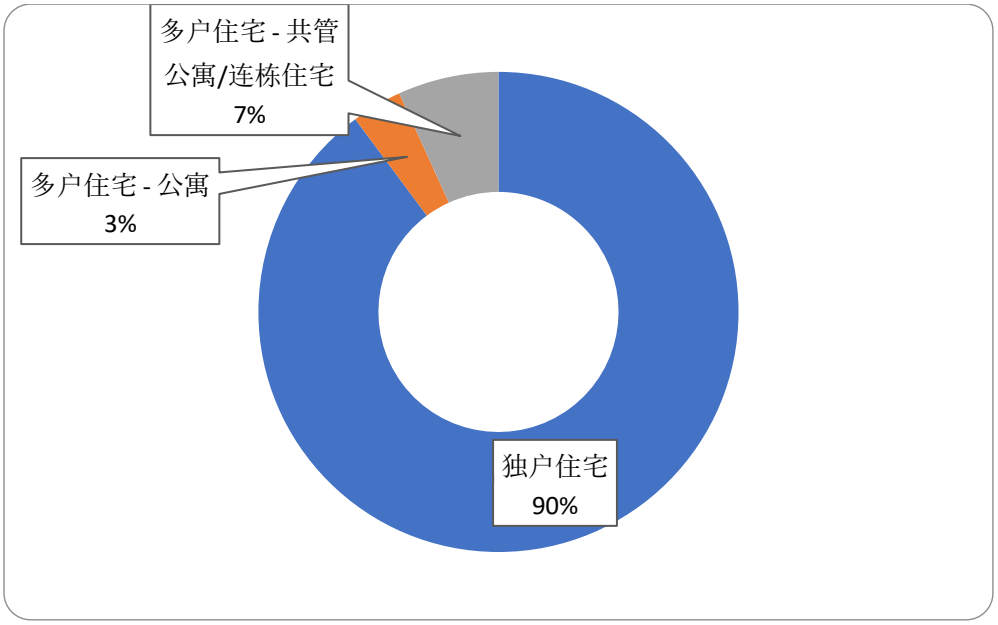


Figure 10b: 您希望您的下一套住房是哪种类型的住房？



There were 393 English survey participant responses and 59 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 84 percent of participants would like a single-family home,
- 13 percent of participants would like a multi-family condo or townhome, and
- 3 percent of participants would like a multi-family apartment.

Chinese Survey Responses

- 90 percent of participants would like a single-family home,
- 7 percent of participants would like a multi-family condo or townhome, and
- 3 percent of participants would like a multi-family apartment.

There was a total of 198 additional comments left by participants addressing the housing element update. Key themes identified in both the English and Chinese survey comments include the following:

- High interest in Arcadia remaining the same.
- Opposition to high-density and low-income housing.
- Opposition to any zoning or land use changes.
- Some interest in more senior housing as well as affordable housing.

Item	Comment
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持现在的住房类型和和平环境是支持我在这里居住的动力。如过增加不必要的游民设施，我会考虑搬离阿凯迪亚。
多户住宅 - 共管公寓/连栋住宅	交通便利
混合用途住宅	交通便利
多户住宅 - 公寓	激活促进地域商业。
Vision feedback	请不要开发游民设施在阿凯迪亚，这只是某些议员的政治考量而不是环境及经济发展考量。不必要的游民设施只会会摧毁现有的阿凯迪亚平和环境，现有居民的压力已经到了极限。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Yes
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	平和的阿凯迪亚社区环境
混合用途住宅	有空地吧
多户住宅 - 公寓	有空地吧
Vision feedback	请不要以政治正确及某些议员的私利目的来设立游民设施。
您还有其他意见或建议吗？	平和的阿凯迪亚不需要以政治正确为目的而设立所谓的外来游民设施。请优先考虑阿凯迪亚本身居民的真正需求而而不是成为某些议员做秀的议题。
本市还应考虑哪些其他区来容纳不同类型的住房？	no need this kind of housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	current situation is fine
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	SAFE AND SCHOOL
您还有其他意见或建议吗？	There are to many new big houses in small lot
本市还应该考虑其他哪些住房类型或想法？	封闭管理的独栋house.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
独户住宅	安静
混合用途住宅	热闹
独户住宅	安静
Vision feedback	保留原有的特色，安静，安全，而不是过多的流浪汉
请告诉我们您在阿凯迪亚的住房经历。	租房一年，买到独立屋，目前还比较满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、生活配套齐全
混合用途住宅	土地成本不高
独户住宅	环境好
多户住宅 - 公寓	离商业区近，生活便利
Vision feedback	希望向San Marino学习，尽量少开发，维护优美的城市环境
Vision feedback	希望有更多符合中产阶级的房子，带游泳池最好。现在的房价太贵了！！！
请告诉我们您在阿凯迪亚的住房经历。	住在孔雀园
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，安全，教育
Vision feedback	尽量少开发低收入的住房，保证安全。
本市还应该考虑其他哪些住房类型或想法？	不应该考虑
请告诉我们您在阿凯迪亚的住房经历。	独立住宅，非常好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	独立住宅最好
Vision feedback	就应该持续只发展独立住宅
您还有其他意见或建议吗？	最好只修独立住宅
请告诉我们您在阿凯迪亚的住房经历。	独立的房子
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	良好的环境，优秀的高中
Vision feedback	环境优美的独立屋能够提升城市安全性
您还有其他意见或建议吗？	增强城市的安全性，提升城市形象
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	生活便利、各种设施齐全
请告诉我们您在阿凯迪亚的住房经历。	很好
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	请考虑停车位和交通堵塞问题
本市还应该考虑其他哪些住房类型或想法？	在建房同时请考虑让社区变得更好，更安全
Vision feedback	请不要过度开发，希望政府尽力为下一代保留一个美丽宁静安全祥和的阿凯迪亚。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	學區
请告诉我们您在阿凯迪亚的住房经历。	Condo median 如有少量能够重重花草的地就更好。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全、方便。
独户住宅	因为这里有地。
本市还应该考虑其他哪些住房类型或想法？	反對建可負擔住房在Arcadia
请告诉我们您在阿凯迪亚的住房经历。	I live a single house that I own
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	nice neighborhood but I do not want the city tobuild 3000 plus house to accomondate possible another 12000 peoples that will crowd our school and streets
您还有其他意见或建议吗？	do not want the city to build 3000 plus unit .outragious idea
请告诉我们您在阿凯迪亚的住房经历。	獨立住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	習慣周邊生活機能
多户住宅 - 共管公寓/连栋住宅	有空地使用
Vision feedback	希望能建造一些管理良好的老人公寓
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，生活配套齐全。
请告诉我们您在阿凯迪亚的住房经历。	位置方便，但房子老舊，街道停車位少。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	新建公寓太多，但街道缺少停車位。
多户住宅 - 共管公寓/连栋住宅	商铺可变成商住混合
混合用途住宅	商铺可变成商住混合
本市还应考虑哪些其他区来容纳不同类型的住房？	不接受建在Arcadia Par 3 Golf , Las tunas 附近
请告诉我们您在阿凯迪亚的住房经历。	獨戶住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	1. 沒有建tiny house收容無家可歸的人,請市府保護我們的安全及平靜,而且我最担心是他們萬一傷人，city主辦tiny house萬一連帶被告，高額賠償金，令人担憂，又不是高中生，隨口說支持，作保證人和幫助人是二回事. 2. Affordable house 沒有蓋在南區, .而且還要蓋那麼多這種事. 3. 希望 city 是保護市民的.

您还有其他意见或建议吗？	不贊成建那麼多affordable house，也請市府先告訴我們，建這些affordable house會影响我們什麼?
您还有其他意见或建议吗？	No tiny shelter
请告诉我们您在阿凯迪亚的住房经历。	We own our SFH since 2010
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Not so crowded
Vision feedback	Increase the FAR
您还有其他意见或建议吗？	No more Low Income house should be built in Arcadia
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Safety
请告诉我们您在阿凯迪亚的住房经历。	Too many homeless around
独户住宅	SFH only
独户住宅	SFH only
独户住宅	SFH only
Vision feedback	SFH only. No low income housing. No shelter
您还有其他意见或建议吗？	No low income housing. No homeless shelter. Nohomeless service hub
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Safe environment
Vision feedback	To create a safe environment and better community
您还有其他意见或建议吗？	I don’t want low income housing in arcadia.
独户住宅	方便
Vision feedback	We need build more single home not low income house.
您还有其他意见或建议吗？	Can not build low income house in our city’scause it will low grade our estates value .
本市还应该考虑其他哪些住房类型或想法？	We need more single new houses.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Good environment ,good neighbors hood and convenience.
Vision feedback	We need build more single house instead of lowincome houses.
您还有其他意见或建议吗？	We can not build low income houses that will down grade our city.
请告诉我们您在阿凯迪亚的住房经历。	Owning three and renting out one, keep apartments and condos out of Arcadia, we are a city of pride and prestige, anyone wants to propose apartmentsand affordable housing, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	True pride of a Arcadia resident
Vision feedback	Keep apartments, condos, Tiny Shelters out of Arcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
您还有其他意见或建议吗？	Keep apartments, condos, Tiny Shelters out ofArcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
请告诉我们您在阿凯迪亚的住房经历。	在此已住近四十年兒女都已成家，我們已經退休，還是想要住在Arcadia
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区好 地大人少
请告诉我们您在阿凯迪亚的住房经历。	自住独栋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全便利
独户住宅	可以有更多选择
独户住宅	更多选择
多户住宅 - 共管公寓/连栋住宅	有需求
多户住宅 - 公寓	这里有需求
Vision feedback	保持本区域住房及人口类型的特点，更加安心地住在本市。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全！环境好！邻居很好！没有太多的游民及低收入者！人文环境很好！
独户住宅	环境好安静
多户住宅 - 公寓	可以解决很多人居住的问题
多户住宅 - 共管公寓/连栋住宅	适合
混合用途住宅	适合
本市还应该考虑其他哪些住房类型或想法？	Single house
Vision feedback	希望Arcadia这个城市依然保持它的美好！不需要建很多住房！人口太多地域不够宽广会引起脏、乱、差！同时也为市市政府的管理减轻一些负担！
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	多建独立屋或商住两用
您还有其他意见或建议吗？	不要建造很多公寓及住房！依然保持这个城市的美好与宁静！！！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全的环境好的学区，友好的邻里关系
本市还应该考虑其他哪些住房类型或想法？	Arcadia 应永久以独户为主，这不应该被改变。
本市还应考虑哪些其他区来容纳不同类型的住房？	Arcadia 需要控制人口数量，而不是无限制的去更改地块用途。不同意更改原地块区划
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia 可在现状上新建、翻建、改建，不可以无限制扩大建设
请告诉我们您在阿凯迪亚的住房经历。	独户
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	富人区，环境面貌好，城市安全
Vision feedback	Arcadia 属于富人区的现状不应被改变，在Arcadia 居住的门槛不应该被降低，懒惰的人，不务正业的人没有资格享有甚至破坏勤劳努力的人带来的资源、环境。Arcadia 的城市安全必须得到保证！
多户住宅 - 公寓	Close to bus station
请告诉我们您在阿凯迪亚的住房经历。	20年搬到arcadia.贷款买房，为了孩子上学和一个安全的居住环境
混合用途住宅	Close to bus station
多户住宅 - 公寓	Close to bus station
您还有其他意见或建议吗？	Arcadia 必须以独户为主，如果市政府不能保护这个城市的环境、安全，引入过多低收入人群甚至无收入人群的入驻驻，将会导致城市档次下降，房价暴跌，富人离开，任何会毁掉Arcadia 的决策，都会让市政府成员罪名永载Arcadia 历史。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	如果arcadia变成一个什么收入都可以搬进来的社区，而不是通过努力工作挣钱交高额地税和消费税，有限的学区资源源却能共享，那会考虑搬走
Vision feedback	Need to pay attention to the needs of existingresidents. They have paid property taxes and have the right to join to determine their future living environment.
请告诉我们您在阿凯迪亚的住房经历。	Rent
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	房价便宜点
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	医院，学区，安静的居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全，美丽，体面邻居、中产社区
Vision feedback	多建些affordable condos

本市还应该考虑其他哪些住房类型或想法？	请不要
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要更多住房单位
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	不需要改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	美丽环境，安全，体面邻居
Vision feedback	如果阿卡迪亚建立很多低收入住房，治安会变差
请告诉我们您在阿凯迪亚的住房经历。	我在Arcadia住town house 20年了
您还有其他意见或建议吗？	维持社区目前房屋类型构成现状，坚决反对增加任何可负担住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，学区好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，治安好
请告诉我们您在阿凯迪亚的住房经历。	阿凯迪亚市是一个环境好，整洁干净，相对安全的区域。在这里养育孩子会比较有安全感。另外出门购物吃饭很方便
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，整洁干净，安全
Vision feedback	多盖town house
多户住宅 - 公寓	离地铁站近，适合年轻上班族
混合用途住宅	商业延伸，对城市收入，居民生活便利
独户住宅	环境优美
您还有其他意见或建议吗？	希望政府能打造一个安全，整洁的城市环境。本城市有很多养育孩子的家庭，安全是大家的重中之重。现在整体加加州治安下降非常厉害。请政府有所作为！
本市还应该考虑其他哪些住房类型或想法？	暂没有必要
本市还应该考虑其他哪些住房类型或想法？	维持现状就可以，土地资源有限
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	目前的居住环境
本市还应该考虑其他哪些住房类型或想法？	维持现状。
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状。
请告诉我们您在阿凯迪亚的住房经历。	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状。
您还有其他意见或建议吗？	土地资源有限，维持现状就是对人们最好的保护
Vision feedback	维持现状。
您还有其他意见或建议吗？	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	整个社区的环境
多户住宅 - 共管公寓/连栋住宅	靠近高速路
多户住宅 - 共管公寓/连栋住宅	这里都是独栋住宅，需要混合住在比例。
多户住宅 - 共管公寓/连栋住宅	靠近高速公路购物中心。
Vision feedback	对于整个城市的安全表示担忧。
您还有其他意见或建议吗？	希望是政府加强城市的安全保护措施。
Vision feedback	安全、整潔、規範的社區是我們所有市民的訴求
请告诉我们您在阿凯迪亚的住房经历。	因为市政府的总总举措，一直在担心房价下跌，惴惴不安
本市还应该考虑其他哪些住房类型或想法？	不需要
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	市府房屋計劃單位規定比臨市的天普市要求多出許多，使得亞市居民的負擔多過臨近城市。比如在對中小企業的規定上、商用垃圾服務上……增加許多額外的負擔
请告诉我们您在阿凯迪亚的住房经历。	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好学区，安全的环境
General Comment	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	社区安全 干净环境
本市还应考虑哪些其他区来容纳不同类型的住房？	请保持目前的住房数量，不要改变地块的区划，Arcadia目前已经有很多住房单位了。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia是个小城市，目前的警力、消防不足以再增加住宅单位。请保持现状！
请告诉我们您在阿凯迪亚的住房经历。	Arcadia南边有很多condo房子的居住地人口稠密，而Huntington Dr. 北部人口相对稀少。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好的学区、环境、治安、交通、餐饮、购物、娱乐等等
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
Vision feedback	Arcadia是个不大的城市，请保持现状，不要再改变zoning来增加住宅单位了！
您还有其他意见或建议吗？	保持现有的住宅单位，不要再增加。搞好城市治安是目前最重要的事情！
本市还应该考虑其他哪些住房类型或想法？	我不同意在Arcadia 盖任何房屋给游民住。
本市还应考虑哪些其他区来容纳不同类型的住房？	我不同意盖任房子给游民住。哪一位市议员要盖，就盖在这位议员的个人Property
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	意见同上
请告诉我们您在阿凯迪亚的住房经历。	在这件事以前满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不建游民住所
Vision feedback	希望成为美丽治安安全的城市
Vision feedback	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区，医院，治安，居住环境
Vision feedback	维持现状
您还有其他意见或建议吗？	居住转态保持原状

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	优质的学区教育和安全的环境管理
请告诉我们您在阿凯迪亚的住房经历。	我现在住的是single house
Vision feedback	翻新老旧房屋，提高环境绿化，虫蚊灭杀，灭鼠需要加强
您还有其他意见或建议吗？	需要更多的环境绿化和蚊虫灭杀
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
General Comment	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状
Vision feedback	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	反对Arcadia增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
独户住宅	安全
多户住宅 - 公寓	安全
多户住宅 - 共管公寓/连栋住宅	安全
Vision feedback	安全
您还有其他意见或建议吗？	安全
Vision feedback	希望Arcadia能保持目前的住房开发模式，在这种成熟的社区已经没有地方开发可负担住宅。州政府应该在空置地区开开发新的住宅，而不是在成熟社区制造不必要的混乱，并且增加可负担住宅的的成本
Vision feedback	缺乏空地，不宜再大规模开发低端住宅
本市还应该考虑其他哪些住房类型或想法？	保持现状
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋
Vision feedback	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋
Vision feedback	包容低收入人群
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀，反對affordable housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀，反對affordable housing
本市还应该考虑其他哪些住房类型或想法？	維持現狀，反對affordable housing
请告诉我们您在阿凯迪亚的住房经历。	現狀最好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不要建造affordable housing
本市还应该考虑其他哪些住房类型或想法？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
Vision feedback	維持現狀，不要affordable housing,不要tiny house
本市还应考虑哪些其他区来容纳不同类型的住房？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
请告诉我们您在阿凯迪亚的住房经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
Vision feedback	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
您还有其他意见或建议吗？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	反对任何扩建
Vision feedback	维持现状，不要做任何可负担房产的开发
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋”
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋”
请告诉我们您在阿凯迪亚的住房经历。	维持现状，反对增加任何可负担房屋”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋”
Vision feedback	维持现状，反对增加任何可负担房屋”
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
请告诉我们您在阿凯迪亚的住房经历。	维持现状

本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不用改变 维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	规范社区管理
请告诉我们您在阿凯迪亚的住房经历。	一直住在house从未有所改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境绿化工作继续保持 社区治安可以得到提升
本市还应该考虑其他哪些住房类型或想法？	Arcadia应以独户永久为主，不应改变
本市还应该考虑其他哪些住房类型或想法？	坚决反对建游民小屋和低收入住宅，保护我们社区和学区的品质，维护治安
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对游民小屋和低收入住宅
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维护治安
请告诉我们您在阿凯迪亚的住房经历。	我住亚市二十年了，对最近游民的涌入和治安问题深恶痛绝。请市议员们不要损害本市市民的利益。坚决反对建游民小屋和低收入住宅！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	以前亚市安全宜居，希望继续维持下去。坚决反对建游民小屋和低收入住宅，请市议员们不要做让后代以你们为耻的事。谢谢！
独户住宅	保持亚市的高品质，坚决反对建游民小屋和低收入住房。而且多户住宅人口密度太高学校负担太重，高中已经人满为患
独户住宅	以高品质独户代替游民小屋
本市还应该考虑其他哪些住房类型或想法？	维持现状
Vision feedback	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持独户住宅比例
Vision feedback	保持独立屋比例，这是Arcadia吸引人的地方
您还有其他意见或建议吗？	保持独户住宅比例
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要建更多的住房单位
本市还应该考虑其他哪些住房类型或想法？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	应维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、购物方便、社区文化、居住安全
Vision feedback	维持现有的居住环境和社区安全，不应再开发多户住宅和混和用途住宅
本市还应该考虑其他哪些住房类型或想法？	坚决反对本市建游民小屋和低收入住宅。我们许多人上班无法参加多次的市府会议，老年人们也无法参加反对游民会议，请市议员考虑到亚市的治安问题。
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对建游民小屋和低收入住宅，维护治安
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚市高中已人满为患，再引进更多的人口，必将降低学区的品质
请告诉我们您在阿凯迪亚的住房经历。	我全家住在亞市二十年了，喜歡本市的安全舒適，高品质的学区。希望市議員們為子孫後代著想，不要建遊民小屋和低收入住宅。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	坚信市长和市议员们会考虑本市利益，不会做伤害亚市治安和亚市学区的事。坚决反对建游民小屋和低收入住宅
独户住宅	独户住宅品质高，不会降低亚市的品质
Vision feedback	我们住亚市二十年了，坚决反对建游民小屋和低收入住宅。上班人士和老年人大部分无法参加市府会议，请市长和和议员们不要做违害亚市治安和降低学区品质的事，不要为了一时利益做出伤害子孙后代的事。
请告诉我们您在阿凯迪亚的住房经历。	从我移民到美国，就一直住在这里，有27年了。我喜欢它美丽、干净、安全，但如今随着加州非法移民的增多，安全隐患倍增，这是我们最不愿意看到的而且是影响我们是否继续居住在此的最最大
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	教育，环境，安全
本市还应该考虑其他哪些住房类型或想法？	保留现状
本市还应考虑哪些其他区来容纳不同类型的住房？	本市沒有地方適合
请告诉我们您在阿凯迪亚的住房经历。	我們住在 Arcadia 9年，眼見治安越來越差。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	環境優美，生活方便。
Vision feedback	更少的商业更少的混合住宅
本市还应该考虑其他哪些住房类型或想法？	維持現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀 不要改變
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀
请告诉我们您在阿凯迪亚的住房经历。	2009购房搬入，至今还在居
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全安靜购物方便
独户住宅	方.快捷
独户住宅	购物方便
独户住宅	上学
Vision feedback	希望保持现状维持原样
您还有其他意见或建议吗？	希望在Arcadia居住人才有资格参加新建住房的问卷表决权，这样才是真正尊重和听到在这块土地居住者声音。
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您是拥有自己的住房还是租房？	租房
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅

您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您想继续住在阿凯迪亚吗？	是
你属于哪一个年龄段？	25岁以下
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁

您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	不一定
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
您在阿凯迪亚居住或工作吗？	居住
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您想继续住在阿凯迪亚吗？	是
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区

您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住和工作
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	不一定
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅

您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是

哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	单人房住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区

哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	不一定
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是

哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	|多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅

哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	不一定
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持现在的住房类型和和平环境是支持我在这里居住的动力。如过增加不必要的游民设施，我会考虑搬离阿凯迪亚。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Yes
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	平和的阿凯迪亚社区环境
本市还应考虑哪些其他区来容纳不同类型的住房？	no need this kind of housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	current situation is fine
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	SAFE AND SCHOOL
本市还应该考虑其他哪些住房类型或想法？	封闭管理的独栋house.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
请告诉我们您在阿凯迪亚的住房经历。	租房一年，买到独立屋，目前还比较满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、生活配套齐全
请告诉我们您在阿凯迪亚的住房经历。	住在孔雀园
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，安全，教育
本市还应该考虑其他哪些住房类型或想法？	不应该考虑
请告诉我们您在阿凯迪亚的住房经历。	独立住宅，非常好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	独立住宅最好
请告诉我们您在阿凯迪亚的住房经历。	独立的房子
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	良好的环境，优秀的高中
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	生活便利、各种设施齐全
请告诉我们您在阿凯迪亚的住房经历。	很好
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	请考虑停车位和交通堵塞问题
本市还应该考虑其他哪些住房类型或想法？	在建房同时请考虑让社区变得更好，更安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	學區
请告诉我们您在阿凯迪亚的住房经历。	Condo median 如有少量能够重重花草的地就更好。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全、方便。
本市还应该考虑其他哪些住房类型或想法？	反對建可負擔住房在Arcadia
请告诉我们您在阿凯迪亚的住房经历。	I live a single house that I own
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	nice neighborhood but I do not want the city tobuild 3000 plus house to accomondate possible another 12000 peoples that will crowd our school and streets
请告诉我们您在阿凯迪亚的住房经历。	獨立住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	習慣周邊生活機能
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，生活配套齊全。
请告诉我们您在阿凯迪亚的住房经历。	位置方便，但房子老舊，街道停車位少。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	新建公寓太多，但街道缺少停車位。
本市还应考虑哪些其他区来容纳不同类型的住房？	不接受建在Arcadia Par 3 Golf , Las tunas 附近
请告诉我们您在阿凯迪亚的住房经历。	獨戶住宅

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	1. 没有建tiny house收容無家可歸的人,請市府保護我們的安全及平靜,而且我最担心是他們萬一傷人，city主辦tiny house萬一連帶被告，高額賠償金，令人担憂，又不是高中生，随口說支持，作保證人和幫助人是二回事. 2. Affordable house 没有蓋在南區,.而且還要蓋那麼多這種事. 3. 希望 city 是保護市民的.
请告诉我们您在阿凯迪亚的住房经历。	We own our SFH since 2010
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Not so crowded
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Safety
请告诉我们您在阿凯迪亚的住房经历。	Too many homeless around
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Safe environment
本市还应该考虑其他哪些住房类型或想法？	We need more single new houses.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Good environment ,good neighbors hood and convenience.
请告诉我们您在阿凯迪亚的住房经历。	Owning three and renting out one, keep apartments and condos out of Arcadia, we are a city of pride and prestige, anyone wants to propose apartmentsand affordable housing, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	True pride of a Arcadia resident
请告诉我们您在阿凯迪亚的住房经历。	在此已住近四十年兒女都已成家，我們已經退休，還是想要住在Arcadia
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区好 地大人少
请告诉我们您在阿凯迪亚的住房经历。	自住独栋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全便利
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全！环境好！邻居很好！没有太多的游民及低收入者！人文环境很好！
本市还应该考虑其他哪些住房类型或想法？	Single house
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	多建独立屋或商住两用
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全的环境好的学区．友好的邻里关系
本市还应该考虑其他哪些住房类型或想法？	Arcadia 应永久以独户为主．这不应该被改变。
本市还应考虑哪些其他区来容纳不同类型的住房？	Arcadia 需要控制人口数量，而不是无限制的去更改地块用途。不同意更改原地块区划
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia 可在现状上新建、翻建、改建．不可以无限制扩大建设
请告诉我们您在阿凯迪亚的住房经历。	独户
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	富人区，环境面貌好．城市安全
请告诉我们您在阿凯迪亚的住房经历。	20年搬到arcadia.贷款买房．为了孩子上学和一个安全的居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	如果arcadia变成一个什么收入都可以搬进来的社区．而不是通过努力工作挣钱交高额地税和消费税．有限的学区资源源却能共享．那会考虑搬走
请告诉我们您在阿凯迪亚的住房经历。	Rent
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	房价便宜点
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	医院，学区，安静的居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全，美丽．体面邻居、中产社区
本市还应该考虑其他哪些住房类型或想法？	请不要
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要更多住房单位
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	不需要改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	美丽环境．安全．体面邻居
请告诉我们您在阿凯迪亚的住房经历。	我在Arcadia住town house 20年了
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好．学区好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好．治安好
请告诉我们您在阿凯迪亚的住房经历。	阿凯迪亚市是一个环境好．整洁干净．相对安全的区域。在这里养育孩子会比较有安全感。另外出门购物吃饭很方便
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好．整洁干净．安全
本市还应该考虑其他哪些住房类型或想法？	暂没有必要
本市还应该考虑其他哪些住房类型或想法？	维持现状就可以．土地资源有限
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	目前的居住环境
本市还应该考虑其他哪些住房类型或想法？	维持现状。
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状。
请告诉我们您在阿凯迪亚的住房经历。	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	整个社区的环境
请告诉我们您在阿凯迪亚的住房经历。	因为市政府的总总举措．一直在担心房价下跌．惴惴不安
本市还应该考虑其他哪些住房类型或想法？	不需要
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	市府房屋計劃單位規定比臨市的天普市要求多出許多，使得亞市居民的負擔多過臨近城市。比如在對中小企業的規定上、商用垃圾服務上……增加許多額外的負擔
请告诉我们您在阿凯迪亚的住房经历。	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好学区，安全的环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	社区安全 干净环境
本市还应考虑哪些其他区来容纳不同类型的住房？	请保持目前的住房数量．不要改变地块的区划．Arcadia目前已经有很多住房单位了。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia是个小城市，目前的警力、消防不足以再增加住宅单位。请保持现状！
请告诉我们您在阿凯迪亚的住房经历。	Arcadia南边有很多condo房子的居住地人口稠密，而Huntington Dr. 北部人口相对稀少。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好的学区、环境、治安、交通、餐饮、购物、娱乐等等
本市还应该考虑其他哪些住房类型或想法？	我不同意在Arcadia 盖任何房屋给游民住。

本市还应考虑哪些其他区来容纳不同类型的住房？	我不同意盖任房子给游民住。哪一位市议员要盖，就盖在这位议员的个人Property
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	意见同上
请告诉我们您在阿凯迪亚的住房经历。	在这件事以前满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不建游民住所
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区，医院，治安，居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	优质的学区教育和安全的环境管理
请告诉我们您在阿凯迪亚的住房经历。	我现在住的是single house
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
General Comment	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
本市还应该考虑其他哪些住房类型或想法？	保持现状
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀，反對affordable housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀，反對affordable housing
本市还应该考虑其他哪些住房类型或想法？	維持現狀，反對affordable housing
请告诉我们您在阿凯迪亚的住房经历。	現狀最好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不要建造affordable housing
本市还应该考虑其他哪些住房类型或想法？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
本市还应考虑哪些其他区来容纳不同类型的住房？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
请告诉我们您在阿凯迪亚的住房经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	反对任何扩建
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋”
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋”
请告诉我们您在阿凯迪亚的住房经历。	维持现状，反对增加任何可负担房屋”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
请告诉我们您在阿凯迪亚的住房经历。	维持现状
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不用改变 维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	规范社区管理
请告诉我们您在阿凯迪亚的住房经历。	一直住在house从未有所改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境绿化工作继续保持 社区治安可以得到提升
本市还应该考虑其他哪些住房类型或想法？	Arcadia应以独户永久为主，不应改变
本市还应该考虑其他哪些住房类型或想法？	坚决反对建游民小屋和低收入住宅，保护我们社区和学区的品质，维护治安
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对游民小屋和低收入住宅
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维护治安
请告诉我们您在阿凯迪亚的住房经历。	我住亚市二十年了，对最近游民的涌入和治安问题深恶痛绝。请市议员们不要损害本市市民的利益。坚决反对建游民小屋和低收入住宅！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	以前亚市安全宜居，希望继续维持下去。坚决反对建游民小屋和低收入住宅，请市议员们不要做让后代以你们为耻的事。谢谢！
本市还应该考虑其他哪些住房类型或想法？	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持独户住宅比例
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要建更多的住房单位
本市还应该考虑其他哪些住房类型或想法？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	应维持现状

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、购物方便、社区文化、居住安全
本市还应该考虑其他哪些住房类型或想法？	坚决反对本市建游民小屋和低收入住宅。我们许多人上班无法参加多次的市府会议，老年人们也无法参加反对游民会议，请市议员考虑到亚市的治安问题。
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对建游民小屋和低收入住宅，维护治安
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚市高中已人满为患，再引进更多的人口，必将降低学区的品质
请告诉我们您在阿凯迪亚的住房经历。	我全家住在亞市二十年了，喜歡本市的安全舒適，高品质的学区。希望市議員們為子孫後代著想，不要建遊民小屋和低收入住宅。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	坚信市长和市议员们会考虑本市利益，不会做伤害亚市治安和亚市学区的事。坚决反对建游民小屋和低收入住宅
请告诉我们您在阿凯迪亚的住房经历。	从我移民到美国，就一直住在这里，有27年了。我喜欢它美丽、干净、安全，但如今随着加州非法移民的增多，安全隐患倍增，这是我们最不愿意看到的而且是影响我们是否继续居住在此的最最大
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	教育，环境，安全
本市还应该考虑其他哪些住房类型或想法？	保留現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	本市沒有地方適合
请告诉我们您在阿凯迪亚的住房经历。	我們住在 Arcadia 9年，眼見治安越來越差。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	環境優美，生活方便。
本市还应该考虑其他哪些住房类型或想法？	維持現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀 不要改變
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀
请告诉我们您在阿凯迪亚的住房经历。	2009购房搬入，至今还在居
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全安静购物方便
多户住宅 - 共管公寓/连栋住宅	交通便利
混合用途住宅	交通便利
多户住宅 - 公寓	激活促进地域商业。
混合用途住宅	有空地吧
多户住宅 - 公寓	有空地吧
独户住宅	安静
混合用途住宅	热闹
独户住宅	安静
混合用途住宅	土地成本不高
独户住宅	环境好
多户住宅 - 公寓	离商业区近，生活便利
独户住宅	因为这里有地。
多户住宅 - 共管公寓/连栋住宅	有空地使用
多户住宅 - 共管公寓/连栋住宅	商铺可变成商住混合
混合用途住宅	商铺可变成商住混合
独户住宅	SFH only
独户住宅	SFH only
独户住宅	SFH only
独户住宅	方便
独户住宅	可以有更多选择
独户住宅	更多选择
多户住宅 - 共管公寓/连栋住宅	有需求
多户住宅 - 公寓	这里有需求
独户住宅	环境好安静
多户住宅 - 公寓	可以解决很多人居住的问题
多户住宅 - 共管公寓/连栋住宅	适合
混合用途住宅	适合
多户住宅 - 公寓	Close to bus station
混合用途住宅	Close to bus station
多户住宅 - 公寓	Close to bus station
多户住宅 - 公寓	离地铁站近，适合年轻上班族
混合用途住宅	商业延伸，对城市收入，居民生活便利
独户住宅	环境优美
多户住宅 - 共管公寓/连栋住宅	靠近高速路
多户住宅 - 共管公寓/连栋住宅	这里都是独栋住宅，需要混合住在比例。
多户住宅 - 共管公寓/连栋住宅	靠近高速公路购物中心。
General Comment	请保持现状
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
独户住宅	安全
多户住宅 - 公寓	安全
多户住宅 - 共管公寓/连栋住宅	安全
独户住宅	保持亚市的高品质，坚决反对建游民小屋和低收入住房。而且多户住宅人口密度太高学校负担太重，高中已经人满为患
独户住宅	以高品质独户代替游民小屋
独户住宅	独户住宅品质高，不会降低亚市的品质
独户住宅	方.快捷
独户住宅	购物方便
独户住宅	上学
Vision feedback	请不要开发游民设施在阿凯迪亚，这只是某些议员的政治考量而不是环境及经济发展考量。不必要的游民设施只会会摧毁现有的阿凯迪亚平和环境，现有居民的压力已经到了极限。
Vision feedback	请不要以政治正确及某些议员的私利目的来设立游民设施。
Vision feedback	保留原有的特色，安静，安全，而不是过多的流浪汉

Vision feedback	希望向San Marino学习，尽量少开发，维护优美的城市环境
Vision feedback	希望有更多符合中产阶级的房子，带游泳池最好。现在的房价太贵了！！！
Vision feedback	尽量少开发低收入的住房，保证安全。
Vision feedback	就应该持续只发展独立住宅
Vision feedback	环境优美的独立屋能够提升城市安全性
Vision feedback	请不要过度开发，希望政府尽力为下一代保留一个美丽宁静安全祥和的阿凯迪亚。
Vision feedback	希望能建造一些管理良好的老人公寓
Vision feedback	Increase the FAR
Vision feedback	SFH only. No low income housing. No shelter
Vision feedback	To create a safe environment and better community
Vision feedback	We need build more single home not low income house.
Vision feedback	We need build more single house instead of lowincome houses.
Vision feedback	Keep apartments, condos, Tiny Shelters out of Arcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
Vision feedback	保持本区域住房及人口类型的特点，更加安心地住在本市。
Vision feedback	希望Arcadia这个城市依然保持它的美好！不需要建很多住房！人口太多地域不够宽广会引起脏、乱、差！同时也为市市政府的管理减轻一些负担！
Vision feedback	Arcadia 属于富人区的现状不应被改变，在Arcadia 居住的门槛不应该被降低，懒惰的人，不务正业的人没有资格享有甚至破坏勤劳努力的人带来的资源、环境。Arcadia 的城市安全必须得到保证！
Vision feedback	Need to pay attention to the needs of existingresidents. They have paid property taxes and have the right to join to determine their future living environment.
Vision feedback	多建些affordable condos
Vision feedback	如果阿卡迪亚建立很多低收入住房，治安会变差
Vision feedback	多盖town house
Vision feedback	维持现状。
Vision feedback	对于整个城市的安全表示担忧。
Vision feedback	安全、整潔、規範的社區是我們所有市民的訴求
Vision feedback	Arcadia是个不大的城市，请保持现状，不要再改变zoning来增加住宅单位了！
Vision feedback	希望成为美丽治安安全的城市
Vision feedback	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状
Vision feedback	翻新老旧房屋，提高环境绿化，虫蚊灭杀，灭鼠需要加强
Vision feedback	维持现状，反对增加任何可负担房屋
Vision feedback	安全
Vision feedback	希望Arcadia能保持目前的住房开发模式，在这种成熟的社区已经没有地方开发可负担住宅。州政府应该在空置地区开开发新的住宅，而不是在成熟社区制造不必要的混乱，并且增加可负担住宅的的成本
Vision feedback	缺乏空地，不宜再大规模开发低端住宅
Vision feedback	维持现状，反对增加任何可负担房屋
Vision feedback	包容低收入人群
Vision feedback	維持現狀，不要affordable housing,不要tiny house
Vision feedback	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
Vision feedback	维持现状，不要做任何可负担房产的开发
Vision feedback	维持现状，反对增加任何可负担房屋”
Vision feedback	维持现状
Vision feedback	保持独立屋比例，这是Arcadia吸引人的地方
Vision feedback	维持现有的居住环境和社区安全，不应再开发多户住宅和混和用途住宅
Vision feedback	我们住亚市二十年了，坚决反对建游民小屋和低收入住宅。上班人士和老年人大部分无法参加市府会议，请市长和和议员们不要做违害亚市治安和降低学区品质的事，不要为了一时利益做出伤害子孙后代的事。
Vision feedback	更少的商业更少的混合住宅
Vision feedback	希望保持现状维持原样
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您是拥有自己的住房还是租房？	租房
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房

以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁

您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	25岁以下
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
您在阿凯迪亚居住或工作吗？	居住

你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住和工作
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住

你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您还有其他意见或建议吗？	平和的阿凯迪亚不需要以政治正确为目的而设立所谓的外来游民设施。请优先考虑阿凯迪亚本身居民的真正需求而而不是成为某些议员做秀的议题。
您还有其他意见或建议吗？	There are to many new big houses in small lot
您还有其他意见或建议吗？	最好只修独立住宅
您还有其他意见或建议吗？	增强城市的安全性，提升城市形象
您还有其他意见或建议吗？	do not want the city to build 3000 plus unit .outragious idea
您还有其他意见或建议吗？	不贊成建那麼多affordable house, 也請市府先告訴我們，建這些affordable house會影响我們什麼?
您还有其他意见或建议吗？	No tiny shelter
您还有其他意见或建议吗？	No more Low Income house should be built in Arcadia
您还有其他意见或建议吗？	No low income housing. No homeless shelter. Nohomeless service hub
您还有其他意见或建议吗？	I don't want low income housing in arcadia.
您还有其他意见或建议吗？	Can not build low income house in our city'scause it will low grade our estates value .
您还有其他意见或建议吗？	We can not build low income houses that will down grade our city.
您还有其他意见或建议吗？	Keep apartments, condos, Tiny Shelters out ofArcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
您还有其他意见或建议吗？	不要建造很多公寓及住房！依然保持这个城市的美好与宁静！！！
您还有其他意见或建议吗？	Arcadia必须以独户为主，如果市政府不能保护这个城市的环境、安全，引入过多低收入人群甚至无收入人群的入驻驻，将会导致城市档次下降，房价暴跌，富人离开，任何会毁掉Arcadia的决策，都会让市政府成员罪名永载Arcadia历史。
您还有其他意见或建议吗？	维持社区目前房屋类型构成现状，坚决反对增加任何可负担住宅
您还有其他意见或建议吗？	希望政府能打造一个安全，整洁的城市环境。本城市有很多养育孩子的家庭，安全是大家的重中之重。现在整体加加州治安下降非常厉害。请政府有所作为！
您还有其他意见或建议吗？	土地资源有限，维持现状就是对人们最好的保护
您还有其他意见或建议吗？	维持现状。
您还有其他意见或建议吗？	希望是政府加强城市的安全保护措施。
您还有其他意见或建议吗？	保持现有的住宅单位，不要再增加。搞好城市治安是目前最重要的事情！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	居住转态保持原状
您还有其他意见或建议吗？	需要更多的环境绿化和蚊虫灭杀
您还有其他意见或建议吗？	反对Arcadia增加任何可负担房屋
您还有其他意见或建议吗？	安全
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋”
您还有其他意见或建议吗？	保持独户住宅比例
您还有其他意见或建议吗？	希望在Arcadia居住人才有资格参加新建住房的问卷表决权，这样才是真正尊重和听到在这块土地居住者声音。

~~4. Community Workshop #1~~

~~This section contains the PowerPoint presentation shown at the Community Workshop.~~

~~The City held a Community Workshop on June 14, 2021. During the workshop, the project team provided a presentation with an overview of and the tentative schedule of drafting the Housing Element. Community members were also presented with an opportunity to participate in an Online Community Survey (referenced above).~~

45. Community Workshop #2

This section contains the PowerPoint presentation shown at the Community Workshop.

The City held a Community Workshop on September 23, 2021. During the workshop, the project team provided a presentation with an overview of the Housing Element and the process to date. Workshop attendees were given the option of a live Chinese translation and a recording of the presentation was made available on the City website in both English and Chinese. Residents were also presented with information about how the City planned to achieve its RHNA. Community members had the opportunity to give public comments and respond to questions during the presentation. In total, 65 community members were in attendance.



1

Chinese Translation (Mandarin)

...To hear this meeting in Mandarin Chinese...



2

Webinar Attendee Guide

...If you joined online or on mobile application...

1 To submit a **written comment**:

(1) Click "Q&A" (2) Type your comment (3) Click "Submit"

2 All meeting attendees will be muted. To submit a **verbal comment**:

(1) Click "Raise Hand" (2) Moderator will Unmute

...If you joined via telephone...

To submit a **verbal comment**:

(1) Press *9 on keypad to "Raise Hand" (2) Moderator will Unmute

*Please note that time per speaker may be limited



3

Agenda

I. Welcome and Introductions
II. Project Overview
III. Community Engagement
IV. Baseline Analysis
V. Rezone Strategies
VI. Discussion & Feedback
VII. Next Steps

4

Welcome and Introductions

- City of Arcadia
  - Jason Kruckeberg, Assistant City Manager/Development Services Director
  - Lisa Flores, Planning & Community Development Administrator
  - Jeramie Brogan, Office Coordinator
- Kimley Horn
  - Matt Horton, AICP, Planner

5



6

What is the Housing Element?

- Required Element of the Arcadia General Plan
- Assesses the City's existing and future housing needs
- Identifies existing and future housing growth needs for all economic segments of the community
- Expresses goals, policies, programs, and quantified objectives to guide current future housing needs for all incomes in Arcadia
- Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with state laws

7

Housing Element Contents

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Arcadia's RHNA allocation
- Policies, programs and objectives to support the City's housing goals



8

Why are Housing Elements Updated?

- State law requires Housing Elements be updated every 8 years
- Demonstrates Arcadia's ability to meet current and future housing needs
- Provides opportunities for the community to participate in the planning process
- Creates eligibility for funding opportunities



9

What is RHNA?

- Foundation for the Housing Element Update Process
- Projects growth at a state, regional, and local housing level
- Quantifies housing need, by income category for each County and City in California
- Based on current and projected population, employment and household growth

10

10

How is the RHNA Allocation Determined?

Department of Housing and Community Development (HCD)
HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments (SCAG)
SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions in Los Angeles County

City of Arcadia RHNA 2021-2029: 3,214 units

11

11

Arcadia 6th Cycle RHNA

Income Category	% of Median Family Income	Annual Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	$38,650	1,102 units
Low Income	51 – 80% MFI	$38,651	$61,840	570 units
Moderate Income	81 – 120% MFI	$61,841	$92,760	605 units
Above Moderate Income	>120% MFI	$92,761	--	937 units
			Total:	3,214 units

*Each income category is defined as a range of household incomes that represent a percentage of the Median Family Income (MFI). The MFI for a family of four in Los Angeles County is $77,300.

12

12

Where are we in the process?



13

13



14

Community Engagement

FAQ sheet is posted on the City Website

Community Workshop #1 (Virtual)
- Overview of Housing Element Update process
  - The Community's RHNA

- **Community Survey**
  - Housing Challenges & Needs
  - Housing Opportunity Programs
  - Potential Housing Areas
  - General Demographic Information



15

15

Online Community Survey

Survey Available from June 14th-August 6th, 2021
759 Total Participants

616 English Participants

143 Chinese Participants

16

16

Online Community Survey Common Themes

- Leave Established Single-Family Neighborhoods intact/Minimize changes to these areas;
- Primary Challenges identified include a shortage of senior housing and affordable housing for low income;
- Housing Growth to be concentrated in zones near transit, Mixed use areas, and in multi-family areas (evenly mixed opinions).

17

17

Online Community Survey Map Marker Activity

- Concentrate housing in the Downtown Area along N Santa Anita Ave near regional transit
- Concentrate housing in the Mixed-Use area along Live Oak Corridor and First Avenue

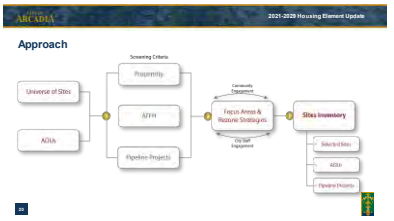


18

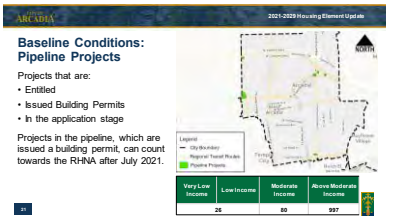
18



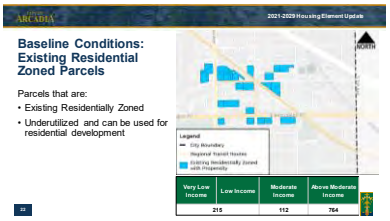
19



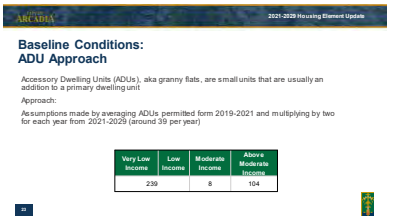
20



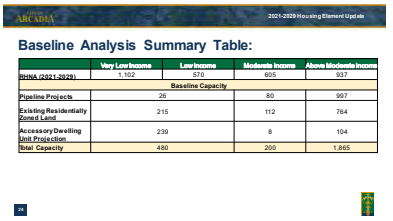
21



22



23



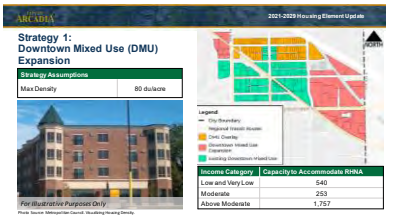
24



25



26



27

2021-2029 Housing Element Update

Strategy 2: Mixed-Use Upzone

Strategy Assumptions	
Max Density	50 du/acre





Income Category	Capacity to Accommodate RHNA
Low and Very Low	162
Moderate	134
Above Moderate	965

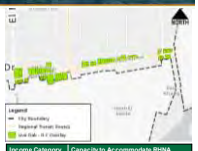
28

2021-2029 Housing Element Update

Strategy 3: Live Oak Residential Flex Overlay

Strategy Assumptions	
Max Density	30 - 50 du/acre





Income Category	Capacity to Accommodate RHNA
Low and Very Low	124
Moderate	118
Above Moderate	782

29

2021-2029 Housing Element Update

Strategy 4: C-G Residential Flex Overlay

Strategy Assumptions	
Max Density	30 du/acre





Income Category	Capacity to Accommodate RHNA
Low and Very Low	198
Moderate	100
Above Moderate	694

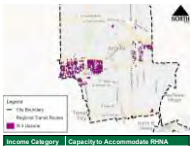
30

2021-2029 Housing Element Update

Strategy 5: R-3 Upzone

Strategy Assumptions	
Max Density	40 du/acre





Income Category	Capacity to Accommodate RHNA
Low and Very Low	142
Moderate	70
Above Moderate	470

31

2021-2029 Housing Element Update

Strategy 6: Arcadia Golf Course

Strategy Assumptions	
Max Density	N/A*





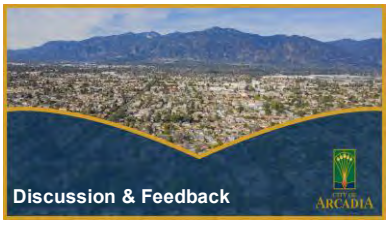
Income Category	Capacity to Accommodate RHNA
Low and Very Low	48
Moderate	72
Above Moderate	72

32

2021-2029 Housing Element Update

	Very Low Income	Low Income	Moderate Income*	Above Moderate Income
RHNA (2021-2029)	1,102	570	605	937
Unit Capacity on Site Inventory				
Baseline Totals (Pipeline, Existing Residential, ADUs)	480		200	1,865
Rezone Strategies				
Downtown Mixed-Use	540		253	1,757
Mixed-Use Upzone	162		134	965
Live Oak Residential Flex	124		118	782
C-G Residential Flex	198		100	694
R-3 Upzone	142		70	470
Arcadia Golf Course	48		72	72
Rezone Strategies	***1,214***		***747***	***4,740***
Total Potential Development Capacity	**1,694**		**947**	**6,605**
Sites Surplus/Shortfall	22		342	5,668
Percentage Buffer	1%		56%	605%

33



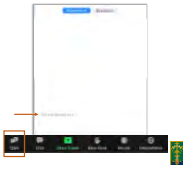
34

2021-2029 Housing Element Update

Q&A Instructions

Question to Consider

Considering these strategies, where are there additional opportunities within Arcadia to accommodate the RHNA?



35

2021-2029 Housing Element Update

Next Steps



36

Thank you!

Questions?

Please Contact
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov

Or Visit the City's webpage at, www.ArcadiaCA.gov/housing

37



1



2



3

议程

I. 欢迎和介绍
II. 项目概述
III. 社区参与
IV. 基线分析
V. 修改区划的策略
VI. 讨论和反馈
VII. 后续步骤

4

欢迎和介绍

- 阿凯迪亚市
  - Jason Kruckeberg，市政府助理执行长/开发服务部主任
  - Lisa Flores，规划和社区开发管理员
  - Jeramie Brogan，办公室协调员
- Kimley Horn
  - Matt Horton，美国认证规划师协会（AICP）会员

5



6

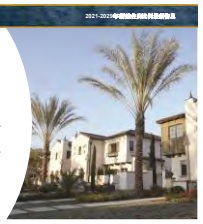
什么是新建住房比例？

- 阿凯迪亚总体规划的规定要素
- 评估本市现有和未来的住房需求
- 确定社区不同收入类别的当前和未来住房增长需求
- 阐述目标、政策、计划和量化目标，以指导阿凯迪亚不同收入类别的当前和未来住房需求
- 需要州住房和社区发展部（HCD）的审查和认证，以符合州法律

7

新建住房比例信息

- 人口和住房特征
- 分析住房制约因素和资源
- 评估当前采用的计划和政策
- 分析可能的开发用地以适应阿凯迪亚的RHNA分配
- 支持本市住房总体目标的政策、计划和具体目标



8

为什么要更新新建住房比例？

- 州法律要求每8年一次更新新建住房比例
- 展示阿凯迪亚满足当前和未来住房需求的能力
- 为社区提供参与规划过程的机会
- 达到获得资助的资格



9

什么是RHNA?

- 新建住房比例更新过程的基础
- 预测州、区域和地方各级的住房增长
- 根据加利福尼亚州每个县和市的不同收入类别量化住房需求
- 基于当前和预计的人口、就业和家庭增长

10

10

如何确定RHNA分配?

住房和社区发展部（HCD）
HCD决定如何应对需求，然后分配给各政府的区域委员会

南加州政府协会（SCAG）
SCAG制定了一种方法，用于把本区域的住房需求向该机构县下属的地方政府"公平分配"

阿凯迪亚市RHNA 2021-2029：3,214套住房

11

11

阿凯迪亚第6个RHNA周期

收入类别	占家庭中位收入（MFI）百分比	年收入范围*		RHNA分配（住房套数
		最低	最高	
极低收入	0 - 50% MFI	--	$38,650	1,102套住房
低收入	51 – 80% MFI	$38,651	$61,840	570套住房
中等收入	81 – 120% MFI	$61,841	$92,760	605套住房
较高收入	>120% MFI	$92,761	--	937套住房
			总计：	3,214套住房

*每个收入类别均定义为家庭收入范围，显示为占家庭中位收入（MFI）的百分比。一个四口之家在洛杉矶县的MFI为77,300美元。

12

12

我们目前处于该过程的哪个阶段?

我们在这里！

- 2021年3月 启动：初步评估和制定工作计划
- 2021年4月至5月 社区宣传：提供信息的视频、社区调查和讲习班
- 2021年10月 起草新的住房计划：公布草案供公众评议
- 2021年12月至2022年1月 会议：规划委员会和市议会举行的公听会
- 2022年2月 规划署批准认证

13

13



14

14

社区参与

常见问题表载于市政府网站

社区讲习班1期（在线）
- 新建住房比例更新过程简介
  - 社区的区域住房需求评估（RHNA）

- **社区调查**
  - 住房挑战和需求
  - 住房机会计划
  - 可能的住房开发区
  - 总体人口信息



15

15

在线社区调查

调查时间
2021年6月14日至8月6日，
总共759名参加者

616名 英语参加者

143名 中文参加者

16

16

在线社区调查常见主题

- 保持现有单户住宅区完好无损/尽量减少对这些区域的更改；
- 确定的主要挑战包括老年人住房和低收入经适房短缺；
- 住房增长将集中在靠近公共交通的区域、混合使用区和多户住宅区（各种意见的支持率大致相同）。

17

17

在线社区调查地图标记活动

- 将住宅集中在市中心区，沿N Santa Anita Ave，靠近区域交通枢纽
- 将住宅集中在Live Oak廊区和First Avenue沿线的混合用途区

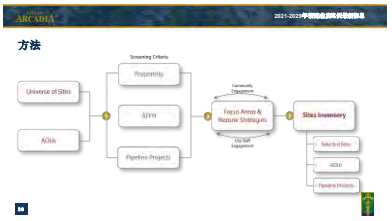


18

18



19



20



21



22



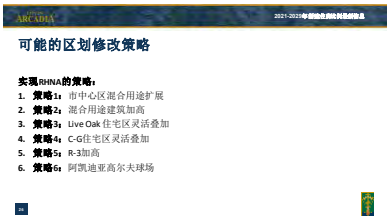
23



24



25



26



27



28



29



30



31



32



	极低收入	低收入	中等收入[1]	较高收入
RHNA (2021-2029)	1,102	570	605	937
现场库存单元称量				
基线合计 （未来、现有住宅ADU数目）	480		200	1,865
修改区划的策略				
市中心区混合用途	540		253	1,757
混合用途加高	162		134	965
Live Oak灵活叠加住宅	124		118	782
C-G灵活叠加住宅	198		100	694
R-3加高	142		70	470
阿凯迪亚高尔夫球场	48		72	72
修改区划的策略	***1,214***		***747***	***4,740***
总潜在开发能力	**1,694**		**947**	**6,605**
地块新立个走	22		342	5,668
百分比现开区	1%		56%	605%

33



34



35



36

谢谢！

有问题吗？

请联系
规划服务部
(626) 574-5423
Planning@ArcadiaCA.gov

或访问市政府的网站：www.ArcadiaCA.gov/housing

37

37

56. Social Media and ~~Newsletters~~City Publications

Through the planning process, the City posted information related to the Housing Element update in the City's Spring and Summer newsletters, five monthly "Hot Sheet" publications, as well as various social media channels such as T~~t~~witter and WeChat. This section contains snippets of the distribution of materials related to the Housing Element through the newsletters and social media channels. The section also provides a summary of social media posts made from June 2021 through the end of October 2021.

The City of Arcadia has a strong online, social media presence and often connects with residents through their multiple twitter accounts. Included in this section are examples of tweets that the City distributed to its residents in order to share information about events associated with the Housing Element Update.



8 tweets total about community workshop 2



10 tweets total about community survey

Housing Element Update: Social Media Summary

Total Posts on City's Social Media Platforms:
Twitter: 22
Facebook: 18
WeChat (Posts translated into Simplified Chinese): 10
Nextdoor: 15

Definitions
Impressions = Number of times people saw Tweet on Twitter
Engagements = Number of times people interacted with the Tweet (e.g., link clicks)

Housing Element Update Community Survey Posts				
	Twitter	**Facebook**	**WeChat**	**Nextdoor**
6/14	Posted *Impressions: 712* *Engagements: 36*	Posted *Likes: 4*	*Access to WeChat was not available during this time.*	Posted *Impressions: 424*
6/21	Posted *Impressions: 753* *Engagements: 31*			
6/22		Posted *Likes: 2*		
6/30	Posted *Impressions: 331* *Engagements: 10*			
7/7	Posted *Impressions: 706* *Engagements: 24*	Posted *Likes: 1*		Posted *Impressions: 317* *Likes: 1*
7/9	Posted *Impressions: 416* *Engagements: 20*	*Posted* *Likes: 1* *Share: 1*		Posted *Impressions: 289*
7/12	Posted *Impressions: 372* *Engagements: 15*	*Posted* *Likes: 1* *Share: 1*		Posted *Impressions: 333*
7/15	Posted *Impressions: 560* *Engagements: 11*			
7/21	Posted *Impressions: 1,019* *Engagements: 29*			
7/23	Posted *Impressions: 454* *Engagements: 10*	*Posted* *Likes: 1*		Posted *Impressions: 253*
7/29	Posted *Impressions: 305*	*Posted* *Likes: 1*		

	Engagements: 1			
8/5	Posted *Impressions: 502* *Engagements: 14*	Posted		Posted *Impressions: 204*
Total Posts	**11**	**8**		**6**

Housing Element Update Virtual Workshop Posts				
	Twitter	**Facebook**	**WeChat**	**Nextdoor**
9/9	Posted *Impressions: 268* *Engagements: 24*	Posted *Likes: 2*	Posted	Posted *Impressions: 514* *Likes: 1*
9/14	Posted *Impressions: 427* *Engagements: 27*	Posted		
9/16			Posted	
9/17	Posted *Impressions: 326* *Engagements: 11*	Posted		Posted *Impressions: 494*
9/19	Posted *Impressions: 231* *Engagements: 15*			
9/20		Posted *Likes: 1*	Posted	Posted *Impressions: 482*
9/21	Posted *Impressions: 116* *Engagements: 15*			
9/22	Posted *Impressions: 114* *Engagements: 7*	Posted *Likes: 1* *Share: 1*	Posted	Posted *Impressions: 499* *Likes: 2*
9/23	Posted *Impressions: 196* *Engagements: 8*	Posted *Likes: 1* *Share: 1*	Posted	Posted *Impressions: 498*
Total	**7**	**6**	**5**	**5**

Draft Housing Element Review/Comment Period Posts				
	Twitter	**Facebook**	**WeChat**	**Nextdoor**
10/6	Posted *Impressions: 142* *Engagements: 10*	Posted *Likes: 1*	Posted	
10/7				Posted

				Impressions: 425
10/14	Posted *Impressions: 129* *Engagements: 5*	Posted *Likes: 2*	Posted	Posted *Impressions: 412* *Likes: 1*
10/19			Posted	
10/21	Posted *Impressions: 98* *Engagements: 8*	Posted	Posted	Posted *Impressions: 386*
10/27	Posted *Impressions: 153* *Engagements: 12*	Posted *Likes: 1*	Posted	Posted *Impressions: 384*
Total Posts	**4**	**4**	**5**	**4**

Housing Element Update Community Survey Posts





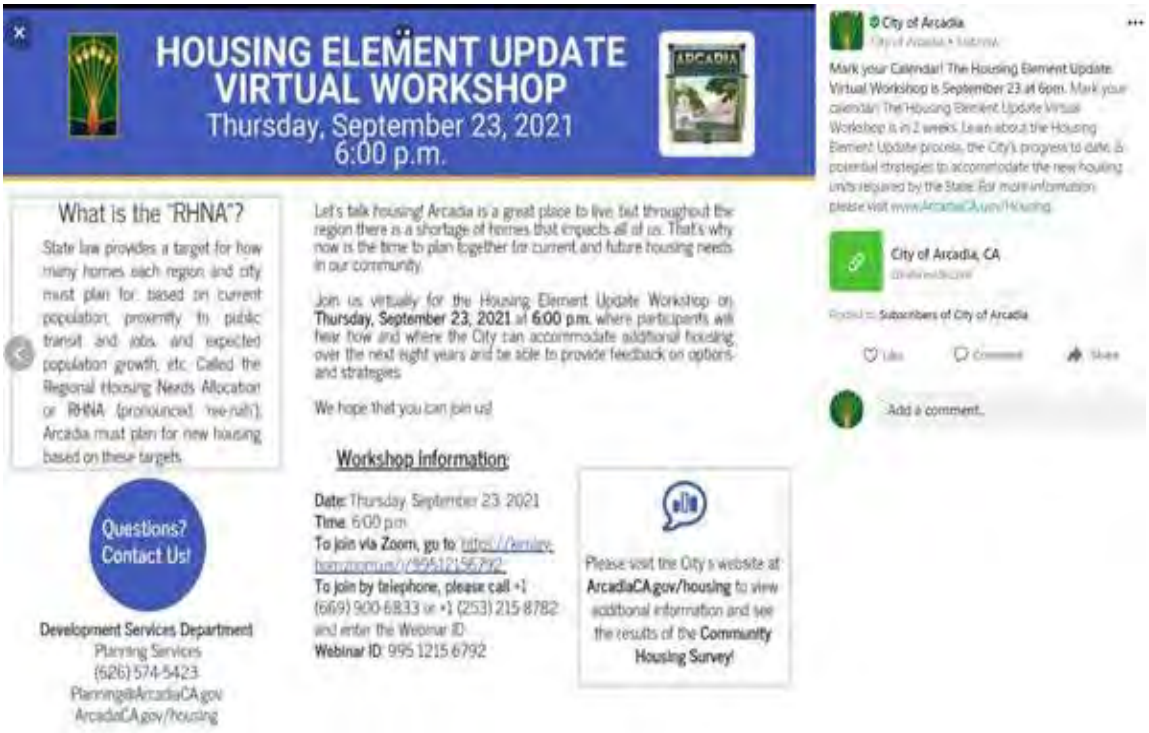




Housing Element Update Virtual Workshop Posts








HOUSING ELEMENT UPDATE
VIRTUAL WORKSHOP
Thursday, September 23 at 6:00 p.m.
Via Zoom (Webinar ID: 995 1215 6792)
Live Mandarin translation will be available.
www.ArcadiaCA.gov/Housing


City of Arcadia
City of Arcadia • Just now
Mark your Calendar! The Housing Element Update Virtual Workshop is September 23 at 6pm. Mark your calendar! The Housing Element Update Virtual Workshop is in 2 weeks. Learn about the Housing Element Update process, the City's progress to date, & potential strategies to accommodate the new housing units required by the State. For more information, please visit www.ArcadiaCA.gov/Housing.
City of Arcadia, CA
Posted to Subscribers of City of Arcadia
Like
Comment
Share
Add a comment...


City of Arcadia
DISCOVER Arcadia
City of Arcadia
新建住房比例最新
信息虚拟研讨会
2021年9月23日（星期四）下午6时
新建住房比例最新
信息虚拟研讨会
1 min ago Delete

Draft Housing Element Review/Comment Period Posts









CITY OF ARCADIA

2021-2029 HOUSING ELEMENT UPDATE & PUBLIC SCOPING MEETING

The City of Arcadia is preparing the draft 2021-2029 Housing Element Update. The public is invited to attend this workshop to learn about the Housing Element Update and provide feedback.

This Community Workshop will discuss an overview of the Housing Element Update, overview of RHNA Allocation and a disscussion on community outreach. This meeting will also serve as the City's Public Scoping meeting on the Program Environmental Impact Report (PEIR) that is being prepared for the Housing Element Update and will include an overview of the California Environmental Quality Act (CEQA) and issues to be covered in the PEIR. Please plan to join us virtually and provide your input!

Please visit the Housing Element Update website for more information at:
https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/housing_element_update.php

WHEN: TBD

TIME: TBD

WHERE: TBD

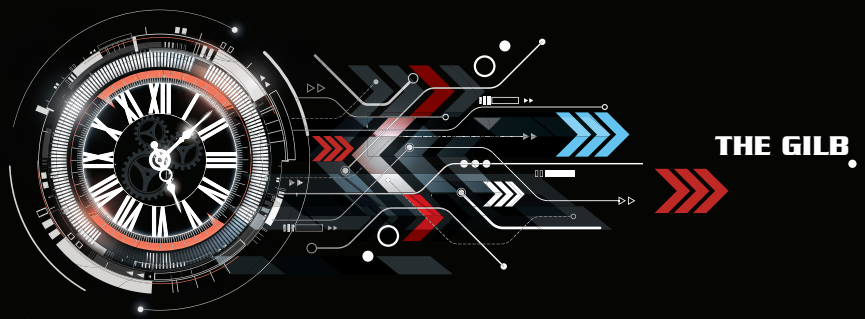


For questions, please contact TBD



HOUSING ELEMENT UPDATE

The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents. The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs. More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.



Amazing, Creative Programs at the Gilb Museum this Spring

The Gilb Museum is proud to present this year's first virtual exhibit: Community Collections Digital Exhibit. The Museum asks Arcadia community members to share their own personal collections to highlight and share with everyone, virtually. For more information, please visit **Arcadiaca.gov/Museum** or call 574-5440.

The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities. For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Have you ever wanted to jump in a time machine and explore Arcadia's past, from the time of the dinosaurs to the Arcadia of the future? The Gilb Museum is pleased to announce the 3rd annual Virtual Summer Enrichment Program for the year 2021. During select weeks in the month of July, the Museum staff will explore different periods in Arcadia's history, while highlighting items in the Museum's collection. This year's Virtual Summer Enrichment Program will include educational videos and educational kits available on a first-come-first-serve basis. Visit **ArcadiaCA.gov/Museum** for more information on how to apply for kits.



Please be considerate of your neighbors by picking up after your pets and preventing nuisance barking. Contact the Pasadena Humane Society at (626) 792-7151 for assistance, information, or to report a complaint.



On-Demand Sustainability Webinars

The Public Works Services Department is hosting a webinar on sustainable gardening and water conservation for Arcadia residents. The webinar is available to view for one month only, please RSVP by emailing mjiang@ArcadiaCA.gov.

Coyote Safety Virtual Town Hall

The San Gabriel Valley Council of Governments (SGVCOG) will host a Coyote Safety Virtual Town Hall meeting for the City of Arcadia on **Thursday, May 27, 2021** from **6:00 p.m.** to **7:00 p.m.** This Town Hall meeting will feature a presentation on SGVCOG's Neighborhood Coyote Program, Pasadena Humane Society and a Coyote Safety Q&A Panel that consists of wildlife experts and professionals.

Residents that wish to submit questions regarding coyote behavior, pet safety, coyote mitigation strategies, or other coyote-related topics may do so before the start of the Town Hall meeting by e-mailing Coyotes@sgvcog.org. Submitted questions will be answered during the Coyote Safety Q&A Panel of the meeting. RSVP at **SGVCOG.org/coyotes-events**. For more information, please contact Coyotes@sgvcog.org or call (626) 278-8039.

Annual Registration Fee for the Unoccupied Residence Registry Begins July 1, 2021

Beginning **July 1, 2021**, there will be an annual registration fee of $1,492 required for the Unoccupied Residence Registration. The fee will allow the City to continue regular inspections of these properties to help ensure they remain secured, well-maintained, and do not become a nuisance to the community.

An unoccupied residence is a single-family residence that has not been occupied for at least 30 days. Houses that are actively under construction, in escrow to be sold or transferred, or being actively marketed by an identified listing agent are not considered unoccupied.

Registration of unoccupied residences is required and includes providing up-to-date contact information for the property owner, contact information for two authorized persons, with at least one being available on a 24-hour basis, as well as the annual fee. In lieu of providing two authorized contacts, property owners may designate a property management company as their contact. The property management company should be located within 20 miles of the unoccupied residence and be available on a 24-hour basis.

Property owners of unoccupied residences, including those that are already listed on the registry, can begin paying the annual registration fee starting July 1, 2021, and may register at Arcadia City Hall, or online at **ArcadiaCA.gov/UnoccupiedReg**.

For more information, please contact the Code Services Division at 574-5432, or email **DSDCodeServices@ArcadiaCA.gov**.

Arcadia Transit
Is Here for You!

Arcadia Transit would like to thank all frontline workers including our very own transit bus drivers who have continued to provide uninterrupted service throughout the COVID-19 pandemic. We are running our regular fixed route schedules and Dial-A-Ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit**.

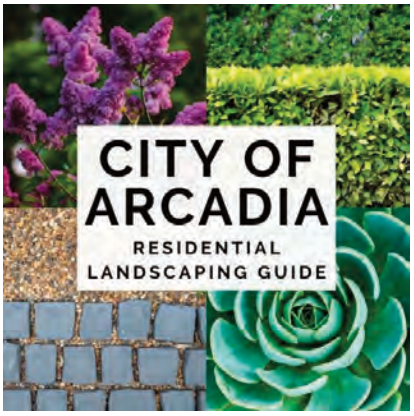
New to Arcadia Transit?
The Arcadia Transit app is a great way to learn about Arcadia's local transit system. The Arcadia Transit Fixed-Route provides general public transit service on three bus lines - Green, Blue, and Red. Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Dial-A-Ride
Arcadia Transit's Dial-A-Ride offers curb-to-curb shared transportation to seniors and persons with disabilities, responding to individual travel requests as they are received. Each Arcadia Transit vehicle is clearly marked and features comfortable seating, and is wheelchair accessible. The Arcadia Transit Dial-A-Ride service will take you to any destination within City limits! Visit the Community Center, Library, City Hall, or **ArcadiaCA.gov/Transit** for registration.



HOUSING ELEMENT UPDATE

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the Update is to plan for the current and future housing needs of all Arcadia residents. Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the Update. Please visit **ArcadiaCA.gov/Housing** to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view any upcoming announcements and opportunities for public participation.



The Residential Landscaping Guide provides homeowners with the City's standards, requirements, and expectations for landscaping in the front yard and/or street side areas. To obtain a copy of the guide, visit the Development Services Department at City Hall, or go to **ArcadiaCA.gov/RLG**.

ARCADIA
COMMUNITY NEWS

SPRING 2021
CITY OF ARCADIA NEWSLETTER

City Council
Roger Chandler, *Mayor*
Sho Tay, *Mayor Pro Tem*
Tom Beck, *Council Member*
Paul P. Cheng, *Council Member*
April A. Verlato, *Council Member*

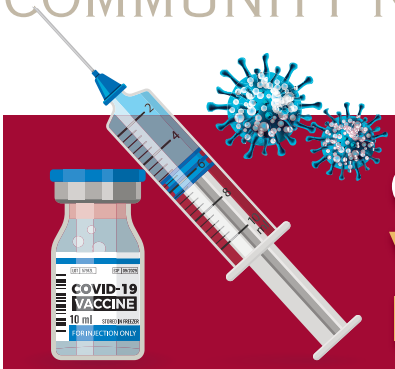
City Officials
Gene Glasco, *City Clerk*
Dominic Lazzaretto, *City Manager*

City Council Meetings
The City Council meets the first and third Tuesday of the month at 7 p.m. in the Council Chambers at City Hall. Meetings are broadcast live on the City's government access cable channel - AT&T channel 99 and Charter Communications digital channel 15-257. Meetings are also available for viewing from the City website.

ArcadiaCA.gov

Follow Us on
@EnrichArcadia
@ProtectArcadia
@ShapeArcadia
@DiscoverArcadia

City Hall 574-5400
Building 574-5416
City Council 574-5403
City Manager 574-5401
Development Services 574-5415
Fire Administration 574-5100
Graffiti Hotline 821-4333
Historical Museum 574-5440
Library 821-5567
Planning 574-5423
Police Administration 574-5151
Public Works Services 254-2720
Recreation & Community Services 574-5113
Senior Citizen Services 574-5130
Shopping Cart Removal (888) 787-2278
Water Conservation Hotline 574-3000
Water Service 254-2700



COVID-19 Vaccination Information

Please visit the County Public Health's website at **VaccinateLACounty.com** for the latest COVID-19 vaccine implementation information. The webpage includes:

- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Who Will Get Vaccine When
The Vaccine Distribution page describes the phases and tiers of vaccination, with more information about how these phases may roll out. This page is being updated regularly as the groups within each phase and tier are further refined.

Note: Additional groups may be added as more vaccinations become available. Check the Los Angeles County website at* **VaccinateLACounty.com *for the latest information and to book an appointment if you are in the eligible group.*

Improvements Around City Hall



The new project around City Hall will include construction of a new sidewalk, curb ramps, and minor landscaping improvements in the parkway along the west side of eastbound Huntington Drive from Centennial Way to the northeast corner of City Hall. With the completion of the Marriott's Le Méridien hotel, there will be a sidewalk link from the southwest corner of the Huntington Drive and Santa Clara Street intersection to Centennial Way, creating a nice loop along Huntington Drive for pedestrians to take a short stroll throughout the day. Construction around City Hall is expected to begin in April.

INSIDE THIS ISSUE

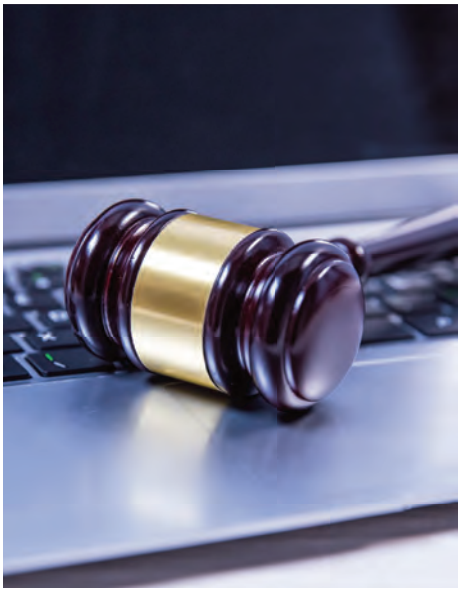
3 Arcadia Transit
4 Summer Watering Schedlule
5 Coyote Safety Virtual Town Hall
6 Sports Camp
8 Follow Us on Facebook


Home Improvement Grants 3


Housing Element Update 5



Community Connect Program 7



Candidates Being Sought for City Boards and Commissions

The Arcadia City Clerk's Office is currently accepting applications from residents who would like to serve on a City Board or Commission. Arcadia's Board and Commission members serve without compensation. To serve on a Board or Commission, applicants must be 18 years or older, a registered voter, and a resident of the City of Arcadia.

Arcadia's Board and Commission members serve in an advisory capacity and provide critical input on quality of life issues in Arcadia. The Arcadia Beautiful Commission, Human Resources Commission, Library Board of Trustees, and Senior Citizens' Commission each have openings.

Anyone with an interest in serving may obtain a Citizen Service Resume by visiting the City's website at **ArcadiaCA.gov/Service**. Applications must be mailed to the City Clerk's Office on or before the close of business on **Thursday, May 20, 2021**. Appointments are expected to be made at the **Tuesday, June 15, 2021**, City Council meeting.

Please contact the City Clerk's Office at 574-5455 if you would like further information about Board and Commission service in the City of Arcadia.



Home Safety During COVID

Though only 27% of fires happen in homes, these blazes are responsible for most fire deaths (79%) and injuries (73%). A combination of fewer working fire sprinklers and smoke alarms in residences and the presence of elderly individuals contribute to these statistics. With the uncertainty around COVID-19, more people are forced to stay home and work remotely, and the risk of fire continues to grow.

While 2020 data is still being collected, it is reasonable to assume we will see an annual increase in fires as more people spend more time in their residences, especially as cooking becomes more common.

The National Fire Protection Association's (NFPA) latest report on "Home Structure Fires" studied incidents between 2013-2017 and determined that of the average 354,400 home structure fires per year, most were caused by cooking (49%), followed by the following:

- Heating equipment (14%)
- Electrical distribution and lighting equipment (10%)
- Intentional (8%), this includes arson and fires started by children
- Smoking materials (5%)

Fire safety should always be of paramount concern for the home starting with the following reminders:

Cooking Fire Safety

- If you're cooking with quicker-acting equipment, stay in the room and keep an eye on things.
- Turn off the stove, fryer, broiler, or grill if you have to leave the kitchen.
- Use a timer for longer cooking tasks, such as baking, simmering, or roasting. Forgotten cooking leads to fires.
- Keep fuel sources, such as towels or empty boxes, away from the stove. Make sure pot and pan handles are not sticking outward.
- Always try to keep small kids out of an active kitchen.

Heater Fire Safety

- Keep combustibles at least three feet away from any type of heating equipment and enforce the same distance rule for kids.
- Turn off portable heaters if you leave or go to bed.
- Have your heating equipment inspected by a qualified contractor on a regular basis.

Electrical Fire Safety

- Never charge devices under covers or pillows.
- Avoid overloading electrical circuits by plugging numerous things into outlet adapters, and never use adapters for larger appliances such as refrigerators.
- Ensure all cords are in good shape and from the manufacturer. Remember, extension cords are merely temporary solutions to achieve plug-in distance.

Arcadia Transit
Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit**.

Have you downloaded the Arcadia Transit App?

- Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect Yourself When Using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

HOME IMPROVEMENT GRANTS AVAILABLE

Arcadia residents in need of home repairs may be eligible for federal grant assistance under the Home Improvement Program. Qualified homeowners meeting income limits are eligible to receive assistance of up to $20,000 for a single-family home, and up to $15,000 for a condominium or townhome. The program can help fund general home repairs, replacement of heating and air conditioner units, home insulation, water heaters, window and exterior doors (limited to single-family homes), energy efficiency improvements, and more!

To qualify, property owners must own and occupy the residence and meet the household income limits and restrictions listed below.

Number of persons in the household	Maximum combined income per household*
1	$63,100
2	$72,100
3	$81,100
4	$90,100
5	$97,350
6	$104,550

**Income limits subject to change. Household income includes a percentage of all financial assets. No additional properties may be owned.*

This Program is funded in part by the U.S. Department of Housing and Urban Development through the Los Angeles County Community Development Commission's Community Development Block Grant Program.

An application and brochure can be obtained by contacting the Development Services Department at 574-5408 or HIP@ArcadiaCA.gov, or downloaded at **ArcadiaCA.gov/HIP**.



New Flashing Yellow Arrow Coming to Duarte Road at Holly Avenue Traffic Signal

In the interest of improved safety and efficiency, as a pilot project, a Flashing Yellow Arrow (FYA) for the left turns on Duarte Road at the Holly Avenue traffic signal will be installed.



Steady Red:
Stop

Steady Yellow:
Prepare to Stop
Flashing Yellow:
Left turn after yielding to oncoming traffic/pedestrians

Steady Green:
Protected Left Turn

A FYA allows waiting motorists to make a left-hand turn after yielding to oncoming traffic. It tends to be more eye-catching and is a constant reminder to the driver to use caution in yielding to oncoming traffic, as opposed to the solid green light. This new FYA will provide more efficiency for left turners with the permissive left turns allowed in the off-peak hours but could also be turned off during heavy pedestrian activity periods where there is a greater potential interaction with permissive left turners. Be on the lookout as the City plans to install more FYAs at traffic signals throughout town!



Spring Cleaning

Free Bulky Item Pickup

Are you moving or simply looking to get rid of old furniture and appliances? Arcadia residents residing in single-family homes have four (4) free bulky item pickups per year. Multi-family complex residents have two (2) free pickups per unit, per year. Contact Waste Management at (800) 266-7551 or online at **Home.WM.com/Arcadia** to arrange your bulky item pickup today. These items may include:

- Couches, rugs, and other large furniture
- Refrigerators, washing machines, and other large appliances
- Mattresses and box springs
- Water heaters
- Large bundled branches that do not fit in your green waste container
- Bulky electronic waste (computers, TVs, printers, etc.)



Composting at Home

Composting at home is a sustainable practice that turns unwanted food scraps and yard trimmings into a rich, pesticide-free soil conditioner. You can use a compost bin, worm composting bin, or create a free-standing compost pile in a shaded area of your backyard. For basic composting instructions, visit **EPA.gov/Recycle/Composting-Home**. The Public Works Services Department offers 3' x 2' compost bins at the reduced price of $35 to Arcadia residents and worm composting bins for $65. To reserve yours today, please call 254-2720.



The State of California has recently approved regulations for Senate Bill 1383. These regulations set a goal of reducing the state's landfilled organic waste by 50%-75% statewide. In order to achieve this goal, cities are tasked with having organics (food waste and green waste) recycling programs at all properties, including single-family residential properties. In addition, cities must work with counties to facilitate a food rescue program that creates a 20% increase in the recovery of currently disposed edible food from grocery stores, restaurants, and other large food generators to address food insecurity in California.

Stay tuned for more information on how you will play a part in the success of this organics recycling program in future announcements. For more information, please visit **CalRecycle.CA.gov/Organics/slcp**.



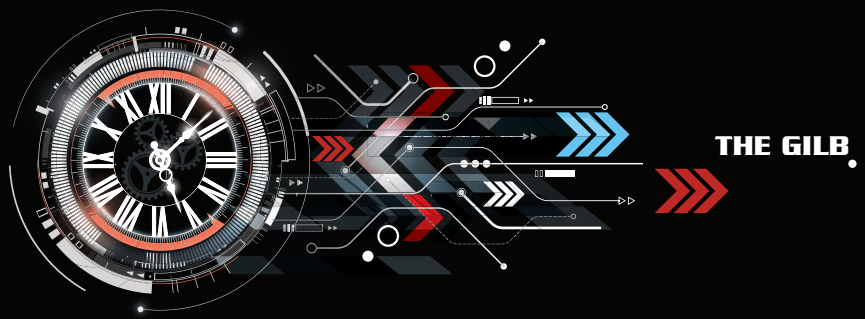
Starting on **May 1 through October 31**, the Summer Watering Schedule begins and allowed days for outdoor irrigation are Tuesday, Thursday, and Saturday, before 9 a.m. and after 6 p.m. Avoid watering during daytime hours when the sun, heat, and wind will quickly evaporate water. Additionally, please limit sprinklers to 10 minutes per station to avoid creating runoff, which is a sign of water waste and overly saturated soil. Trees and garden plants may be watered by hand any day of the week, as long as it is done within the allowed timeframe. When using a garden hose for outdoor watering, ensure a shut-off nozzle is attached to prevent waste.

Arcadia residents and businesses can qualify for indoor and outdoor water efficiency rebates, including Metropolitan Water District's Turf Replacement rebate offering $2 per square foot. For more information, please visit **SoCalWaterSmart.com** or call (888) 376-3314.



HOUSING ELEMENT UPDATE

The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents. The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs. More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.



Amazing, Creative Programs at the Gilb Museum this Spring

The Gilb Museum is proud to present this year's first virtual exhibit: Community Collections Digital Exhibit. The Museum asks Arcadia community members to share their own personal collections to highlight and share with everyone, virtually. For more information, please visit **Arcadiaca.gov/Museum** or call 574-5440.

The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities. For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Have you ever wanted to jump in a time machine and explore Arcadia's past, from the time of the dinosaurs to the Arcadia of the future? The Gilb Museum is pleased to announce the 3rd annual Virtual Summer Enrichment Program for the year 2021. During select weeks in the month of July, the Museum staff will explore different periods in Arcadia's history, while highlighting items in the Museum's collection. This year's Virtual Summer Enrichment Program will include educational videos and educational kits available on a first-come-first-serve basis. Visit **ArcadiaCA.gov/Museum** for more information on how to apply for kits.



Please be considerate of your neighbors by picking up after your pets and preventing nuisance barking. Contact the Pasadena Humane Society at (626) 792-7151 for assistance, information, or to report a complaint.



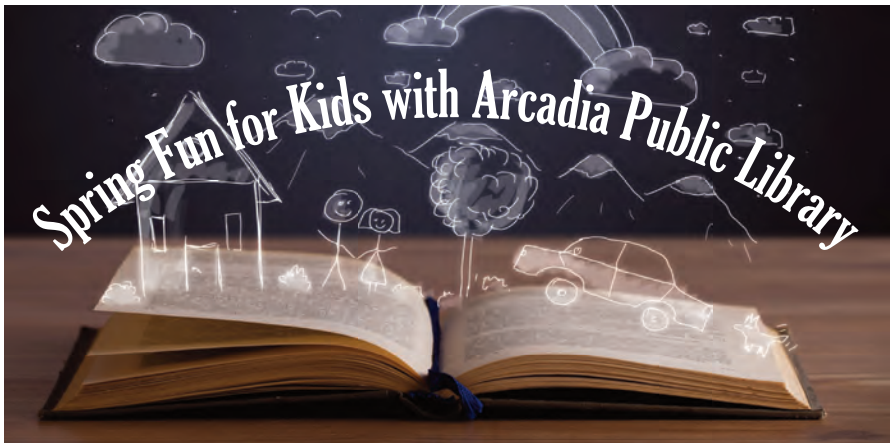
On-Demand Sustainability Webinars

The Public Works Services Department is hosting a webinar on sustainable gardening and water conservation for Arcadia residents. The webinar is available to view for one month only, please RSVP by emailing mjiang@ArcadiaCA.gov.

Coyote Safety Virtual Town Hall

The San Gabriel Valley Council of Governments (SGVCOG) will host a Coyote Safety Virtual Town Hall meeting for the City of Arcadia on **Thursday, May 27, 2021** from **6:00 p.m.** to **7:00 p.m.** This Town Hall meeting will feature a presentation on SGVCOG's Neighborhood Coyote Program, Pasadena Humane Society and a Coyote Safety Q&A Panel that consists of wildlife experts and professionals.

Residents that wish to submit questions regarding coyote behavior, pet safety, coyote mitigation strategies, or other coyote-related topics may do so before the start of the Town Hall meeting by e-mailing Coyotes@sgvcog.org. Submitted questions will be answered during the Coyote Safety Q&A Panel of the meeting. RSVP at **SGVCOG.org/coyotes-events**. For more information, please contact Coyotes@sgvcog.org or call (626) 278-8039.



It's a new season and time for two yearly favorites…but, first, something new! The Arcadia Public Library has added Dial-A-Story, a new service that enables you to dial in and listen to fun and engaging stories for kids. No Internet is needed, just a phone. Call 631-2300 anytime, anywhere and follow the voice prompts to select and listen to your choice of three stories read aloud by Library staff. New stories will be available every other week.

It wouldn't be spring without the annual Bookmark Contest. Children, ages 3 - 14 years, who are looking to creatively express themselves, are invited to submit their drawing for a bookmark on the colorful theme of "Reading Colors Your World". Entries will be accepted through **Saturday, April 17, 2021**. Eight winning entries will be selected, professionally printed, and distributed throughout the summer months. Contest entry forms will be available at the Library's front entrance as well as on the Library's webpage at **ArcadiaCA.gov/Library**.

The Library is freshening up its traditional spring reading program. This year, the family that reads together also wins fun prizes by participating in the Arcadia Public Library's Family Reading Program. Those interested in participating may register online. Participants then read and log up to 25 book titles to earn virtual badges. There will be weekly drawings for kid participants. Kid, teen, and adult participants who earn at least one virtual badge will be automatically entered into a grand prize drawing for one of five $25 gift cards. All reading and logging must be completed by **Saturday, May 1, 2021**. Grand prize winners will be contacted by **Friday, May 7, 2021**. Readers may access a host of great digital books through TumbleBook Library, Overdrive or Gale eBooks. All are accessible on the Library's website from the "eBooks and More" webpage.

Don't forget! The Library is still offering the popular front-door pick-up service. Order up to five items online at **Discovery.ArcadiaLibrary.org** and you'll be called to arrange a pick-up time when they are available. Happy family reading!



Half Day After School Camp

Baldwin Stocker Elementary School
Weekdays
2-6 p.m.
5-12 years of age
$92 per week

The half day camp follows the Los Angeles County Public Health Order, including:

- Health screening and temperature check
- Face covering
- 1:10 staff to youth ratio
- Consistent weekly groups
- Cleaning protocols

For more information, please visit **ArcadiaCA.gov/Recreation** or call 574-5113.







Expand Your Tech World with Arcadia Public Library

As our world becomes increasingly dependent on technology, so does our need to learn apps, tools, and products. That's where the Library comes in! Join our virtual Learning Lab classes to discover and become skilled at the technology our family, businesses, and community use. There's a class for everyone.

Can't make the live class time? Here are some other resources:

- Review the class handout and presentation by visiting **Arcadia.Libguides.com/Learninglabs**
- Watch the class micro-lesson on the Library's YouTube channel at **youtube.com/user/arcadiapubliclibrary**
- Book a Librarian for a one-on-one session in which we will work with you and answer your tech-related questions by visiting **forms.gle/ttr4WijKBMG8JkaT7**

Arcadia Public Library also offers a wide range of eResources on its webpage, including ebooks, magazines, movies, language classes, crafting instructions and ideas, reading advice, and more. It's like having your own personal library 24/7. Want to learn even more? Call the Adult Services division directly at 821-5569 or visit the Library's webpage at **ArcadiaCA.gov/Library**.

The Library Supports Arcadia Teens

Reviving the Library's Teen Advisory Group has given the Library's staff a chance to become more aware of how the Library can connect with teens, offering them the books, resources, and help they may need.

When speaking with teens, a common theme is how overwhelmed they are feeling. Being unable to hang out with friends, trying to keep up with online school, COVID worries, and the day to day stresses of being a teen add to these feelings. To help with this, the Library created a take-home de-stress kit for teens. The kit includes:

- A mini Zen garden
- A coloring bookmark
- A list of recommended books to read
- Bubble wrap- to pop when feeling stressed

This interactive kit will help teens reset. They can leave their mini Zen garden on their desk for easy access when needed. A curated list of books is included: fiction books for the health benefits that come from reading for pleasure and nonfiction books, as they relate directly to the mental wellness of teens.





During this time of great uncertainty we've been comforted, encouraged, and humbled by the outpouring of generosity and support from our community.

Remarkable people, organizations such as the Arcadia Chinese Association, community groups, and small businesses have all stepped up to support our first responders and City staff with donations of meals, personal protective equipment, and more.

To us, you are our heroes and we thank you for helping us meet the challenges of this moment, so we can continue to provide the highest level of service to our residents.

Community Connect Program



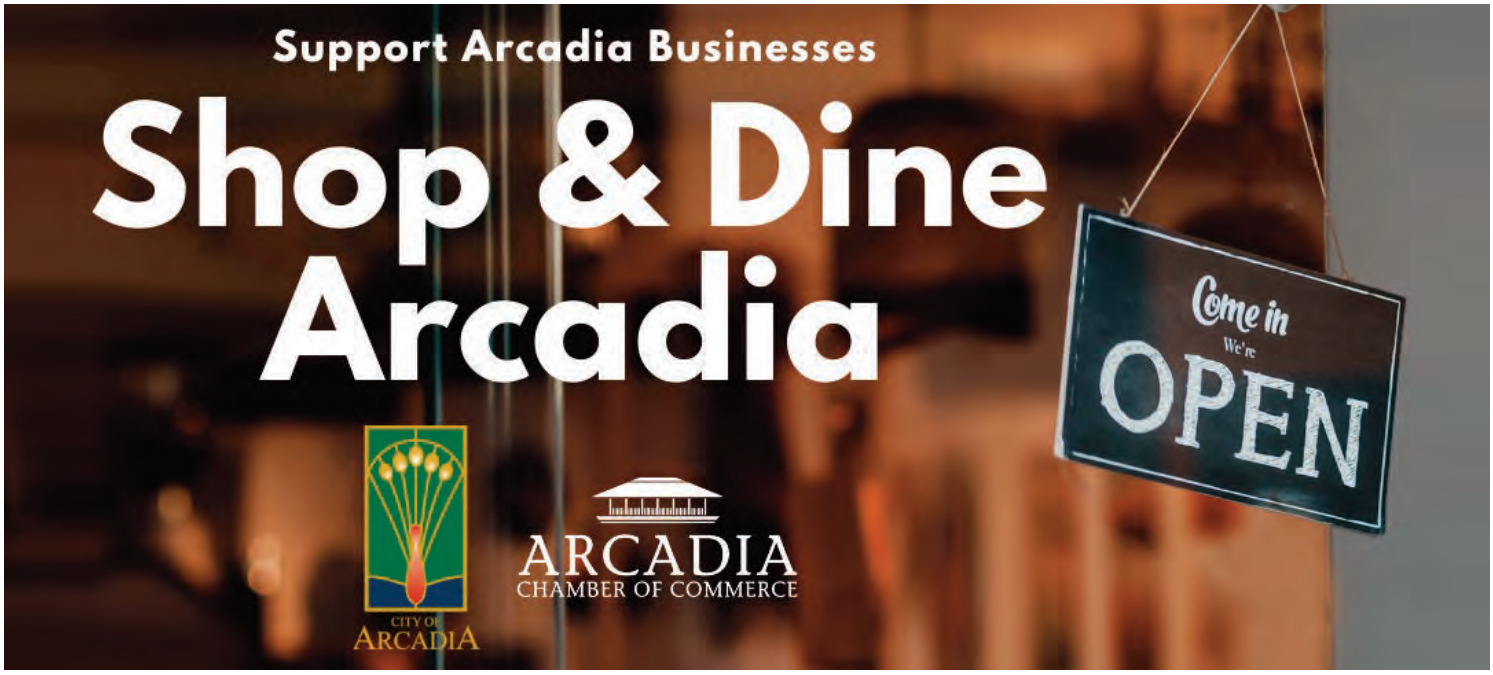
The City's Community Connect Program is a free, secure, and easy way for our community to provide critical information about their households so that the Arcadia Fire Department can adequately respond to our residents during an emergency. Some of the helpful information you can provide includes your property's type, whether or not you have fire sprinklers, best contact in case of an emergency, potential hazards at your location, mobility issues in your household, and even your pet's information.

This is a completely voluntary program and it is up to you on how much information you would like to share with our first responders. Sign up any time by visiting **ArcadiaCA.gov/Connect**.

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021

Pre-sorted
Standard
U.S. Postage
PAID
Arcadia, CA
Permit No. 255

ARCADIA POSTAL CUSTOMER



如果您需要有人协助翻译本期中的文章, 请与朋友或邻居联系。本期提要:

新冠病毒疫苗接种信息 1
市政厅周围的翻新改进 1
诚征市政委员会成员 2
新冠病毒疫情期间家庭安全 2
阿凯迪亚公共交通为您服务！ 3
可提供住宅翻新赠款 3
将在与Duarte Road 与Holly Avenue交界处的交通信号灯上增设闪烁黄箭头 3
春季大扫除：免费取走大件物品 4
在家中做堆肥 4
SB 1383 4
夏季浇水日 4
新建住房比例更新 5
今春Gilb博物馆推出的令人惊奇并充满新意的计划 5
友好宠物提醒！ 5
即时可持续性网络研讨会 5
郊狼安全虚拟市民会议 5
阿凯迪亚公共图书馆春季儿童娱乐活动 6
半日课后活动营 6
荒野公园（Wilderness Park）日间营 6
运动营 6
在阿凯迪亚公共图书馆扩大您的技术视野 7
图书馆支持阿凯迪亚青少年 7
谢谢！ 7
社区联系计划 7
支持阿凯迪亚企业：在阿凯迪亚购物和就餐 8
在脸书上查看我们的信息 8

Follow Us on Facebook

Facebook.com/ArcadiaGov

The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us.

facebook

ARCADIA
COMMUNITY NEWS

SUMMER 2021
CITY OF ARCADIA NEWSLETTER

City Council
Sho Tay, *Mayor*
Paul P. Cheng, *Mayor Pro Tem*
Tom Beck, *Council Member*
Roger Chandler, *Council Member*
April A. Verlato, *Council Member*

City Officials
Gene Glasco, *City Clerk*
Dominic Lazzaretto, *City Manager*

City Council Meetings
The City Council meets the first and third Tuesday of the month at 7 p.m. in the Council Chambers at City Hall. Meetings are broadcast live on the City's government access cable channel - AT&T channel 99 and Charter Communications digital channel 15-257. Meetings are also available for viewing from the City website.

ArcadiaCA.gov

Follow Us on

@EnrichArcadia
@ProtectArcadia
@ShapeArcadia
@DiscoverArcadia

City Hall 574-5400
Building 574-5416
City Council 574-5403
City Manager 574-5401
Development Services 574-5415
Fire Administration 574-5100
Graffiti Hotline 821-4333
Historical Museum 574-5440
Library 821-5567
Planning 574-5423
Police Administration 574-5151
Public Works Services 254-2720
Recreation & Community Services 574-5113
Senior Citizen Services 574-5130
Shopping Cart Removal (888) 787-2278
Water Conservation Hotline 574-3000
Water Service 254-2700



Brush Fire Preparedness: Fire Resistant Plants Can Help Save Your Home

The Bobcat Fire of 2020 reminded all Arcadians of the ever present dangers of wildland fires to lives and property. If you live in an area that may be impacted by wildfire, the Arcadia Fire Department recommends the proactive measure of planting fire resistant plants to reduce the exposure to wildfires.

These plants are relatively non-flammable and burn less readily than typical chaparral plants such as Chamise or Scrub Oak. There is no such thing as a fireproof plant. Most substances – including green plants – will burn if subjected to a high degree of temperature for extended periods. The time and temperature characteristics of ignition and combustion vary considerably between species.

Most retail nurseries can provide you with more specific details on cost, planting, and maintenance of a given plant. Information on types of fire-resistant plants can also be obtained by contacting the Los Angeles County Arboretum at 821-3222, or by reviewing the websites of some of the following organizations:

California Fire Safe Council	**cafiresafecouncil.org**
California Native Plant Society	**cnps.org**
California Invasive Plant Council	**cal-ipc.org**
California Department of Forestry and Fire Protection	**fire.ca.gov**

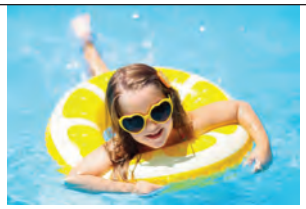
In addition to the use and maintenance of fire resistive plants, the Arcadia Fire Department recommends the following proactive measures homeowners can do outside of their dwelling to protect it from possible damage from brush fires:

- Enclose the underside of eaves and decks with fire-resistant materials to keep out flying embers.
- Clean dead leaves and needles from the roof and rain gutters.
- Cover your chimney, attic vents, and stovepipes with 1/8-inch mesh screens.
- Move propane tanks and stack woodpiles at least 30 feet from all structures.
- Install dual-paned windows when financially feasible.
- Use only Class A or non-combustible materials when replacing your roof.

For additional fire safety information, please contact the Arcadia Fire Prevention Bureau at 574-5104 or visit the City website at **ArcadiaCA.gov/Brushfire**.

INSIDE THIS ISSUE

3 Housing Element Update
5 SB1383
6 Summer Enrichment Program
7 Passport Services Now Open
8 Follow Us on Facebook



Pool Safety 2



Summer Concerts & Movies 4



Summer Reading Program 6



As we celebrate this year's Fourth of July weekend, it is important to keep in mind that for the protection and safety of our residents, the Arcadia Municipal Code Section 3124.9 prohibits the use, sale or discharge of fireworks anywhere in the City, unless authorized by the Fire Chief.

Sign up to Alert Arcadia's Emergency Notification System

The City of Arcadia's mass emergency notification system, Alert Arcadia, enables the City to provide secure, reliable, and relevant information to residents in real-time during emergency situations. Sign up for Alert Arcadia to receive local emergency information and other important community messages via phones, text messages, emails, and over the web. Messages may include safety alerts and instructions, shelter locations, and evacuation orders. Signing up to Alert Arcadia online is easy and fast by going to **ArcadiaCA.gov/Alert**.

SAVINGS for City of Arcadia Residents
Join the Paramedic Membership Program (PMP)

A 9-1-1 call for emergency ambulance service can cost thousands of dollars. For $51 per year, PMP provides savings with benefits to you and the rest of your family:

- ✔ Covers ALL permanent household members who live at the same address.
- ✔ Covers ALL out-of-pocket expenses not covered by insurance for emergency ambulance services.
- ✔ Reduced rates for those who live in a retirement facility ($27 per year) or qualifying low-income residents ($24 per year).

To get an application packet, please contact the Arcadia Fire Department at 574-5126 or download the form from **ArcadiaCA.gov/Paramedic**.

Pool Safety Tips

Swimming pools are great places for family fun especially during the summer periods. For everyone's safety, it is important to ensure everyone follows these simple safety steps to stay safer in and around water.

1. NEVER leave a child unattended in or near water.
   - Designate an official "Water Watcher," an adult tasked with supervising children in the water. This should be their only task – no reading, texting, or playing games on their phone.
   - Have a phone close by at all times in case you need to call for help.
   - If a child is missing, check the pool first.
2. Teach children how to swim. Swimming is not only fun, it's a lifesaving skill.
   - Enroll children in swimming lessons; there are many free or reduced-cost options available from your local YMCA or USA Swimming chapter.
3. Teach children to stay away from drains.
   - Do not play or swim near drains or suction outlets, especially in spas and shallow pools, and never enter a pool or spa that has a loose, broken, or missing drain cover.
   - Children's hair, limbs, jewelry, or bathing suits can get stuck in a drain or suction opening. When using a spa, be sure to locate the emergency vacuum shutoff before getting in the water.
4. Ensure all pools and spas – both in your backyard and any public pool you may visit have compliant drain covers.
   - Powerful suction from a pool or spa drain can even trap an adult.
5. Install proper barriers, covers, and alarms on and around your pool and spa.
   - Proper fences, barriers, alarms, and covers can be lifesaving devices. A fence of at least four feet in height should surround the pool or spa on all sides and should not be climbable for children.
   - The water should only be accessible through a self-closing, self-latching gate.
   - Teach children to never try to climb over the gate or fence. Install a door alarm from the house to the pool area, and keep pool and spa covers in working order.
6. Pool covers should cover the entire pool securely enough that a child or an animal cannot slip under them.
   - Make sure no standing water collects on top- children can drown in less than 2 inches of water.
   - Floating solar and winter covers are not safety covers and can increase drowning risk. Because a floating cover makes the pool surface appear solid, a small child might try to retrieve a ball or other light toy that landed on it and quickly slip underneath – often trapped and hidden from view.
7. Know how to perform CPR on children and adults.
   - Once you're CPR certified, make sure to keep your certification current.
   - CPR classes are available through many hospitals, community centers, or by contacting the American Red Cross.

For more resources in adopting essential water safety steps and ensuring that a great day at the pool does not turn into a tragic one, please visit **poolsafely.gov.**



Annual Registration Fee for the Unoccupied Residence Registry Begins July 1, 2021

Beginning **July 1, 2021**, there will be an annual registration fee of $1,492 required for the Unoccupied Residence Registration. The fee will allow the City to continue regular inspections of these properties to help ensure they remain secured, well-maintained, and do not become a nuisance to the community.

An unoccupied residence is a single-family residence that has not been occupied for at least 30 days. Houses that are actively under construction, in escrow to be sold or transferred, or being actively marketed by an identified listing agent are not considered unoccupied.

Registration of unoccupied residences is required and includes providing up-to-date contact information for the property owner, contact information for two authorized persons, with at least one being available on a 24-hour basis, as well as the annual fee. In lieu of providing two authorized contacts, property owners may designate a property management company as their contact. The property management company should be located within 20 miles of the unoccupied residence and be available on a 24-hour basis.

Property owners of unoccupied residences, including those that are already listed on the registry, can begin paying the annual registration fee starting July 1, 2021, and may register at Arcadia City Hall, or online at **ArcadiaCA.gov/UnoccupiedReg**.

For more information, please contact the Code Services Division at 574-5432, or email **DSDCodeServices@ArcadiaCA.gov**.

Arcadia Transit
Is Here for You!

Arcadia Transit would like to thank all frontline workers including our very own transit bus drivers who have continued to provide uninterrupted service throughout the COVID-19 pandemic. We are running our regular fixed route schedules and Dial-A-Ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit**.

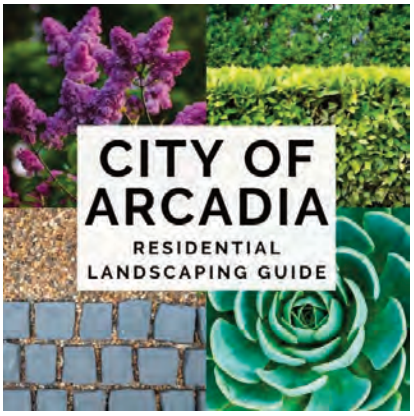
New to Arcadia Transit?
The Arcadia Transit app is a great way to learn about Arcadia's local transit system. The Arcadia Transit Fixed-Route provides general public transit service on three bus lines - Green, Blue, and Red. Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Dial-A-Ride
Arcadia Transit's Dial-A-Ride offers curb-to-curb shared transportation to seniors and persons with disabilities, responding to individual travel requests as they are received. Each Arcadia Transit vehicle is clearly marked and features comfortable seating, and is wheelchair accessible. The Arcadia Transit Dial-A-Ride service will take you to any destination within City limits! Visit the Community Center, Library, City Hall, or **ArcadiaCA.gov/Transit** for registration.



HOUSING ELEMENT UPDATE

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the Update is to plan for the current and future housing needs of all Arcadia residents. Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the Update. Please visit **ArcadiaCA.gov/Housing** to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view any upcoming announcements and opportunities for public participation.



The Residential Landscaping Guide provides homeowners with the City's standards, requirements, and expectations for landscaping in the front yard and/or street side areas. To obtain a copy of the guide, visit the Development Services Department at City Hall, or go to **ArcadiaCA.gov/RLG**.



Free Turf Transformation Classes

With a second dryer than normal winter in a row, it's important we remember the key role landscapes play in water use efficiency. If you are looking to revamp your front or backyard, sign up for a free turf transformation class at **greengardensgroup.com/turf-transform**. These classes are now being offered online in English, Mandarin, and Spanish. Simply sign up for a scheduled time and an instructor will walk you through the process of removing turf grass, building a healthy soil sponge, and selecting the right plant palette. The class will also cover the $2 per square foot turf removal rebate offered by Metropolitan Water District on **socalwatersmart.com**.



The City of Arcadia, through the Arcadia Municipal Code (AMC), requires that minimum standards be maintained related to the health, safety, and welfare of community residents. The new Code Compliance guides provide useful information on the City's codes, safety tips, and programs. They are also available in Chinese. Check them out at **ArcadiaCA.gov/CodeGuides**.

Carcadia – SGV's Most Eclectic Car Show

Now in its eighth year, Carcadia is one of the longest-running and biggest regularly scheduled car meets in not only the San Gabriel Valley but the entire Southern California area. Founded by Arcadia natives, Carcadia is a family-friendly environment where you'll find incredible diversity of cars and car lovers who attend. The City has partnered with Carcadia to offer a free used oil kit (used oil container, rags, and used oil funnel), while supplies last. Come and get your used oil kit Arcadia car enthusiasts! See below for location details:

Location:	733 West Naomi Avenue, Arcadia 91007 (Arcadia Hub Center)
Time:	**Last Sunday of the month, 7:00 a.m.-9:00 a.m.**
Website:	**Carcadia.org**
Instagram:	Carcadia66

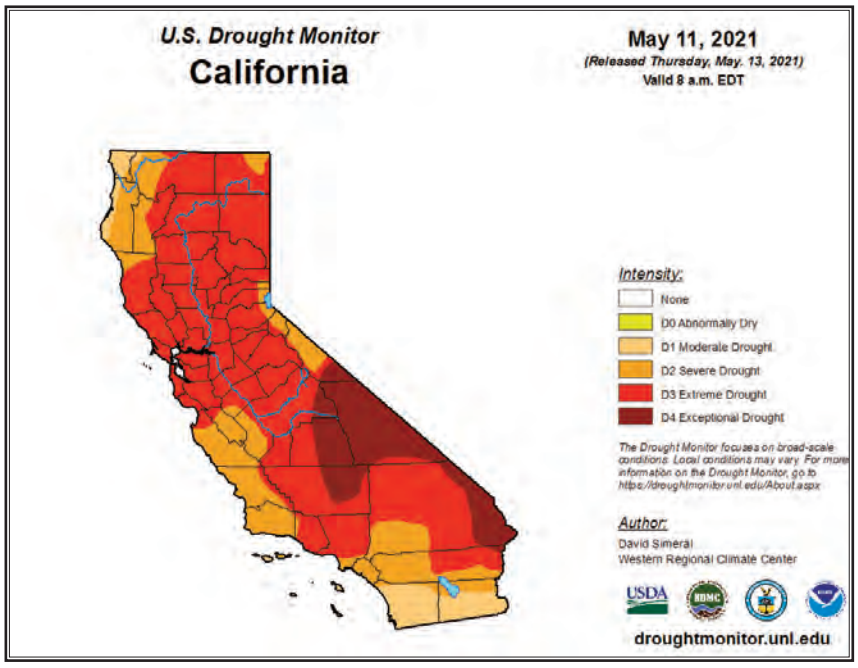


Drought

This past April, Governor Newsom declared a drought emergency in 41 California counties. As of May 2021, Los Angeles County has not yet been declared under a drought emergency, although the U.S. Drought Monitor (**droughtmonitor.unl.edu**) already shows the County to be in extreme drought.

The City continues to monitor the drought situation and would like to remind the community that the most impactful way to use water efficiently is by being mindful of outdoor irrigation. To that end, the Summer Watering Schedule is effective through **October 30** and allows outdoor irrigation on **Tuesdays, Thursdays, and Saturdays**. To prevent evaporation, please water between **6:00 p.m. and 9:00 a.m.** when sunlight and wind are weakest. Limit sprinklers to 10 minutes per station to avoid creating runoff and ensure that leaks are fixed in a timely manner. Trees and plants may be watered manually every day within the allowed hours by a garden hose with a shut-off nozzle attachment.

If you have questions on the codified Seasonal Watering Schedule or would like to learn more about available resources, please visit **ArcadiaCA.gov** or contact Public Works Services at 254-2706.





SB 1383

Greenhouse gases are on the rise largely due to the increase of food waste in landfills. The California Department of Resources Recycling and Recovery (CalRecycle) found that food waste makes up 17-18% of landfilled disposal. Reducing food waste aids in decreasing methane emissions and helps repurpose resources.

1. Meal plan for the week to identify what groceries you need to purchase to avoid over-purchasing perishable foods.
2. Organize and store your fruits and vegetables so they can stay fresh for as long as possible.
3. Be mindful of fruits that emit gases ripening other produce, i.e. keep bananas away from apples, etc.
4. Try your hand at composting, it's a great way to repurpose leftover produce and yard clippings. Plus, you are upcycling your food waste into fertilizer! Check **greengardensgroup.com/events** for available classes and visit the Arboretum for educational resources.
5. If you have safe, unexpired, and unopened canned food that you can't consume, consider donating to local homeless shelters and nonprofits.

Summer classes have started.
Check out the Summer Buzz on our website for more information.



TRASH CONTAINERS

Trash Containers should be removed from the curb and stored away no later than 5:00 a.m. on the day following trash collection.



This year's Children's Summer Reading Program theme, "Reading Colors Our Community", encourages Arcadians to come together and read, explore, create, and stay safe. The program runs through **Saturday, July 31, 2021**.

Kids can register online, then pick up a free summer pack from the Library. Kids (infant to 5th grade) can log their time spent reading and youth (6th to 8th grade) can complete fun challenges to earn virtual badges, and a reading reward. Participants then visit the Library to collect the reward for their highest earned virtual badge. Prizes range from Glop & Dots to light-up spinning wheels for younger kids, and checker sets and paddle ball games for youth. The Library will also offer weekly virtual storytimes, craft kits, family paint parties, and more throughout the summer. Visit the Library's website at **ArcadiaCA.gov/Library** for more information.

Summer Enrichment Program 2021

This July, the Gilb Museum will be holding its 3rd annual Summer Enrichment Program. For select weeks in the month of July the Gilb Museum will offer a live, virtual learning experience via Zoom. Lessons will be themed around different time periods in Arcadia's history. Each lesson will also include a free educational kit that students can use at home.



Arcadia Public Library Welcomes Back the Public!

Arcadia Public Library reopened to the public on May 3, over a year after it closed its doors due to the COVID-19 pandemic. The Library will be open Mondays-Tuesdays, from 4 p.m. to 8 p.m.; Wednesdays-Thursdays, from 10 a.m. to 2 p.m.; and Saturdays, from 11 a.m. to 5 p.m., until fully staffed. Library users are asked to follow masking guidelines, appropriate social distancing, and to not visit the Library if experiencing any COVID-19 symptoms, if they have been exposed to COVID-19, or have any other contagious illness. The popular front-door pick-up service will continue from 10 a.m. – 2 p.m. on Mondays-Tuesdays; 3 p.m.-7 p.m. on Wednesdays-Thursdays; and 10 a.m.-5 p.m. on Fridays. "Grab-and Go" browsing, public computers, Wi-Fi access, Passport Services, as well as printing, faxing, and copying, are also available. The Friends of the Library will continue holding their outdoor book sale on Tuesdays, Thursdays, and Saturdays.



Do you remember participating in reading programs when you were a kid? Do your children or grandchildren currently participate? Feeling a little left out of the fun? Did you know that the Arcadia Public Library has a Summer at Your Library program just for adults? Join us in June and July for our virtual reading program themed: Reading Colors Your World!

The Library uses the online platform and mobile app called Beanstack where you can keep track of your reading, complete online badges, and enter to win one of three raffle prizes at the end of the summer. Writing short book reviews to share your reading with the community earns you bonus entries for the raffle. The raffle prizes include a Kindle Fire 7, Bluetooth earbuds, and a craft kit bundle. These prizes will be on display over the summer, so be sure to stop by to check them out.

If you're not sure what to read next or need help getting started, please reach out to a librarian. We're happy to help with book recommendations and connect you to materials of interest. We've got something for everyone, so be sure to join us for Summer at Your Library! We also offer helpful and fun newsletters that will keep you up to date on bestsellers and what's new at Arcadia Public Library. Please call the Arcadia Public Library at 821-5569 for information.

Passport Services Open for Business at Arcadia Public Library

As the world slowly reopens for travel and summer wanderlust beckons, Arcadia Public Library's Passport Services Office is open for business! The Passport Services staff is available for processing new passports for adults and children, assisting with renewing passports for children, taking photos, and answering your questions. As the State Department is estimating that it will take 10 to 12 weeks to process a new passport and 4 to 6 weeks to process an expedited passport, allowing enough time to submit and receive your passport is crucial.

There are few things to keep in mind:

- Appointments are required. Please call 294-4848 to schedule an appointment.
- Appointments are available Monday through Thursday evenings, Monday and Tuesday mornings, and Saturdays from 10 a.m. to 1 p.m.
- Please, for the time being, wear a mask and observe social distancing.
- Fillable forms, essential information, and timely updates are available on the State Department's Passport Services website at **Travel.State.gov**. The website also lets customers look for open Passport agencies and acceptance offices by zip code.
- Adult Passport renewals are accepted and processed by mail only. If your passport expired within the last five years, visit **Travel.State.gov** for the necessary form (DS-82) and instructions. Children under 16 must apply for a new passport when their passports expire.
- Passport services staff are here to help! Please call 294-4848 for assistance, appointments, and information.

Seniors, Teen Interns Contribute to Arcadia Oral History



In 2020, Museum staff worked with Girl Scout Kira Camacho on her Gold Award. Ms. Camacho created the Senior Series Project, collecting oral histories from residents in the City of Arcadia. Having to modify her original plans of creating a physical exhibit, Ms. Camacho created a virtual exhibit of her project. The virtual launch of the exhibit is now live and you can find the virtual exhibit link on the Museum's website at **ArcadiaCA.gov/Museum**. The Faces of Arcadia Oral History Project lets teen interns interview members of the Arcadia community, including business owners, members of civic organizations, educators, members of local government, and more. The Faces of Arcadia Oral History Project will help preserve the history of Arcadia by asking members of the Arcadia community to contribute their stories. These oral histories will be added to the Gilb Museum's collections. For more information on the internships or to participate in 30-minute oral history interviews on topics relating to Arcadia's past and present, please contact the Gilb Museum at 574-5440.

Anthony Wilkinson Collection Transcription Project

The Anthony W. Wilkinson Letter Collection is composed of approximately 700 letters and postcards which were written to and by Edith Hartzell Grandy, a former army medic in the U.S. Civil War, between the 1860s and 1960s. These letters have been assessed by Gilb Museum staff as invaluable for their inclusion of the perspective of a woman living in California during the Civil War. Thus, the Gilb Museum intends to digitize these letters to make the information more available for a wider audience. Through the digitization and transcription of Hartzell-Grandy's 700 letters and postcards, the Gilb Museum intends to make these letters available for researchers and reach a state-wide, national, and international audience. If you wish to help transcribe these letters, check out the Museum's website and look at the Transcription Project for more information.



Preschoolers and students ages 5-12 can apply to participate in the wildly popular "Community Kits" program sponsored by the Museum. So far this year, the Gilb Museum has provided 458 kits to local children and is happy to continue to offer free kits to the Arcadia community throughout the 2021 calendar year. Each kit will only be available for a limited time. Applications for kits can be found on the Museum's website starting on the day the application is open and are available for curbside pickup. We offer Community Kits for ages 5-12 and Preschool Kits for children ages 2-5 and for children with special needs.

Community Connect Program

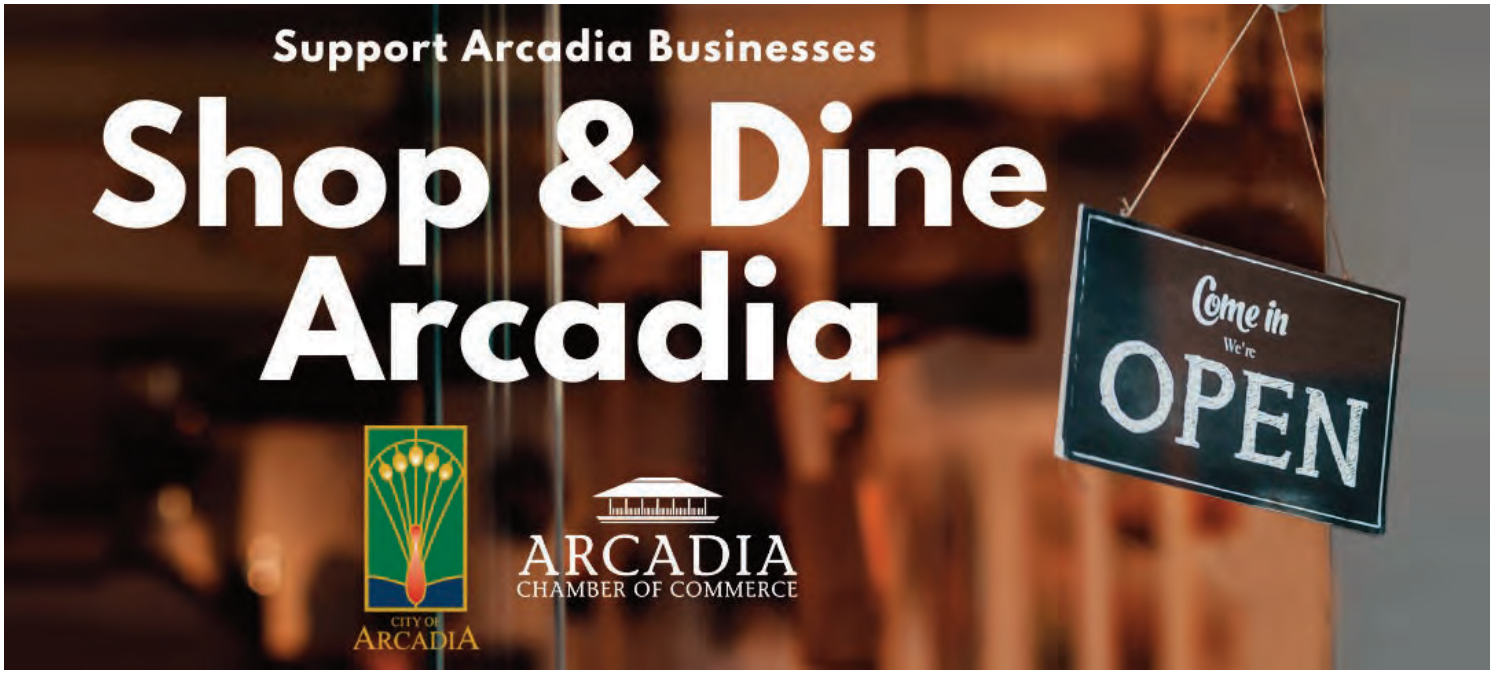
The City's Community Connect Program is a free, secure, and easy way for our community to provide critical information about their households so that the Arcadia Fire Department can adequately respond to our residents during an emergency. Some of the helpful information you can provide includes your property's type, whether or not you have fire sprinklers, best contact in case of an emergency, potential hazards at your location, mobility issues in your household, and even your pet's information.

This is a completely voluntary program and it is up to you on how much information you would like to share with our first responders. Sign up any time by visiting **ArcadiaCA.gov/Connect**.

240 West Huntington Drive
Post Office Box 60021
Arcadia, CA 91066-6021

Pre-sorted
Standard
U.S. Postage
PAID
Arcadia, CA
Permit No. 255

ARCADIA POSTAL CUSTOMER



如果您需要有人协助翻译本期中的文章, 请与朋友或邻居联系。本期提要:

灌木丛火灾预防工作：防火植物可保护您的住宅 1
本市禁止的事项 2
请登记以便收到阿凯迪亚市紧急情况通知系统发出的警示 2
帮助拯救阿凯迪亚市居民的生命 2
参加医疗救护队（PMP） 2
泳池安全提示 2
从2021年7月1日开始，空置住所登记收取年度登记费 3
阿凯迪亚市公共交通局为您服务！ 3
新建住房比例更新 3
阿凯迪亚市居民住宅园林景观指南 3
免费草坪改造课程 4
Carcadia SGV“新能源车”车展 4
法规合规指南 4
免费暑期音乐会和电影 4
干旱 5
暑期课程已经开始 5
SB 1383 5
垃圾桶 5
2021年暑期阅读课程 6
2021年暑期加强课程 6
阿凯迪亚市公共图书馆重新开放！ 6
图书馆成人暑期网上活动 6
阿凯迪亚市公共图书馆开放护照服务 7
年长者和青少年实习生为阿凯迪亚市口述历史做出贡献 7
Anthony Wilkinson藏品转录项目 7
2021年吉尔伯博物馆资料集 7
社区联系计划 7
在阿凯迪亚市购物和用餐 8
在脸书上查看我们的信息 8

Follow Us on Facebook

Facebook.com/ArcadiaGov

The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us.

facebook

MARCH 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Family Reading Program

The Library is freshening up its traditional spring reading program. This year, the family that reads together also wins fun prizes by participating in the Arcadia Public Library's Family Reading Program. Those interested in participating may register online, beginning **Monday, March 22**. Participants then read and log up to 25 book titles to earn virtual badges. There will be weekly drawings for kid participants. Kid, teen, and adult participants who earn at least one virtual badge will be automatically entered into a grand prize drawing for one of five $25 gift cards. All reading and logging must be completed by **Saturday, May 1, 2021**. Grand prize winners will be contacted by **Friday, May 8, 2021**. Readers may access a host of great digital books through TumbleBook Library, Overdrive or Gale eBooks. All are accessible on the Library's website from the "eBooks and More" webpage.

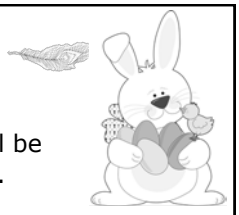


Don't forget, the Library is still offering the popular front-door pick-up service. Order up to five items online at **Discovery.ArcadiaLibrary.org** and you'll be called to arrange a pick-up time when they are available. Happy family reading!

2021 Gilb Museum Kits

The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities. For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Spring Bunny Grams



Send a bunny gram to your favorite peeps and give them a treat that they will keep. Grams will be available for purchase for $20 each. Purchase a bunny gram at **ArcadiaCA.gov** and Mr. Bunny will deliver it to an address in Arcadia! Deliveries will be made from **March 22 to April 2.**

Spring Camp

Dana Gym, 1401 S. 1st Avenue
8 a.m.—6 p.m.
5-12 years of age
$27 per child, per day

Featuring arts and crafts, fitness, and games! Registration begins **March 1**. Select the day(s) you wish to register your child: **Tuesday, April 6, Wednesday, April 7, Thursday, April 8, and Friday, April 9**. Pack a daily lunch for your child. Safety measures will be in place such as health screenings, temperature checks, face coverings, 1:10 staff to youth ratio, and cleaning protocols. For more information, please call Recreation and Community Services at 574-5113.

Housing Element Update



The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents.

The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs.

More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.

Home Safety During COVID

Though only 27% of fires happen in homes, these blazes are responsible for most fire deaths (79%) and injuries (73%). A combination of fewer working fire sprinklers and smoke alarms in residences and the presence of elderly individuals contribute to these statistics. With the COVID-19 ongoing stay at home orders, more people are forced to stay home and work remotely, and the risk of fire continues to grow.

While 2020 data is still being collected, it is reasonable to assume we will see an annual increase in fires as more people spend more time in their residences, especially as cooking becomes more common.

The National Fire Protection Association's (NFPA) latest report on "Home Structure Fires" studied incidents between 2013-2017 and determined that of the average 354,400 home structure fires per year, most were caused by cooking (49%), followed by the following:

- Heating equipment (14%), which presents an added level of risk during winter lockdowns
- Electrical distribution and lighting equipment (10%)
- Intentional (8%), this includes arson and fires started by children
- Smoking materials (5%)

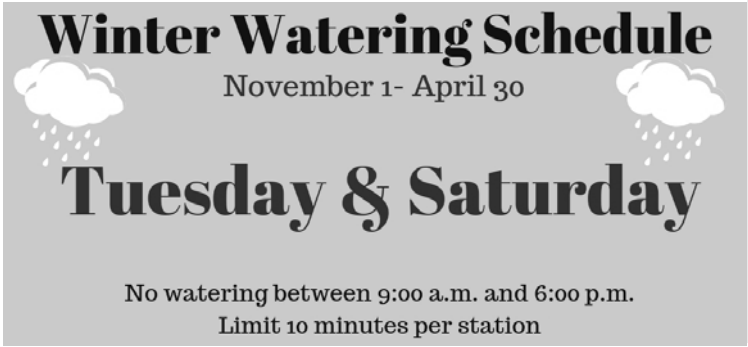
Stay at home orders have understandably created a stressful environment for all. However, fire safety should still be of paramount concern for the home.

Cooking Fire Safety



- If you're cooking with quicker-acting equipment, stay in the room and keep an eye on things.
- Turn off the stove, fryer, broiler, or grill if you have to leave the kitchen.
- Use a timer for longer cooking tasks.
- Keep fuel sources, such as towels or empty boxes away from the stove.
- Always try to keep small kids out of an active kitchen.

Can you find the hidden  **x3 ?**



Arcadia Transit Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit.**

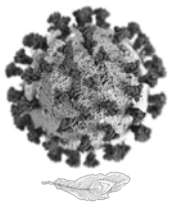
Have you downloaded the Arcadia Transit App?
Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect yourself when using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

COVID-19 Vaccination Implementation Information

Please visit the County Public Health's website at **PublicHealth.LACounty.gov** for the latest COVID-19 vaccine implementation information. The webpage includes:



- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Who Will Get Vaccine When
The Vaccine Distribution page describes the phases and tiers of vaccination, with more information about how these phases may roll out. This page is being updated regularly as the groups within each phase and tier are further refined.

Note: Additional groups may be added as more vaccinations become available. Check the Los Angeles County website at **VaccinateLACounty.com for the latest information and to book an appointment if you are in the eligible group.*

APRIL 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Candidates Being Sought for City Boards and Commissions

The Arcadia City Clerk's Office is currently accepting applications from residents who would like to serve on a City Board or Commission. Arcadia's Board and Commission members serve without compensation. To serve on a Board or Commission, applicants must be 18 years or older, a registered voter, and a resident of the City of Arcadia.

Arcadia's Board and Commission members serve in an advisory capacity and provide critical input on quality of life issues in Arcadia. The Arcadia Beautiful Commission, Human Resources Commission, Library Board of Trustees, and Senior Citizens' Commission each have openings.

Anyone with an interest in serving may obtain a Citizen Service Resume by visiting the City's website at ArcadiaCA.gov/Service. Applications must be mailed to the City Clerk's Office on or before the close of business on Thursday, May 20, 2021. Appointments are expected to be made at the Tuesday, June 15, 2021, City Council meeting.

Please contact the City Clerk's Office at 574-5455 if you would like further information about Board and Commission service in the City of Arcadia.

2021 Gilb Museum Kits



The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities.

For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Spring Cleaning: Free Bulky Item Pickup

Are you moving or simply looking to get rid of old furniture and appliances? Arcadia residents residing in single-family homes have four (4) free bulky item pickups per year. Multi-family complex residents have two (2) free pickups per unit, per year. Contact Waste Management at (800) 266-7551 or online at Home.WM.com/Arcadia to arrange your bulky item pickup today. These items may include:

- Couches, rugs, and other large furniture
- Refrigerators, washing machines, and other large appliances
- Mattresses and box springs
- Water heaters
- Large bundled branches that do not fit in your green waste container
- Bulky electronic waste (computers, TVs, printers, etc.)



Housing Element Update



The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents.

The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia and address the current and future housing needs.

More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at ArcadiaCA.gov/Housing. You may also contact Arcadia Planning Services at 574-5423.

Home Safety During COVID-19

Though only 27% of fires happen in homes, these blazes are responsible for most fire deaths (79%) and injuries (73%). A combination of fewer working fire sprinklers and smoke alarms in residences and the presence of elderly individuals contribute to these statistics. With the uncertainty surrounding COVID-19, more people are forced to stay home and work remotely, and the risk of fire continues to grow.

While 2020 data is still being collected, it is reasonable to assume we will see an annual increase in fires as more people spend more time in their residences, especially as cooking becomes more common.

The National Fire Protection Association's (NFPA) latest report on "Home Structure Fires" studied incidents between 2013-2017 and determined that of the average 354,400 home structure fires per year, most were caused by cooking (49%), followed by the following:

- Heating equipment (14%)
- Electrical distribution and lighting equipment (10%)
- Intentional (8%), this includes arson and fires started by children
- Smoking materials (5%)



Fire safety should always be of paramount concern for the home.

Composting at Home

Composting at home is a sustainable practice that turns unwanted food scraps and yard trimmings into a rich, pesticide-free soil conditioner. You can use a compost bin, worm composting bin, or create a free-standing compost pile in a shaded area of your backyard. For basic composting instructions, visit EPA.gov/Recycle/Composting-Home. The Public Works Services Department offers 3' x 2' compost bins at the reduced price of $35 to Arcadia residents and worm composting bins for $65. To reserve yours today, please call 254-2720.

Can you find the hidden  x3 ?

Winter Watering Schedule

November 1- April 30

Tuesday & Saturday

No watering between 9:00 a.m. and 6:00 p.m.
Limit 10 minutes per station

Arcadia Transit Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit ArcadiaCA.gov/Transit.

Have you downloaded the Arcadia Transit App? Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect yourself when using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

COVID-19 Vaccination Implementation Information

Please visit the County Public Health's website at PublicHealth.LACounty.gov for the latest COVID-19 vaccine implementation information. The webpage includes:



- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Who Will Get Vaccine When

The Vaccine Distribution page describes the phases and tiers of vaccination, with more information about how these phases may roll out. This page is being updated regularly as the groups within each phase and tier are further refined.

Note: Additional groups may be added as more vaccinations become available. Check the Los Angeles County website at **VaccinateLACounty.com for the latest information and to book an appointment if you are in the eligible group.*

MAY 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Candidates Being Sought for City Boards and Commissions

The Arcadia City Clerk's Office is currently accepting applications from residents who would like to serve on a City Board or Commission. Arcadia's Board and Commission members serve without compensation. To serve on a Board or Commission, applicants must be 18 years or older, a registered voter, and a resident of the City of Arcadia.

Arcadia's Board and Commission members serve in an advisory capacity and provide critical input on quality of life issues in Arcadia. The Arcadia Beautiful Commission, Human Resources Commission, Library Board of Trustees, and Senior Citizens' Commission each have openings.

Anyone with an interest in serving may obtain a Citizen Service Resume by visiting the City's website at **ArcadiaCA.gov/Service.** Applications must be mailed to the City Clerk's Office on or before the close of business on **Thursday, May 20, 2021**. Appointments are expected to be made at the **Tuesday, June 15, 2021,** City Council meeting.

Please contact the City Clerk's Office at 574-5455 if you would like further information about Board and Commission service in the City of Arcadia.

Arcadia Public Library Reopening

The Arcadia Public Library building will reopen to the public beginning **May 3, 2021**, with limited operating hours. The new operating hours are listed below:

Monday & Tuesday: 4:00 p.m. to 8:00 p.m.
Wednesday & Thursday: 10:00 a.m. to 2:00 p.m.
Saturday: 11:00 a.m. to 5:00 p.m.
Sunday: Closed

Contactless front door pickup will still be available by appointment. The Library expects to resume normal operations by **September 2021**, subject to public health guidelines in place at that time.

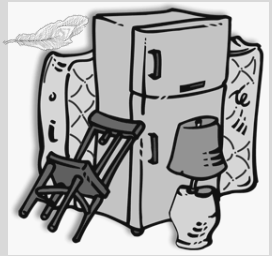
Library patrons will be required to wear a mask at all times while inside the library, in addition to other COVID-19 mitigation measures. Please review all posted guidance and safety measures.

For more information about the Arcadia Public Library please visit **ArcadiaCA.gov/Library.**

Spring Cleaning: Free Bulky Item Pickup

Are you moving or simply looking to get rid of old furniture and appliances? Arcadia residents residing in single-family homes have four (4) free bulky item pickups per year. Multi-family complex residents have two (2) free pickups per unit, per year. Contact Waste Management at (800) 266-7551 or online at **Home.WM.com/Arcadia** to arrange your bulky item pickup today. These items may include:

- Couches, rugs, and other large furniture
- Refrigerators, washing machines, and other large appliances
- Mattresses and box springs
- Water heaters
- Large bundled branches that do not fit in your green waste container
- Bulky electronic waste (computers, TVs, printers, etc.)



Housing Element Update



The City of Arcadia has begun the process of updating the General Plan Housing Element for the 2021- 2029 period. The Housing Element is a multiyear policy tool that serves as a guide for future decisions that impact housing citywide. The goal of the Housing Element is to ensure the City can meet all the housing needs of Arcadia residents.

The City welcomes public participation from our residents and stakeholders during the process to ensure that the most appropriate plans and policies are implemented that best fit the City of Arcadia, and address the current and future housing needs.

More information regarding upcoming workshops will be mailed to all City residents and updates will be posted on the City's website at **ArcadiaCA.gov/Housing**. You may also contact Arcadia Planning Services at 574-5423.

Coyote Safety Virtual Town Hall

The San Gabriel Valley Council of Governments (SGVCOG) will host a Coyote Safety Virtual Town Hall meeting for the City of Arcadia on **Thursday, May 27, 2021 from 6:00 p.m. to 7:00 p.m.** This Town Hall meeting will feature a presentation on the SGVCOG's Neighborhood Coyote Program, Pasadena Humane Society, and a Coyote Safety Q&A Panel that consists of wildlife experts and professionals.

Residents that wish to submit questions regarding coyote behavior, pet safety, coyote mitigation strategies, or other coyote-related topics may do so before the start of the Town Hall meeting by e-mailing Coyotes@sgvcog.org. Submitted questions will be answered during the Coyote Safety Q&A Panel of the meeting. RSVP at **SGVCOG.org/coyotes-events.** For more information, please contact Coyotes@sgvcog.org or call (626) 278-8039.



Annual Overnight Parking

The Arcadia Police Department will resume enforcement of the City's Overnight Parking ordinance and Street Sweeping parking restrictions effective **May 1, 2021**. Annual overnight parking permits are available online at **PayMyCite.com/Arcadia**. For your convenience and to help limit the spread of COVID-19, we are offering contactless online payments. Upon completion, you will be able to print a 30-day temporary permit. It will take approximately 7- 10 business days to process and mail your permanent parking sticker. If you have any questions, please call 574-5465 or email **ParkingPermit@ArcadiaCA.gov.**

Follow Us on Facebook

The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us at **Facebook.com/ArcadiaGov.**

Can you find the hidden  **x3 ?**



Arcadia Transit Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit **ArcadiaCA.gov/Transit.**

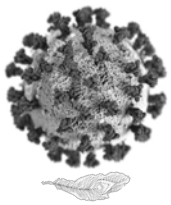
Have you downloaded the Arcadia Transit App?
Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect yourself when using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.

COVID-19 Vaccination Implementation Information

Please visit the County Public Health's website at **PublicHealth.LACounty.gov** for the latest COVID-19 vaccine implementation information. The webpage includes:



- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Now vaccinating anyone 16 and older who lives or works in LA County
In order to be vaccinated, you will need to show:

1. Photo ID
2. Proof that you live or work in LA County
3. Proof that you are 16 or older

Check the Los Angeles County website at **VaccinateLACounty.com for the latest information and to book an appointment if you are in the eligible group.*

AUGUST 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Grilling Safety 101

Using your grill is a wonderful way to enjoy the warm summer months. However, being aware of grilling safety is important. Grilling sparks more than 10,000 home fires on average each year. To help make this summer both safe and enjoyable, here are some helpful grilling safety tips:

- Always supervise a grill when in use.
- Do not wear loose clothing while cooking at a barbeque.
- Do not add lighter fluid to an already lit fire because the flames can flash back up into the container and explode.
- Keep all matches and lighters away from children and make sure to supervise children around outdoor grills.
- Dispose hot coals properly- douse them with plenty of water and never place them in plastic, paper, or wooden containers.



CITY OF ARCADIA

LEADERSHIP ACADEMY

Coming this Fall

The Arcadia Leadership Academy is a free, interactive civic education program for Arcadia residents 18 years and older who are interested in becoming better acquainted with City operations.

The purpose of the program is to provide an interesting perspective into the workings of Arcadia, to develop civic leadership, and to build a stronger community through well-informed and engaged citizens.

If you are interested in applying to be a part of the Fall program, which is scheduled to take place September 29 through December 7, please visit the City website at **ArcadiaCA.gov/Academy** for the current application. **The deadline to apply is August 20, 2021**.

For additional information, please call the City Manager's Office at 821-4314.

Free Turf Transformation Classes

Due to dryer than normal conditions, it is important to remember the key role landscapes play in water efficiency. If you are looking to revamp your front or backyard, sign up for a free turf transformation class at **greengardensgroup.com/turf-transform**.



These classes are now being offered online in English, Mandarin, and Spanish. Simply sign up for a scheduled time and an instructor will walk through the process of removing turf grass, building a healthy soil sponge, and selecting the right plant palette.

The class will also cover the $2 per square foot turf removal rebate offered by Metropolitan Water District on **socalwatersmart.com**.

Drought

The City continues to monitor the drought situation and would like to remind the community that the most impactful way to use water efficiently is by being mindful of outdoor irrigation. The Summer Watering Schedule is effective through October 30 and allows outdoor irrigation on **Tuesdays, Thursdays, and Saturdays**.

To prevent evaporation, please water between 6:00 p.m. and 9:00 a.m. when sunlight and wind are weakest. Limit sprinklers to 10 minutes per station to avoid creating runoff and ensure that leaks are fixed in a timely manner. Trees and plants may be watered manually everyday within the allowed hours by a garden hose with a shut-off nozzle attachment.

If you have questions or would like to learn more about available resources, please visit **ArcadiaCA.gov/Waterconservation** or contact Public Works Services at 254-2706.

Hide it, Lock it, Keep it

Many thieves look for easy and inviting targets when it comes to selecting a vehicle to burglarize. Here are some basic tips that will make your vehicle a little less inviting to a thief:



- Always lock your car.
- Always park in well lighted areas.
- Install and use a vehicle alarm.
- Do not leave valuables in plain view.
- Look around for anything suspicious when you park. If you notice anything suspicious, alert on-site security or staff or call the police.

Housing Element Update

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the update is to plan for the current and future housing needs of all Arcadia residents.



Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the update.

Please visit **ArcadiaCA.gov/Housing** to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view upcoming announcements and opportunities for public participation.

Homeless Forum - Register to Attend

Saturday, August 7, 2021 at 9:00 a.m.

Arcadia Performing Arts Center

To register for in-person or virtual attendance, visit

arcadiahomelessforum.eventbrite.com

Can you find the hidden  **x3 ?**

Sharps Disposal

It is illegal to dispose of hypodermic needles, lancets, syringes, and similar medical instruments known as "sharps" in household trash. These materials must be disposed of properly in order to prevent injuries and the spread of germs.



The City of Arcadia offers a free 1-quart sharps waste disposal container. Used "sharps" are to be placed inside this leak proof and puncture resistant container for safe storage. Once the container is full, seal the container, place it into the postage prepaid container, and take it to the post office or give it to the mail carrier. The container is then delivered to a medical waste processing facility for proper disposal.

To obtain a free sharps disposal container, please call Public Works Services at 254-2720. Proof of Arcadia residency will be required.

Code Compliance Guides

The City of Arcadia, through the Arcadia Municipal Code (AMC), requires that minimum standards be maintained related to the health, safety, and welfare of community residents. The new Code Compliance guides provide useful information on the City's codes, safety tips, and programs. They are also available in Chinese. Check them out at **ArcadiaCA.gov/CodeGuides**.

Free Summer Concert & Movie Series

Summer concerts and movies are back and will be held back-to-back **on Thursday evenings at 6:30 p.m.** on the City Hall lawn.



Parking is available at the City Hall parking lot and the Santa Anita Race Track, Gate 5 only!

August 5 - Cold Duck

The Croods: A New Age –PG

August 12 - The Answer

Raya and the Last Dragon- PG

Commemorate Arbor Day

Free tree saplings will be available at the August 12 Summer Concerts & Movie Series. Check out the Arcadia Beautiful Commission Booth to get a free tree sapling while supplies last.



SEPTEMBER 2021

THE ARCADIA HOT SHEET

HIGHLIGHTING NEWS AND EVENTS FROM AROUND OUR TOWN!

Fire Prevention Week



During the week of October 3-10, the Arcadia Fire Department will be promoting this year's Fire Prevention Week campaign: "Learn the Sounds of Fire Safety!"

The campaign works to educate everyone about small but important actions they can take to keep themselves and those around them safe. The Arcadia Fire Department encourages all residents to embrace the 2021 Fire Prevention Week theme. Here are some safety tips to help you "Learn the Sounds of Fire Safety":

- A continuous set of three loud beeps means smoke or fire. Get out, call 9-1-1, and stay out.
- A single chirp every 30 or 60 seconds means the battery on a smoke alarm is low and must be changed.
- Chirping that continues after the battery has been replaced means the alarm is at the end of its life and the unit must be replaced.

Remember that all smoke alarms must be replaced after ten years. It is also important to make sure your smoke and carbon monoxide alarms meet the needs of all your family members, including those with sensory or physical disabilities. For more information, visit **FirePreventionWeek.org** or contact the Arcadia Fire Prevention Bureau at 574-5104.

Anthony Wilkinson Collection Transcription Project



The Anthony W. Wilkinson Letter Collection is composed of approximately 700 letters and postcards which were written to and by Edith Hartzell Grandy, a former Army medic in the U.S. Civil War. These letters have been assessed by Gilb Museum staff as invaluable. The Gilb Museum intends to digitize these letters to make the information more available for a wider audience. Through digitization and transcription, the letters will be available for researchers. If you wish to help transcribe these letters, visit **ArcadiaCA.gov/Museum**.

Housing Element Update



Have you heard? The City is in the process of updating its Housing Element for the next cycle which is from 2021-2029. As part of the public outreach process, the City received over 500 responses from the online community survey. These responses will help the City develop plans and policies that best reflect the community's housing needs. The City will be hosting a community meeting to discuss any potential changes as part of this Housing Element. Please stay involved, and for weekly updates, visit the City's Housing Element webpage at **ArcadiaCA.gov/Housing**.

Water Conservation Update

As of May 2021, California entered another significant drought cycle. Governor Newsom declared a drought emergency in 41 counties. While Los Angeles County has not been declared to be in a drought, the City is committed to being a good water steward of our local groundwater supplies. To mitigate the current drought's inevitable impact on local supplies, the City continues to observe the codified Water Conservation Ordinance, which includes Seasonal Watering Schedules. The Summer Watering Schedule is effective through October 30 and allows outdoor irrigation on **Tuesdays, Thursdays, and Saturdays**.

To prevent evaporation, please water between 6:00 p.m. and 9:00 a.m. when sunlight and wind are weakest. Limit sprinklers to 10 minutes per station to avoid creating runoff and ensure that leaks are fixed in a timely manner. Trees and plants may be watered manually everyday within the allowed hours by a garden hose with a shut-off nozzle attachment.



For more information, visit **ArcadiaCA.gov/Waterconservation**.

Calling Potential Police Cadets

Are you interested in pursuing a career in law enforcement? Join the Arcadia Police Department as a Police Cadet. Police Cadets must be between 18 to 21 years of age. To obtain more information, call 574-5172 or email **lperalta@ArcadiaCA.gov**.

Save by Joining the Paramedic Membership Program

A 9-1-1 call for emergency ambulance service can cost thousands of dollars. For $51 per year, the Paramedic Membership Program (PMP) provides savings with benefits that you do not want to miss:

- Covers ALL permanent household members who reside at the same address.
- Covers ALL out-of-pocket expenses for emergency ambulance services.
- Reduces rates for those who live in retirement facilities and qualifying low-income residents.

For more information, or to obtain an application packet, please contact the Arcadia Fire Department at 574-5126 or visit **ArcadiaCA.gov/Paramedic**.



The Arcadia Library Offers Wonderful Books About the Moon Festival

The Moon Festival is a traditional Chinese celebration observed when the moon is full and at its brightest. Visit the Arcadia Library and check out books with information on the unique cultural traditions of the Moon Festival.

For more information, visit **ArcadiaCA.gov/Library**.

The First Flush– Protect Water Quality

In the summer, pollutants from pet waste, cigarette butts, oil, grease, and pesticides accumulate on the street. In the rainy season, the first storm, known as the first flush, is dangerous because it carries these toxic pollutants in high concentrations into the ocean. By being mindful, we can help protect public health, the beaches, and aquatic life. Help prevent pollution by:

- Picking up pet waste and placing it into the appropriate trash container.
- Properly disposing of leaves. Do not blow, sweep, hose, or rake leaves into the street, gutter, or storm drains.
- Avoid applying fertilizer or any other chemical on lawns and gardens before watering or predicted rain event.
- Properly disposing of trash; throw litter into trash cans, not into the streets.
- Reporting illegal dumping by calling the Public Works Service Department at 254-2720.

Can you find the hidden  **x3 ?**

Arcadia Police Department Explorer Program



The Arcadia Police Department is seeking Explorers. An Explorer is a volunteer scout that assists with searches for evidence, report writing, desk officer duties, command post operations, crime prevention surveillance, disaster assistance, crowd and traffic control, and more. It's an excellent way to start pursuing a career in law enforcement.

The Arcadia Police Department Explorer Program is designed for youth between 14 to 18 years of age. After graduating from the San Gabriel Valley Law Enforcement Explorer Academy, Explorers are assigned to Explorer Post 101. Police Officers then work with Explorers in an effort to provide community service. For more information, call 574-5172 or email **lperalta@ArcadiaCA.gov**.

Bear Safety Tips



Often bears emerge in residential neighborhoods in search of food and water. Bears have keen noses and can smell from miles away. To protect your family and property, follow these simple tips:

- Purchase and properly use a bear-proof garbage container. The City of Arcadia offers 95-gallon bear resistant carts to residents. For more information, visit **ArcadiaCA.gov/TrashandRecycling**.
- Keep barbeque grills clean and stored in a garage or shed when not in use.
- Only provide bird feeders during November through March.
- Don't leave any scented products outside, even non-food items such as suntan lotion, insect repellent, soap, or candles.
- Harvest fruit off trees as soon as the fruit is ripe, and promptly collect fruit that has fallen.
- Securely block access to potential hibernation sites such as crawl spaces under decks and buildings. This can be done by sealing all openings with caulking, foam insulation, or wood. Make sure to continuously monitor the exterior of your home for new possible points of entry.

In the event of immediate danger from any type of wildlife, please do not hesitate to call the Arcadia Police Department at 792-7151 or 9-1-1 in an emergency. For more bear safety tips and Information, visit **ArcadiaCA.gov/Wildlife**.

67. Public Comments

One inquiry regarding the housing element was received during the planning period. The City also posted the Public Review Draft on the City's website for comment from September 30 through November 1, 2021. The Draft was advertised through various outlets such as ~~Public comments were solicited through various outlets such as~~ Twitter, Facebook, WeChat, and Nextdoor. ~~The City provided multiple outlets for public comments, however, no~~~~No~~Despite outreach efforts, no comments were received during the Public Review Period.

-----Original Message-----

From: [redacted]

Sent: Saturday, October 2, 2021 3:09 PM

To: Lisa Flores <lflores@arcadiaca.gov>

Cc: [redacted]

Subject: Re: Draft Housing Element - Public Review

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Lisa:

First, I want to thank you for replying to my request for the Draft Housing Element. As you know, we already had several meetings with you discussing our feasibility study of the development of 30-60 E Live Oak. With the Draft Housing Element in process, we will consider including affordable housing units in our development to help the City fulfil some of its affordable housing needs. To do an analysis of including affordable housing units, we need to know the affordable sales price for very low, low, and moderate income, we just wonder if the City has such data/formula available. Please advise. Thanks.

Regards

[redacted]

_____

From: Lisa Flores <lflores@arcadiaca.gov>

Sent: Thursday, September 30, 2021 4:12 PM

Subject: Draft Housing Element - Public Review

Good afternoon,

CITY OF
ARCADIA

Technical Background Report
Appendix C
Glossary of Terms









Appendix C: Glossary of Terms

Above Moderate Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking 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.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low or moderate income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

Extremely Low Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel,

lodging house or institution of any kind [Governor's Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low and moderate income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low Income Household. A household with an annual income usually no greater than51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low Income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward

the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), 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. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low and Low income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low and low income housing. Arcadia currently allocates 30 percent of its tax increment to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner

lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

ACRONYMS USED

ACS: American Community Survey

BMPs: Best Management Practices

CALTRANS: California Department of Transportation

CEQA: California Environmental Quality Act

CHAS: Comprehensive Housing Affordability Strategy

CIP: Capital Improvement Program

DDS: Department of Developmental Services

DIF: Development Impact Fee

DU/AC: Dwelling Units Per Acre

EDD: California Employment Development Department

FAR: Floor Area Ratio

FEMA: Federal Emergency Management Agency

HCD: Department of Housing and Community Development

HOA: Homeowners Association

HUD: Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

MFI: Median Family Income

NPDES: National Pollutant Discharge Elimination System

RTFH: Regional Task Force on the Homeless

RTP: Regional Transportation Plan

SCAG: Southern California Association of Governments

SPA: Sectional Planning Area

STF: Summary Tape File (U.S. Census)

TOD: Transit-Oriented Development

TDM: Transportation Demand Management

TSM: Transportation Systems Management

WCP: Water Conservation Plan



Chapter 5:
Housing Element

Arcadia General Plan

Introduction

During the 1990s to today, Arcadia has experienced a continuing shift in the age structure and household composition of its population. Arcadia's quality neighborhoods, excellent public services, and high-ranking public school system continue to attract new residents and families, resulting in upward pressure on the housing market.

Arcadia residents value the family-oriented character of their community and take pride in the quality of its residential neighborhoods. This Housing Element reflects this guiding principle and includes goals, policies, and programs that work to preserve the integrity of existing neighborhoods.

Because Arcadia is a built-out suburban community, new residential construction has been accommodated primarily through the redevelopment of infill properties and the recycling of existing lower-intensity housing to medium- to higher-intensity uses. This trend is anticipated to continue. For example, the extension of the Gold Line light rail service to Downtown Arcadia in the past decade has led to a number of mixed-use and urban housing projects. In this cycle, the City plans to continue encouraging transit-oriented development and increasing higher-intensity uses. Through the General Plan, the City promotes smart growth principles by encouraging higher-intensity mixed-use developments in Downtown, along First Avenue, and along Live Oak Avenue as a means of providing housing opportunities and encouraging walking and use of public transit (thereby reducing vehicle trips).

Consistent with long-established City practices of promoting high-quality housing, this Element also accommodates continued development of single-family homes in neighborhoods that traditionally have had very large lots, remnants of prior days when horse-keeping and small-scale agricultural activities were permitted.

This Housing Element is an integral component of the General Plan; it builds upon other elements and is consistent with the vision and guiding principles that shape the General Plan goals and policies. As the General Plan is updated over time, the City will ensure consistency among General Plan elements so policies introduced in one element are consistent with other elements.

The Housing Element consists of three components:

- The Housing Element itself, which sets forth the City's housing goals and policies to address identified housing needs

- The General Plan Implementation Plan, which identifies specific programs to be pursued to achieve Housing Element goals and policies

- The Housing Element Technical Background Report, which includes the following:

    - ~~A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs~~
    - An analysis of the City's population, household and employment base, and characteristics of the housing stock
    - A review of potential market, governmental, and environmental constraints on production, maintenance, and affordability of housing
    - An analysis of fair housing issues and actions to foster inclusive communities to achieve racial equity, fair housing choice, and opportunity for all.
    - An evaluation of the land and financial resources available to address the City's identified housing needs
    - An analysis of strategies for housing sites identified by income category to meet the City's RHNA allocation
    - A summary of the community outreach efforts undertaken that focused on issues relating to residential land uses and housing needs
    - A review of past accomplishments under the previously adopted Housing Element

Achieving Our Vision

Development of the 2021–2029 Housing Element is guided by the following principles:

- **Balanced Growth and Development**
  The General Plan establishes a balance and mix of land uses that promote economic growth and maintain a high quality of life for Arcadia residents. Our development decisions reflect Smart Growth principles and strategies that move us toward enhanced mobility, more efficient use of resources and infrastructure, and healthier lifestyles.

- **Neighborhood Character**
  Arcadia's single-family and multifamily residential neighborhoods have given the City its identity as a "Community of Homes." The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles.

- **Changing Housing Needs**
  The City encourages the retention, rehabilitation, and development of diverse housing that meets the people's needs in all stages of their lives.

Planning Framework for Housing

The California Legislature has indicated that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. Recognizing the important role of local planning in the pursuit of this goal, the Legislature has mandated that all jurisdictions in the State prepare a Housing Element as part of the comprehensive General Plan. Section 65302 of the Government Code sets forth the specific components to be included in the Housing Element. State law further requires that the Housing Element be updated every eight years to reflect a community's changing housing needs. This Housing Element updates the previous 2013 – 2021 Housing Element to reflect evolving needs, priorities, resources, and conditions in the City. This Housing Element covers the planning period of October 15, 2021 through October 31, 2029. State planning law mandates jurisdictions within the Southern California Association of Governments (SCAG) region to adopt a Housing Element certified by HCD within 120 days of the statutory deadline (October 15, 2021. The 2021 – 2029). The Housing Element will include housing-related goals, policies, and programs to address the existing and projected future housing needs.

Section 65580 of the California Government Codes describes the State's housing goals as follows:

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

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

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

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

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

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

- Ensures that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal

- Ensures that counties and cities will prepare and implement housing elements, which along with federal and state programs, will move toward attainment of the state housing goals

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

- Ensures that each local government cooperates with other local governments in order to address regional housing needs

Role of the Housing Element

The Housing Element is one of the ~~seven~~ eight General Plan Elements required by the State of California. It is required to be consistent with other Elements of the General Plan. The Housing Element is unique because it requires review and certification by the State Department of Housing and Community Development (HCD). State law requires Housing Elements to be updated on a regular basis to reflect a community's changing housing needs. This Housing Element is an eight-year plan covering 2021 – 2029, unlike other General Plan elements, which typically cover a ten-year or longer planning horizon. This Housing Element identifies goals, policies, and programs that work toward:

- Providing adequate housing sites to achieve a variety of housing
- Preserving and improving housing and neighborhoods
- Assisting in the provision of affordable housing
- Removing governmental constraints to housing developments
- Promoting fair and equal housing opportunities

Housing and Household Conditions

The Housing Element Technical Background Report details the demographic conditions and housing needs in Arcadia, addressing the issues required by Housing Element law.

Existing Housing Stock

Housing and neighborhood conservation are important to maintaining and improving quality of life. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. Approximately 46.21 percent of the housing units in Arcadia were built prior to 1970, making many of these close to or over 40 years old today (**Table H-1**). However, because overall household incomes are higher than the County median, local homeowners invest in housing maintenance. Therefore, the age of homes in Arcadia does not necessarily equate to extensive rehabilitation needs.

From 2018 to 2021, Code Enforcement staff indicated that there were 4,419 cases property maintenance cases in Arcadia. Approximately 2,367 of these cases were related to housing maintenance. Per the City's Code Enforcement data, there are four properties in the City that would be considered substandard.

Table H-1: Age of Housing Stock

Year Built	% of All Housing Units
Built 2014 or later	1.2%
2010 to 2013	1.5%
2000 to 2009	6.1%

1990 to 1999	7.8%
1980 to 1989	10.1%
1970 to 1979	13.2%
1960 to 1969	15.1%
1950 to 1959	23.0%
1940 to 1949	13.9%
1939 or earlier	8.1%

Source: American Community Survey, 5-Year Estimates, 2019.

Regardless of the presence of substandard housing, the age of the housing stock alone indicates a potentially significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to prevent housing deterioration. Efforts to improve and revitalize housing must address existing conditions, but also focus on encouraging preventive efforts to ensure that housing stock quality is maintained.

Types of Housing

A housing stock that consists of varied housing types, from single-family homes on large lots to townhomes to apartments, provide households of all income levels, ages, and sizes the opportunity to find housing suited to their needs**. Table H-2** summarizes the housing mix in 2010, 2015, and 2021.

As shown in **Table H-2**, the majority of housing units in Arcadia (70 percent in 2021) are single-family homes, while multifamily housing comprises 30 percent of the housing stock. Since 2010, the City's housing stock added has grown in all categories of housing stock except in the mobile homes categories. Multifamily housing has seen the largest increase from 2010 to 2021 (7 percent). According to the State Department of Finance, the City's housing stock grew by three percent between 2010 and 2021.

Table H-2: Housing Unit Types

Housing Type	2010		2015		2021		2010-2021 % Change in Units
	# of Units	% of Total	# of Units	% of Total	# of Units	% of Total	
Single-Family Detached	12,641	61.11%	12,697	61%	12,799	60%	1%
Single-Family Attached	2,124	10.27%	2,124	10%	2,124	10%	0%
Total Single-Family	**14,765**	**71.38%**	**14,821**	**71%**	**14,923**	**70%**	**1%**
Multifamily 2-4 Units	1,097	5.30%	1,171	6%	1,359	6%	19%
Multifamily 5+ Units	4,824	23.32%	4,821	23%	5,007	24%	4%
Total Multifamily	**5,921**	**28.62%**	**5,992**	**29%**	**6,366**	**30%**	**7%**
Mobile Homes, Trailer & Other	0	0.00%	0	0%	0	0%	0%
Total All	**20,686**	**100%**	**20,813**	**100%**	**21,289**	**100%**	**3%**

Source: California Department of Finance, 2010, 2015, 2021.

Tenure and Vacancy

Tenure refers to the occupancy of a housing unit — whether the unit is owner occupied or renter occupied. Tenure preferences are primarily related to household income, composition, and age of the householder.

The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. According to the 2019, 5-Year American Community Survey, ~~about~~ 40.5 percent of Arcadia households were renters and 59.5 percent owned their homes.

Housing vacancy rates – the number of vacant units compared to the total number of units – reveal the housing supply and demand for a city. Some amount of housing vacancy is normal to allow for people moving from one place to another. In 2019, the ~~US Census~~ American Community Survey reported ~~a~~a 4.0 percent vacancy rate for rental units ~~in Arcadia of 4.0 percent~~ and a 1.5 percent vacancy rate for owner-occupied units in Arcadia as shown in **Table H-3**. The City had an overall vacancy rate of 8.7 percent in 2019. Lower vacancy rates increase competition for housing and may result in higher housing costs that can potentially reduce housing opportunities for lower income households. According to the California Department of Finance, the overall vacancy rate of Arcadia in January 2021 was 6.3 percent.[1] ~~This rate is similar to the County's vacancy rate of 6.4 percent in 2021.~~ The 2021 vacancy rates for surrounding cities were projected as follows: Pasadena at 7.9 percent, Monrovia at 5.8 percent, and El Monte at 4.2 percent. While the City of Arcadia's vacancy rate is slightly higher than the communities of Monrovia and El Monte, Arcadia's vacancy rate is similar to the County's vacancy rate of 6.4 percent in 2021.

Table H-3: Occupied Housing Units in 2019

Occupancy	Estimate	Percent
Total housing units	21,386	100%
Occupied housing units	19,520	91.30%
Vacant housing units	1,866	8.70%
Homeowner vacancy rate	-	1.50%
Rental vacancy rate	-	4%

Median Home Prices

In 2019, the median price of all homes sold in Arcadia was $1,097,600 (Table H-4). This was 88.2 percent higher than the median home value in the County of Los Angeles in the same year ($583,200). Pasadena comes the closest to Arcadia's median home value at $785,700. Overall, the median home price in Los Angeles County and surrounding areas are much lower than in Arcadia **(See Table H-4).**

Table H-4: Median Home Values

County/City/Area	2019 Median Home Value	% Difference from County
Arcadia	$1,097,600	88.20%
El Monte	$454,900	-22.00%
Monrovia	$663,400	13.75%
Pasadena	$785,700	34.72%
Los Angeles County	$583,200	0%

Source: *American Community Survey, 5-Year Estimate, 2019.*

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

Overpayment for Housing

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden (also known as housing overpayment). Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities, including health care, food, and clothing. As can be intuited, the cost burden decreases as overall income increases.

In Arcadia, 28 percent of renter and 28 percent of owner households experience housing cost burden (as reported by the federal Department of Housing and Urban Development).

Table H-5: Overpayment for Housing

Income by Cost Burden*	**Owner**				**Renter**				**Total**
	Cost Burden > 30%	**% of Owner HH**	**Cost Burden > 50%**	**% of Owner HH**	**Cost Burden > 30%**	**% of Renter HH**	**Cost Burden > 50%**	**% of Renter HH**	
Household Income is less-than or = 30%	725	20.28%	575	29.04%	1,120	31.46%	1,100	56.12%	**3,520**
Household Income >30% to less-than or = 50% HAMFI	605	16.92%	455	22.98%	1,095	30.76%	655	33.42%	**2,810**
Household Income >50% to less-than or = 80% HAMFI	605	16.92%	470	23.74%	775	21.77%	170	8.67%	**2,020**
Household Income >80% to less-than or = 100% HAMFI	220	6.15%	135	6.82%	175	4.92%	35	1.79%	**565**
Household Income >100% HAMFI	1,420	39.72%	345	17.42%	395	11.10%	0	0	**2,160**
Total	**3,575**	**-**	**1,980**	**-**	**3,560**	**-**	**1,960**	**-**	**11,075**

Source: Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

** Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.*

Note: HAMFI = HUD Area Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Overall Housing Needs

Several factors influence the degree of demand, or "need," for housing in Arcadia. The four major need categories considered in this element are:

- Housing needs resulting from population growth, both in the City and the surrounding region
- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless

Comprehensive Housing Affordability (CHAS) data developed by the Census for HUD (year 2013-2017, the most up-to-date information available) in addition to the 5-year American Community Census from 2019 provides detailed information on housing needs by income level for different types of households in Arcadia. The CHAS defines housing problems to include:

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

Table H-6: Summary of Housing Needs

Households	Number or %
Total Households With Housing Cost Burden	**11,075**
Renter-Households with Housing Cost Burden	5,520
Owner-Households with Housing Cost Burden	5,555
Total Lower Income Households	**8,350**
% Extremely Low Income Households with Cost Burden	31.7%
% Very Low Income Households with Cost Burden	25.4%
% Low Income Households with Cost Burden	18.2%
Total Overcrowded Households	**735**
Overcrowded Renter-Households	72.8%
Overcrowded Owner-Households	27.2%

Table H-6: Summary of Housing Needs

Special Needs Groups	Persons per Households
Elderly Persons	7,202
Seniors Living Alone	1,694
Disabled Persons	10,062
Large Households	2,179
Female Headed Households	3,246
Farmworkers	0
Homeless	106
Affordable Units At-Risk of Conversion	**0**

In general, renter households had a higher level of overcrowding problems (72.8 percent) compared to owner households (27.2 percent). However, homeowners were more affected by cost burden. Among the 7,202 households that had one or more seniors in the City, 1,694 lived alone. Large households constituted about 2,179 of all households in 2019, making up about 11.2 percent of households in the City.

Projected Housing Needs per the RHNA

The Regional Housing Needs Assessment (RHNA) is part of the State's housing element law that determines the projected and existing housing needs for each jurisdiction in the State. State Housing Element law requires that a local jurisdiction accommodate their share of the region's projected housing needs for the planning period. The Southern California Association of Governments (SCAG) is the regional planning agency responsible for allocating housing units to each jurisdiction. State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community.

The RHNA is distributed by income category. For the 2021-2029 Housing Element update, the City of Arcadia is allocated a RHNA of 3,214 units as follows:

Table H-7: RHNA (2021-2029)

Income Group	% of County MFI	Total Housing Units Allocated	Percentage of Units
Very Low/Extremely Low	0-50%	1,102	34.3%
Low	51-80%	570	17.7%
Moderate	81-120%	605	18.8%
Above Moderate	120% +	937	29.15%
Total		3,214	100.0%

Note: MFI=Median Family Income
Source: Southern California Association of Governments, 2020.

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

The RHNA for the 2021-2029 Housing Element cycle in the SCAG region used January 1, 2022 as the baseline for projecting housing needs.

The 2020 Annual Progress Report reported that the City issued permits for a total of 402 units from 2017 to 2020. This included new housing units as well as housing units which replaced older units that were demolished. This included 38 non-deed restricted units affordable to moderate income households and 364 units affordable to above moderate income households.

The Housing Element Update provides opportunities for future residential development through the following land use strategies:

- Expansion of the Downtown Mixed~~-~~-Use designation and implementation of DMU Overlay that allows a residential density of 64 to 80 units per acre, ~~along with commercial development at an FAR of 1.0,~~ to capitalize on the planned Gold Line station in Downtown Arcadia.
- Increasing density in the Mixed~~-~~-Use Upzone ~~zoning~~ classification along Live Oak and First Avenue from 40 to 50 units per acre.
- Implementing a Residential Flex Overlay on commercial properties along ~~Live Oak Avenue~~Las Tunas Drive to allow for residential development of up to ~~50~~ 48 to 60 units per acre.
- Implementing a Residential Flex Overlay on ~~properties in the Commercial-General~~ commercial properties along Live Oak Avenue to allow for residential development of up to 40 to 50 units per acre. ~~zoning classification to allow for residential development at a density of up to 30 units per acre.~~
- Implement a Residential Flex Overlay on properties on Commercial-~~Manufacturing~~ General properties in the downtown area to allow for residential development at a density of up to ~~80~~ 24 to 30 units per acre. This strategy is part of the expansion to the Downtown Mixed Use area.
- Increasing the maximum density in the ~~High Density Residential category~~R-3 Upzone ~~(R-3 zone)~~ from ~~40~~ 32 to 40 ~~units~~units per acre. This strategy enhances the feasibility of multifamily development~~.~~.
- Developing a specific plan for the Arcadia Golf Course Site, identified as an area to accommodate units across many income categories. A total of 192 units are proposed for low, moderate, and above moderate incomes.

Appendix A in the Housing Element Technical Background report (under separate cover) contains a detailed listing of the vacant and underutilized parcels included in the sites inventory, maps identifying the vacant and underutilized parcels.

Involving the Community in Planning

The City of Arcadia encourages and values community input. As part of the Housing Element update, the City undertook a broad-reaching public participation program. Outreach efforts that directly influenced the goals and policies in this Housing Element are described below.

Public Workshops

Throughout the Housing Element update, the City posted informational videos and conducted a community workshop and an online survey to obtain input from residents, stakeholders, and elected and appointed officials. Due to the Coronavirus (COVID-19) public health emergency and for the safety of the public and staff, outreach for the Housing Element Update was conducted virtually.

Community Workshops

In June 2021, the City developed a virtual informational video and presentation to provide the public with a better understanding of the RHNA process and provide information on future opportunities on community presentation. The informational video was posted on the Housing Element Update website and in the City's Spring and Summer newsletter.

On September 23, 2021, the City hosted a live virtual workshop to gather public input on the vision for Arcadia's housing growth and the City's draft strategies to identify adequate sites.

Community Survey

From June 14, 2021 to August 6, 2021 the City of Arcadia launched an online community survey to give community members and stakeholders an additional opportunity to engage and provide input on the Housing Element Update. The Survey asked the community to:

- Rate program and policy opportunities,
- Identify challenges/opportunities to and for housing in Arcadia,
- Free response to open-ended questions,
- Use geographic locators/indicators on a map,
- Participate in prioritization exercises, and
- Send comments or questions to the Housing Element team

The community survey asked participants to consider potential policies and programs to include in the housing element. The online community survey received 616 English responses and 143 Chinese responses. For detailed responses please see **Appendix B** to the Technical Background Report, the Community Engagement Summary.

Addressing Public Comments

The City released the draft Housing Element from September 30, 2021 to November 1, 2021 for public review to give community members and stakeholders an opportunity to provide input on the Housing Element. Public comments were ~~collected~~solicited on various platforms, however no comments were received during the public review period.

The comments and actions taken to address comments submitted through the survey, community workshop, and the public review draft are summarized in the table below.

Table H-8: Public Comments

Comment Themes	Housing Element Response
Online Survey Theme Shortage of senior housing and affordable housing for low income	▪ Programs 5.11 and 5.22 in **Chapter 10: Implementation Plan** identify objectives and incentives that could be implemented to increase the development of senior and affordable housing.
Online Survey Theme Concentrate high density development in areas proximate to transit	▪ Parcels in Arcadia's downtown were identified as a rezone strategy for high density development. Arcadia's downtown is adjacent to the Metro Gold Line. ▪ Parcels along Live Oak Avenue, another transit corridor was also identified for higher density development.
Online Survey Theme Leave established single-family neighborhoods and maintain Arcadia's neighborhood integrity	▪ The strategies identified concentrate a majority of development on properties suitable for high density such as existing mixed-use areas, underutilized commercial properties, and areas identified as high-density residential in the City's General Plan. It is anticipated that Accessory Dwelling Unit (ADU) growth will occur in the less dense areas such as single-family residential areas.

Goals, Policies, and Programs

The Housing Element identifies goals, policies, and implementation programs addressing housing opportunities, removal of governmental constraints, improving the condition of existing housing and providing equal housing opportunities for all Arcadia residents. These goals, policies and program actions further the City's overall policy goal to inspire a more diverse, sustainable, and balanced community by implementing strategies and programs that contribute to economic and socially diverse housing opportunity that preserves and enhances Arcadia's character.

Arcadia is a built-out suburban community and the single-family and multifamily residential neighborhoods have given the City its identity as a "Community of Homes." In 2019, the City adopted its first Historic Preservation Ordinance to recognize, preserve, and protect historic resources in the City. While the City continues to protect and preserve the character and quality of its neighborhoods, the City encourages the rehabilitation, and development of diverse housing that meets the people's needs in all stages of their lives.

Under this Housing Element Update, the City will focus on strategies to encourage higher density development and lot consolidation to supply the necessary sites. The City will embrace smart growth principles by expanding areas for high-density development in Downtown Arcadia and along Live Oak Corridor. Additionally, the City will implement Residential Flex Overlays to allow for more residential opportunities in areas with supportive uses.

The Housing Goals and Policies identified builds upon and revises the goals, policies, and programs of the existing Housing Element to ensure that the City can meet the housing needs of all residents through 2029, when the plan is scheduled to be updated again.

Existing Housing Stock

The City of Arcadia is generally built-out with mature neighborhoods with home prices that experience gains over time. Many homes are being purchased as investment properties and left vacant. In addition, some homes in Arcadia are vacant for a portion of the year because the property owners have businesses, families, or other obligations overseas and the local home is not used as a primary residence. As the existing housing stock in Arcadia is in good condition and provides housing opportunities for households of all sizes, composition, and income ranges, one key focus will be on conserving the existing housing stock. In addition, preserving the quality and integrity of the residential neighborhoods is an important component.

Goal H-1: Preservation, conservation, and enhancement of existing housing stock and residential neighborhoods within Arcadia

Housing Policy H-1.1: Monitor and enforce building and property maintenance codes in residential neighborhoods, including those with vacant housing units, to prevent the physical deterioration of existing sound housing within the City.

Housing Policy H-1.2: Provide code enforcement services designed to maintain the quality of the housing stock and the neighborhoods.

Housing Policy H-1.3: Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.

Housing Policy H-1.4: Support preservation and maintenance of historically and architecturally significant buildings and neighborhoods.

Housing Policy H-1.5: Preserve unique environmental aspects of the community, including hillsides, canyons, and other environmental amenities, by allowing only minimal disruption**.**

Housing Policy H-1.6: Encourage assisted housing units of all types, and expand affordable housing opportunities for extremely low, very low, low, and moderate income households.

Housing Policy H-1.7: Support the role of local Homeowner's Associations to maintain and improve the quality of the housing stock in existing neighborhoods.

Housing Policy H-1.8: Maintain residential integrity of neighborhoods.

Adequate Sites for Housing

Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. To provide adequate housing and maximize the use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land. Given the City's built-out character, few vacant properties remain, however underutilized lots in residential and commercial areas can be used to help accommodate housing sites. The detailed sites inventory includes the underutilized and mixed-use sites that can accommodate the RHNA for all income categories within the planning period.

Goal H-2:

Provide suitable sites for housing development to accommodate a range of housing for residential use that meet the City's RHNA growth needs for all income levels.

Housing Policy H-2.1: Provide for a range of residential densities and products, including low density single family-uses, moderate-density townhomes, higher-density townhomes, higher-density apartments/condominiums, and units in mixed-use developments.

Housing Policy H-2.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Housing Policy H-2.3: Encourage compatible residential development in areas on underutilized land.

Housing Policy H-2.4: Maintain development standards, regulations, and design features that are flexible to provide a variety of housing types and facilitate housing that is appropriate for the neighborhoods in which they are located.

Housing Policy H-2.5: Promote mixed-use developments in Downtown Arcadia, along First Avenue, and Live Oak/Las Tunas Avenue.

Housing Policy H-2.6: Require that the density or intensity, as well as design of new developments, be compatible with adjacent neighborhoods.

Housing Policy H-2.7: Encourage mixed-use development on commercial properties consistent with existing residential development standards to revitalize underutilized communities while maintaining Arcadia's neighborhood integrity.

Addressing All Economic Segments of the Community

Providing affordable housing is essential for a healthy and balanced community. In addition to a diverse mix of housing types, it is necessary to make housing available for residents of all income levels to accommodate residents at different stages of life, including but not limited to young adults, young families,

families with growing household sizes, and seniors. Decent and affordable housing is needed for all segments of Arcadia's population. funding opportunities from varied sources increases the potential for developing affordable housing units. The City will continue to work with both non-profit and for-profit developers in the production of affordable for-sale and rental housing.

Goal H-3:

A range of housing choices for all social and economic segments of the community, including housing for persons with special needs.

Housing Policy H-3.1: Promote the use of State density bonus provisions to encourage affordable housing for lower, moderate income households and senior housing.

Housing Policy H-3.2: Facilitate homeownership opportunities for lower- and moderate income households.

Housing Policy H-3.3: Work with non-profit and for-profit developers to maximize resources available for the construction of housing affordable

Housing Policy H-3.4: Address special needs populations and extremely low income households through a range of housing opportunities, including emergency shelters, transitional housing, and supportive housing.

Housing Policy H-3.5: Promote energy conservation in the design of residential development to conserve natural resources and lower energy costs.

Housing Policy H-3.6: Monitor City's ordinances, codes, policies, and procedures to support fair and equitable housing opportunity.

Minimizing Constraints to Housing Development

Market factors and government-imposed regulations can impact the production and affordability of housing. The City must address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and supply of housing. Although certain market conditions are beyond the control of a City, efforts can be directed to determine the reasonableness of land use controls, development standards, permit-processing, fees and exactions, and governmental requirements influencing housing production. Removal or reduction of housing constraints can have a positive influence of housing supply.

Goal H-4:

Mitigated governmental and non-governmental constraints to housing production and affordability.

Housing Policy H-4.1: Review and modify as appropriate development standards, regulations, and processing procedures that may constrain housing development, particularly housing for lower- and moderate income households and for persons with special needs.

Housing Policy H-4.2: Offer regulatory incentives and concessions for affordable housing.

Housing Policy H-4.3: Provide for streamlined, timely, and coordinated processing of residential projects.

Housing Policy H-4.4: Support infill development at appropriate locations in the City.

Promoting Fair Housing

Arcadia supports fair and equal housing opportunities for all and affirmatively furthers fair housing through its policies and programs. Through mediating disputes, investigation of bona fide complaints of discrimination, or through the provision of education services, fair housing services work toward fair and equitable access to housing.

Goal H-5: **Equitable and fair housing opportunity in the City's housing market.**

Housing Policy H-5.1: Partner with Housing Rights Center to provide fair housing services to Arcadia residents and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Housing Policy H-5.2: Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.

Housing Policy H-5.3: Encourage and support the construction, maintenance, and preservation of residential developments to meet the needs of the developmentally disabled.

Housing Policy H-5.4: Take meaningful actions to overcome patterns of segregation, foster inclusive communities, and support fair housing.

Introduction 1
Achieving Our Vision 3
Planning Framework for Housing 4
Involving the Community in Planning 12
Goals, Policies, and Programs 13

Table H-1: Age of Housing Stock 5
Table H-2: Housing Unit Types 6
Table H-3: Occupied Housing Units in 2019 7
Table H-4: Median Home Values 7
Table H-5: Overpayment for Housing 8
Table H-6: Summary of Housing Needs 9
Table H-7: RHNA (2021-2029) 10

HCD Comments	Notes	Revised Document Section Reference
A. Review and Revision *Review the previous element to evaluate the appropriateness, effectiveness, and progressin implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*		
As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness).	Additional narrative describing what past policies have done for each special needs groups including seniors, persons with disabilities, large households, farmworkers, single-parent households, persons experiencing homelessness, and extremely low income households was added to the beginning of this section. Each analysis identified specific achievements for each group as a result of past policies implemented as part of the previous housing element.	**See TBR-Section 4** Pg. 4-2 to 4-7 PDF Pg. 240-209
B. Housing Needs, Resources, and Constraints 1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)* The element includes the Assessment of Fair Housing (AFH); however, additional information is necessary to address the requisite affirmatively furthering fair housing (AFFH) analysis requirement, including local contributing factors to the fair housing issues and develop strong programs and strategies to address the identified fair housing issues. Specifically, the element provides data regarding the patterns of various socio-economic characteristics across components of the required analysis (e.g., segregation and integration, racially and ethnically concentrated areas of poverty and affluence, access to opportunity, displacement); however, the element should also analyze trends for potential fair housing problems specific to Arcadia. In addition, the following analysis is required:		
Fair Housing Enforcement and Outreach: While the element included additional information about outreach,	The City conducted extensive outreach through City newsletters as well as outreach to the homeless	**See TBR - Appendix B**

HCD Comments	Notes	Revised Document Section Reference
public participation, and maps on fair housing cases and inquiries throughout the planning period, it did not fully address the ability to provide enforcement and outreach capacity. The element must describe the degree of outreach to all sectors of the community as well as describe any findings, lawsuits, or enforcement actions taken related to fair housing within the City.	communities within the City. The City does not have additional information to provide on any findings, lawsuits, or enforcement actions taken related to fair housing.	PDF Pg. 276 to 411 **See TBR – Section 3** **Pg. 3-49 to 3-50** PDF Pg. 107- 108
Integration and Segregation: The element must include a local and regional analysis of patterns and trends of integration and segregation. While the element was revised to include an analysis on race and income, it must provide additional regional analysis for familial status and persons with disabilities. For example, while the element includes a statement describing areas with female-headed households as having higher or lower concentrations than the region (p. 2-10), it does not provide sufficient information to inform the analysis distinguishing substantial differences throughout the region. In addition, the element must also include regional data and analysis for all households with children and senior households. Lastly, while the element includes information on persons with developmental disabilities in the San Gabriel Valley (p. 2-23), it must also include a regional analysis of persons with disabilities.	Narrative was added describing regional trends for each topic within the Integration and Segregation sections. Analysis regarding single-parent households was included on Pg. 3-66 to 3-69 while analysis regarding persons with disabilities is provided on Pg. 3-70 to 3-74. In addition to regional analysis, an analysis over time was included for persons with disabilities within the City and the surrounding region.	**See TBR – Section 3** Pg. 3-59 to 3-75 PDF Pg. 115-131
Racial/Ethnic Concentrated Areas of Affluence (RCAA): As stated in the previous letter, the element must analyze	Analysis regarding regional trends of RCAAs was included in the Housing Element Section 3. Two maps	**See TBR – Section 3**

HCD Comments	Notes	Revised Document Section Reference
RCAAs. While the element added a map and a statement that there is an area of affluence in the northern part of the City, the element should analyze the area of affluence in relation to the rest of the City and also provide a regional analysis. The analysis should describe the regional perspective, evaluating the patterns and changes over time and considering other relevant factors, such as public participation, past policies, practices, and investments and demographic trends.	are included in the analysis, one that focuses on the City and the other that zooms out to the region. The City is not located in an RCAA.	Pg. 3-80 to 3-83 PDF Pg. 136-139
Disparities in Access to Opportunity: The element must provide a complete local and regional analysis of patterns and trends for disparities in access to opportunity. While the element includes additional information for education and employment, the element must still provide regional analysis for environmental as well as local and regional analysis for persons with disabilities.	Analysis regarding regional patterns and trends of disparities in access includes Local, County, and State ROI, TCAC Opportunity Maps, Opportunity Indicators, School District Data, Employment Opportunity, Access to Transit, Job Proximity, and an analysis of CalEnviroScreen Scores. The majority of these sections each analyze trends on a City to regional scale. Regional analysis for persons with disabilities was addressed on Pg. 3-70 to 3-74.	**See TBR – Section 3** Pg. 3-84 to 3-107 PDF Pg. 140-163
Disproportionate Housing Needs including Displacement Risk: The element must provide a local and regional analysis for all disproportionate housing needs. While the element includes general information about displacement and an analysis on homelessness, it still must provide information specific to Arcadia or a requisite regional analysis. The element must analyze the data including patterns, trends, other local knowledge, and conclude with a summary of fair	Analysis and additional information regarding disproportionate housing needs covers topics on a City and regional level such as homelessness, disability types, familial status, household income, overpayment/cost burden, household tenure, overcrowding, and needs of extremely low income households.	**See TBR – Section 3** Pg. 3-107 to 3-114 PDF Pg. 163-170

HCD Comments	Notes	Revised Document Section Reference
housing issues.		
Goals, Priorities, Metrics, and Milestones: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. The element did not address this requirement. While the element lists various programs that correspond to each contributing factor, metrics and milestones were not added to the programs. Please see the finding in HCD's November 29, 2021 letter for more specific information.	Table 3-37 lists and describes the identified contributing factors from the analysis. Applicable housing element policies are sited as the goals and actions that would address each contributing factor over the planning period.	**See TBR – Section 3** Pg. 3-122 to 3-123 PDF Pg. 178-179
2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)		
3.An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated incomelevel, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).) The City has a regional housing need allocation (RHNA) of 3,214 housing units, of which 1,672 are for lower-income households. To address this need, the element relies on vacant and nonvacant sites, including sites in Specific Plan Areas and within the Mixed-Use Overlay areas. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:		
Arcadia 3 Golf Course: While the element was revised to include additional information, it must address current and potential general plan designations, allowable densities, support for residential capacity assumptions, existing uses, and any known conditions that preclude development in the planning period and the potential schedule for development for the Arcadia 3 Golf Course. In addition,	Program 5-14 was modified to prompt drafting a specific plan for the Arcadia Golf Course, which would outline allowable densities and would plan for future residential development.	**See Chapter 10: Implementation Plan** Pg. 10-10 PDF Pg. 10

HCD Comments	Notes	Revised Document Section Reference
while the element includes Program 5-14 to address compliance with the Surplus Lands Act, the program must be revised to include rezone requirements pursuant to Gov Code 65583.2(h) and (i).		
Realistic Capacity: The element did not address this finding. While the element references a feasibility percentage identified by the City through an analysis of development trends in the City and historical development used to calculate realistic capacity, the element must describe the affordability level of the projects listed to support the analysis. To support this analysis, Table A-3 which lists examples of development of nonvacant sites for residential use could also include information on lot sizes and percent buildout. In addition, it is unclear how feasibility adjustments were incorporated into the potential yield in the sites inventory. The element must also consider the calculation for sites that allow nonresidential uses (e.g., mixed-use) based on the likelihood of nonresidential development, performance standards, development trends supporting residential development, and any existing or planned policies, programs, or local guidance or efforts promoting residential development in nonresidential zones. The element must clarify whether 100 percent residential is allowed in commercial and mixed-use zones as well as whether residential uses are allowed by-right in the Downtown Mixed-Use upzone; and the CG overlay. In addition, the element indicated that with the implementation of the overlay, 100 percent residential would be allowed by-right in the Live Oak	Affordability of past projects was not available; however an Inclusionary Policy was added to the programs in order to ensure affordability in future development. Additionally, sections of Section 4: Adequate Sites were updated to better explain the net unit calculations and affordability calculations applied to each site.	**See TBR – Appendix A: Adequate Sites** Pg. A-38 to A-39 PDF Pg. 254-255

HCD Comments	Notes	Revised Document Section Reference
Corridor except in Las Tunas. The element should analyze the impact of this standard on the City's realistic capacity and revise the calculation as necessary.		
Suitability of Nonvacant Sites: The element did not address this requirement. The element does not analyze the extent that existing uses may impede additional residential development. As noted on the prior review, the element must describe the methodology used to determine the additional development potential within the planning period and relate factors used to the identified sites. The methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and regulatory or other incentives or standards to encourage additional residential development on these sites. The element could also consider indicators such as age and condition of the existing structure, expressed developer interest, low improvement to land value ratio, and other factors. Many identified sites have existing multifamily housing or townhouses but does not provide evidence demonstrating the potential of additional residential development on these sites which is particularly important given the element estimates a low number of units needing substantial rehabilitation. While the element states that it is assuming only redevelopment yield of 25 percent on sites within the R-3 zone to account for this, it is unclear what that percentage is based on and how it relates to the sites identified in the inventory. In addition, absent findings (e.g., adoption resolution) based	Development trends on Nonvacant sites are included in Section 4. A feasibility assumption was applied to the sites. Additionally, sections of Section 4: Adequate Sites were updated to better explain the net unit calculations and affordability calculations applied to each site.	**See TBR – Appendix A: Adequate Sites** Pg. A-6 to A-9 and A-38 to A-39 PDF Pg. 221-224 and Pg. 254-255

HCD Comments	Notes	Revised Document Section Reference
on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the regional housing need allocation (RHNA). Please see HCD's November 29, 2021 review.		
Small Sites: The element did not address this finding. See HCD's November 29, 2021 review.	Affordability for these projects were not available. All sites with less than 16 net units were removed from the inventory and as a result many small sites were removed as well. More than 375 small sites were removed from the inventory. Additionally, those that remained had a feasibility assumption of 20% applied to each site.	**See TBR – Appendix A: Adequate Sites** Pg. A-31 – A-36 *Tables A-18 through A-20* PDF Pg. 249-252
Accessory Dwelling Units (ADU): The element must provide its projected ADU estimates for planning period. While the element adjusted their total projection from 351 per year to 296, the City is assuming 37 ADUs per year which includes estimates from 2021. The City indicated that they permitted 16 ADUs in 2018, 21 in 2019 and 22 in 2020, but our records show 4 in 2018, 11 in 2019 and 22 in 2020. Given that the City has only produced an average of 12 units per year since 2018, it is not clear whether production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs and include policies and programs that incentivize the production of ADUs. Please note, the provision of SB 9, as noted on page A-10 does not constitute adequate support for increases in ADU projections. See prior	The City verified the number of ADUs produed from 2018 and the number of estimated ADUs was reduced in the analysis based on the updated average for the unit count. Additionally, information showing current interest in ADU permits was added to the narrative. As of November 9, 2021, the City had 89 potential ADUS permits, 36 of which were issued.	**See TBR – Appendix A: Adequate Sites** Pg. A-9 – A-36 PDF Pg. 225-252

HCD Comments	Notes	Revised Document Section Reference
review.		
Zoning for a Variety of Housing Types: • *Emergency Shelters*: While Program 5-24 was revised to commit to making sure development standards comply with state law, the element must still demonstrate that the M-1 zone has sufficient capacity to accommodate the identified need for shelters or for at least one emergency shelter, whichever is greater (Gov. Code, § 65583, subd. (a)(4)). • *Single Room Occupancy (SRO)*: Page 3-28 provides the definition of an SRO and states they are permitted in all multi-family residential zones either through transitional housing, supportive housing, or residential care facility. However, the element must clarify if SROs are allowed as its own use and evaluate for potential constraints on housing for lower-income populations, and add or revise program(s) as appropriate.	Information regarding the availability of M-1 land for emergency shelters was included in Section 3. Currently there are 118 acres available. Language stating SROs are allowed as a stand alone use was added in the document.	**See TBR – Section 3** Pg. 3-27 to 3-28 PDF Pg. 83-84
4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)		
Land-Use Controls: While the revised element addresses minimum unit sizes and densities, it must clarify maximum building height. The element revised Table 3-2 to state that three-story buildings are allowed in R-3, but it must analyze	City got rid of height restrictions in 2016. Narrative about this is within Section 3.	**See TBR – Section 3** Pg. 3-14 PDF Pg. 70

HCD Comments	Notes	Revised Document Section Reference
the feasibility of development of three-story buildings with a 30-foot height restriction.		
Local Processing and Permit Procedures: The element was not revised to address this requirement. Please refer to HCD's November 29, 2021 letter.	Local Processing and permit procedures are included with fees and timelines in Section 3.	**See TBR – Section 3** Pg. 3-38 to 3-42 PDF Pg. 94-99
Design Review: The element must clarify if single family developments require a design review and site plan. In addition, as stated in the prior review, the element must also describe and analyze the site plan and design review guidelines and processes, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability and add a program to address any constraints if necessary.	Table 3-14 clarifies the design review process for single-family homes. Site plan review and design review guidelines are also mentioned above the table.	**See TBR – Section 3** Pg. 3-42 Table 3-14 PDF Pg. 97
Local Ordinances: While the element was revised to describe the City's short term rental ordinance, it must also describe the unoccupied housing registry and analyze whether fees for vacant units is a constraint.	The unoccupied housing registry is not a constraint to housing as the fee provides an incentive to keep housing occupied. This language is included in Section 3.	**See TBR – Section 3** Pg. 3-28 PDF Pg. 84
On/Off-Site Improvements: While the element indicated that specific on/off site improvements were listed in the City's municipal code, those on/off site improvements should be generally described in the element. In addition, the element concluded that on/off site improvements are not a constraint because they are necessary; the element must provide an analysis to support the conclusion.	Language describing on/off site improvements added to the element. Additionally, analysis showing it is not a constraint added. On/off site improvements are necessary for the safety of the community and should not be viewed as a constraint.	**See TBR – Section 3** Pg. 3-37 PDF Pg. 93

HCD Comments	Notes	Revised Document Section Reference
Codes and Enforcement: While the element describes local amendments to the zoning code, it must also specify the degree and type of code enforcement, and whether the code enforcement processes and procedures are proactive, or complaint based.	Narrative specifies code enforcement is complaint-based as well as that the Code Services Division is in charge of carrying out enforcement,	**See TBR – Section 3** Pg. 3-37 to 3-38 PDF Pg. 93-94
Constraints on Housing for Persons with Disabilities: While the element added program 3-34 to revise the City's reasonable accommodation procedure, it must also commit to removing the reasonable accommodation fees. In addition, the City's definition of family must be analyzed as a constraint and revised in a program. In addition, the element currently details that residential care facilities serving six or fewer persons are permitted in all residential zones. However, residential care facilities serving seven or more persons are limited to two zones with the approval of a conditional use permit (CUP). The element must analyze the process and exclusion from residential zones as a constraint on housing choice for persons with disabilities and add or modify programs as appropriate to ensure zoning permits group homes objectively with approval certainty.	Program 3-35 removes fees for reasonable accommodation, revises the definition of family, and permits residential care facilities objective approval to be in compliance with state regulations.	**See Chapter 10: Implementation Plan** Pg. 10-25 PDF Pg. 25
5.An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also		

HCD Comments	Notes	Revised Document Section Reference
demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)		
Developed Densities and Permit Times: The element did not address this finding. See HCD's November 29, 2021 review.	There have been no requests to develop at a lower density than permitted. Local processing and permit procedures are included in the narrative.	**See TBR- Section 3** Pg. 3-37 to 3-38 PDF Pg. 93-94
C. Housing Programs 1. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).) To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) all programs must be revised with discrete timelines (i.e. month and year); (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:		
Program 5-15 *(Encourage Development of Housing Sites Listed in Inventory)* should include a specific implementation timeframe.	Timeframe added.	**See Chapter 10: Implementation Plan** Pg. 10-10 to 10-11 PDF Pg. 10-11

HCD Comments	Notes	Revised Document Section Reference
While Program 5-23 *(Public Information About Affordable Housing)* was updated to describe how often the brochure will be updated, it must also identify how often outreach will occur.	Outreach conducted annually.	**See Chapter 10: Implementation Plan** Pg. 10-15 to 10-16 PDF Pg. 15-16
Program 5.25 *(Participation in San Gabriel Valley Housing Trust)* should identify how often city will seek funding for affordable development	Timeframe added.	**See Chapter 10: Implementation Plan** Pg. 10-17 PDF Pg. 17
Program 5.27 *(Section 8 Housing Choice Voucher Program)* should describe how often the city will disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners and must include a timeframe for implementation.	Timeframe added and outreach would be annual.	**See Chapter 10: Implementation Plan** Pg. 10-18 PDF Pg. 18
2.Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single- room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)		

HCD Comments	Notes	Revised Document Section Reference
As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:		
Rezone Program for Adequate Sites: The element did not address this finding. Programs 5-7, 5-8, 5-9, 5-10, 5-11, 5-12 and 5-13 do not ensure that requirements set forth in Government Code section 65583.2 (h) will be met. In particular, the element does not demonstrate how rezone sites will accommodate 16 units per site (e.g., which parcels in the inventory are expected to be consolidated to achieve 16 units). In addition, it is unclear if the identified zones allow for 100 percent residential development or require a residential use to occupy 50 percent of the total floor area of a mixed-use project. The program must also clarify whether the zones have a minimum density of 20 units per acre. The element states "assumed to develop affordably at a minimum density of…" but this is not the same as requiring a minimum density. Additionally, the rezone programs must comply with by-right requirements in Government Code section 65583.2 (i). For more information, please see HCD's previous review.	All sites with less than 16 net units were removed from the inventory. Programs 5-7, 5-8, 5-9, 5-10, 5-11, 5-12, and 5-13 now include language to comply with Government Code section 65583.2.	**See Chapter 10: Implementation Plan** Pg. 10-4 to 10-10 PDF Pg. 4-10
3.The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate- income households. (Gov. Code, § 65583, subd. (c)(2).)		

HCD Comments	Notes	Revised Document Section Reference
While Program 5-28 *(Affordable Housing for Families and Persons with Special Needs)* was revised to include an implementation timeframe, it should describe what land use policies will be adopted for ELI households. The must include specific commitments towards implementation other than "exploring" regulatory incentives or describe specific actions for ELI households.	Language added describing programs such as 5-19 would specially aid in the development of housing for extremely low income households.	**See Chapter 10: Implementation Plan** Pg. 10-18 to 10-19 PDF Pg. 18-19
4.Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)		
As noted in Finding(s) B4 and B5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	Program 5-35: Language added identifying parking as a constraint and specifically removes parking standards from affordable housing projects.	**See Chapter 10: Implementation Plan** Pg. 10-26 PDF Pg. 26
Parking Requirements: The element was revised to analyze the requirement of two covered parking spaces per multifamily dwelling unit for its impact as a potential constraint on housing development (p. 3-15). While the element concluded that parking may be a constraint and Program 5-35 generally mentions removing constraints, the program must specify revisions to parking requirements. Program 5-35 must be revised, or another program added, to directly address the parking constraint for all multifamily	Language added identifying parking as a constraint and specifically removes parking standards from affordable housing projects.	**See Chapter 10: Implementation Plan** Pg. 10-26 PDF Pg. 26

HCD Comments	Notes	Revised Document Section Reference
developments.		
Program 5-3 (Residential Design Guidelines): The program should clarify the meaning of "qualifying multifamily projects" and describe the standards for determining if the qualifications are met.	Definition added to the program.	**See Chapter 10: Implementation Plan** Pg. 10-2 PDF Pg. 2
6.Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).) Program 5-25 (Fair Housing, 3rd bullet point): The percentage is missing for both.		
While the element was revised to include additional objectives in Program 5-31 *(Fair Housing)* to encourage and promote affordable housing and address fair housing complaints, the program should go beyond "attempting" to facilitate resolution of complaints and commit to the action. Additionally, the program should list incentives that will be offered rather than allude to them. Lastly, programs should affirmatively further fair housing (AFFH) by enhancing housing mobility strategies, encouraging development of new affordable housing in high resource areas, improving place-based strategies, or protecting existing residents from displacement. For additional information, please refer to the previous findings letter or see HCD's guidance at www.hcd.ca.gov/community-development/affh/index.shtml.	Table 10-1 was added to identify contributing factors/fair housing issues within the City as well as add details on incentives the City will commit to address each issue.	**See Chapter 10: Implementation Plan** Pg. 10-22 to 10-24 PDF Pg. 22-24

HCD Comments	Notes	Revised Document Section Reference
E. Public Participation Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)		
The previous letter required that the element be revised to demonstrate diligent efforts to involve all economic segments of the community in the development of the housing element. While the revised element includes additional information to describe the City's overall outreach process, it must specifically detail how lower and moderate-income persons were reached as well as list organizations that interact with lower-income residents were contacted to provide public comments. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in the review letter.	The Draft document was posted on the City's website 7 days before submittal to HCD. Additionally, specific outreach to homeless individuals within the City was conducted and discussed in Section 3.	**See TBR- Section 3** Pg. 3-49 to 3-52 PDF Pg. 105-108
The element did not address this finding. The element must still quantify projected extremely low-income (ELI) housing needs. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as	An estimate of extremely low income household housing needs describes the number of units projects as well as information about tenure and cost burdens for ELI households.	**See TBR- Section 3** Pg. 3-114 PDF Pg. 170

HCD Comments	Notes	Revised Document Section Reference
ELI households or presume that 50 percent of very low-income households qualify as ELI households.		

Please Start Here, Instructions in Cell A2, Table in A3:B15

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information
Jurisidiction Name
Housing Element Cycle

Contact Information
First Name
Last Name
Title
Email
Phone

Mailing Address
Street Address
City
Zip Code

Form Fields
ARCADIA
6th
Lisa
Flores
Community Development Administrator
lflores@ArcadiaCA.gov
(626) 574-5445
240 West Huntington Dr. P.O. Box 60021
Arcadia, CA
91066

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ARCADIA	128 E HUNTINGTON DR	91006	5773-014-037		C 1.0	CBD	0	80	0.51	This parcel contains a strip mall and surface p	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	3	19	30			
ARCADIA	140 E SAINT JOSEPH ST	91006	5773-007-038		DMU	DMU	0	80	0.51	This parcel contains a surface parking lot and	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	3	19	30			
ARCADIA	10 S SANTA ANITA AVE	91006	5773-013-034		C 1.0	CBD	0	80	0.52	This parcel contains a strip mall and large surf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	3	21	32			
ARCADIA	30 S SANTA ANITA AVE	91006	5773-012-023		DMU	DMU	0	80	0.54	This parcel contains a surface parking lot that	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	3	22	34			
ARCADIA	108 E SANTA CLARA ST	91006	5773-011-062		DMU	DMU	0	80	0.54	This parcel contains a surface parking lot and	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	3	22	34			
ARCADIA	13 E SANTA CLARA ST	91006	5773-006-053		DMU	DMU	0	80	0.57	This parcel contains a surface parking lot that	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	4	23	36			
ARCADIA	102 E HUNTINGTON DR	91006	5773-014-038		C 1.0	CBD	0	80	0.58	This parcel contains a strip mall and surface p	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	4	23	36			
ARCADIA	60 E HUNTINGTON DR	91006	5773-013-018		C 1.0	CBD	0	80	0.58	This parcel contains a bank building and large	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	4	24	37			
ARCADIA	55 E HUNTINGTON DR	91006	5773-012-022		C 1.0	CBD	0	80	0.59	This parcel contains an office building and sur	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	4	24	37			
ARCADIA	305 N SANTA ANITA AVE	91006	5775-022-035		DMU	DMU	0	80	0.61	This parcel contains a indoor recreation build	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	4	24	38			
ARCADIA	251 N SANTA ANITA AVE	91006	5775-022-031		DMU	DMU	0	80	0.62	This parcel contains a strip mall and surface p	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10	4	24	38			
ARCADIA	41 WHEELER AVE	91006	5773-006-907		DMU	DMU	0	80	0.66	This parcel contains a surface parking lot that	YES - Current	YES - Federally-Owned	Available	Not Used in Prior Housing Element	11	4	27	42			
ARCADIA	Santa Anita Ave and E St Jose	91006	5773-006-065		C 1.0	DMU	0	80	0.72	This parcel contains a surface parking lot that	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	5	29	46			
ARCADIA	125 E SANTA CLARA ST C	91006	5773-007-036		DMU	DMU	0	80	0.73	This parcel contains low density office buildin	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	12	5	29	46			
ARCADIA	223 N 1ST AVE	91006	5773-006-067		DMU	DMU	0	80	0.74	This parcel contains a medical business servic	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12	5	30	47			
ARCADIA	29 E SANTA CLARA ST	91006	5773-006-929		DMU	DMU	0	80	0.79	This parcel contains a commerical building ar	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Housing Element	13	5	32	50			
ARCADIA	21 W SANTA CLARA ST	91006	5775-022-805		DMU	DMU	0	80	0.87	This parcel contains an old commercial buildi	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	6	35	55			
ARCADIA	225 N 2ND AVE	91006	5773-007-033		DMU	DMU	0	80	0.90	This parcel contains an office building, brewe	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14	6	37	57			
ARCADIA	125 N FIRST AVE	91006	5773-006-068		DMU	DMU	0	80	0.94	This parcel contains a indoor gym, surface par	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15	6	39	60			
ARCADIA	166 E HUNTINGTON DR	91006	5773-014-051		C 1.0	CBD	0	80	1.15	This parcel contains a strip mall and surface p	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18	7	47	72			
ARCADIA	214 N SANTA ANITA AVE	91006	5773-006-064		DMU	DMU	0	80	1.22	This parcel contains a large retail store and su	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	19	8	50	77			
ARCADIA	136 E SANTA CLARA ST	91006	5773-011-036		DMU	DMU	0	80	1.22	This parcel contains low-density office suites a	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19	8	50	77			
ARCADIA	Wheeler Ave	91006	5773-012-901		DMU	DMU	0	80	1.26	This parcel is part of a larger surface parking l	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	20	8	52	80			
ARCADIA	620 E LIVE OAK AVE	91006	8571-011-904		OS-OR	OS-OR	0	80	25.86	The City has received verbal interest in developing housing on this p	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	50	0	136	186			
ARCADIA																	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ARCADIA																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ARCADIA																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
ARCADIA																					

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
ARCADIA	310 N SANTA ANITA AVE	91006	5773-005-034	4	4	3	22	Shortfall of Sites	0.52	C 1.0	C-G	C 1.0	Downtown Mixed Use	64	80	33	Vacant	This parcel contains industrial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	325 N SANTA ANITA AVE	91006	5775-022-049	5	4	4	22	Shortfall of Sites	0.55	C 1.0	SP-AP	C 1.0	Downtown Mixed Use	64	80	35	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.			
ARCADIA	440 E HUNTINGTON DR	91006	5773-015-053	5	5	4	26	Shortfall of Sites	0.63	C	C-G	C	Downtown Mixed Use	64	80	40	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	400 ROLYN PL	91007	5775-022-047	6	5	4	28	Shortfall of Sites	0.68	C 1.0	SP-AP	C 1.0	Downtown Mixed Use	64	80	43	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.			
ARCADIA	450 E HUNTINGTON DR	91006	5773-015-054	6	6	5	31	Shortfall of Sites	0.75	C	C-G	C	Downtown Mixed Use	64	80	48	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	300 E HUNTINGTON DR	91006	5773-015-049	6	6	5	31	Shortfall of Sites	0.76	C	C-G	C	Downtown Mixed Use	64	80	48	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	225 E SANTA CLARA ST	91006	5773-008-014	7	6	5	34	Shortfall of Sites	0.81	C	C-G	C	Downtown Mixed Use	64	80	52	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	255 E SANTA CLARA ST	91006	5773-008-013	7	6	5	34	Shortfall of Sites	0.83	C	C-G	C	Downtown Mixed Use	64	80	52	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	301 E HUNTINGTON DR	91006	5773-009-065	7	7	6	47	Shortfall of Sites	0.89	C	C-G	C	Downtown Mixed Use	64	80	57	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	Colorado Blvd and Santa Anita	91006	5775-022-045	8	7	6	38	Shortfall of Sites	0.93	C 1.0	C-G	C 1.0	Downtown Mixed Use	64	80	59	Non-Vacant	This parcel contains strip mall -style retail and a carwash with a parking lot with propensity to redevelop as housing.			
ARCADIA	405 E SANTA CLARA ST	91006	5773-008-012	8	7	6	40	Shortfall of Sites	0.96	C	C-G	C	Downtown Mixed Use	64	80	61	Vacant	This parcel contains commercial office space with a large surface parking lot with propensity to redevelop as housing.			
ARCADIA	333 N SANTA ANITA AVE	91006	5775-022-046	8	8	6	40	Shortfall of Sites	0.98	C 1.0	C-M	C 1.0	Downtown Mixed Use	64	80	62	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.			
ARCADIA	420 E HUNTINGTON DR	91006	5773-015-052	10	9	8	50	Shortfall of Sites	1.21	C	C-G	C	Downtown Mixed Use	64	80	77	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	233 E HUNTINGTON DR	91006	5773-009-070	11	10	9	58	Shortfall of Sites	1.34	C	C-G	C	Downtown Mixed Use	64	80	85	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	488 E SANTA CLARA ST	91006	5773-009-081	11	11	9	55	Shortfall of Sites	1.35	C	C-G	C	Downtown Mixed Use	64	80	86	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	51 N 5TH AVE	91006	5773-009-080	13	11	11	68	Shortfall of Sites	1.65	C	C-G	C	Downtown Mixed Use	64	80	105	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	311 E HUNTINGTON DR	91006	5773-009-062	17	16	13	86	Shortfall of Sites	2.07	C	C-G	C	Downtown Mixed Use	64	80	132	Non-Vacant	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	444 E HUNTINGTON DR	91006	5773-015-026	18	18	14	93	Shortfall of Sites	2.24	C	C-G	C	Downtown Mixed Use	64	80	143	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	401 E SANTA CLARA ST	91006	5773-008-011	19	18	15	97	Shortfall of Sites	2.34	C	C-G	C	Downtown Mixed Use	64	80	149	Non-Vacant	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	321 E HUNTINGTON DR	91006	5773-009-064	26	26	21	133	Shortfall of Sites	3.23	C	C-G	C	Downtown Mixed Use	64	80	206	Non-Vacant	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	211 E HUNTINGTON DR	91006	5773-009-082	30	30	24	155	Shortfall of Sites	3.74	C	C-G	C	Downtown Mixed Use	64	80	239	Non-Vacant	This parcel contains a hotel and large surface parking lot. This parcel presents the opportunity to redevelop as housing due to its proximity to the Arcadia train station and its Downtown nature.			
ARCADIA	333 E HUNTINGTON DR	91006	5773-009-069	30	30	24	155	Shortfall of Sites	3.75	C	C-G	C	Downtown Mixed Use	64	80	239	Non-Vacant	This parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	440 E HUNTINGTON DR	91006	5773-015-055	42	41	33	215	Shortfall of Sites	5.18	C	C-G	C	Downtown Mixed Use	64	80	331	Non-Vacant	This parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	311 N SANTA ANITA AVE	91006	5775-022-042	2	2	2	10	Shortfall of Sites	0.26	C 1.0	C-M	C 1.0	Downtown Mixed Use	64	80	16	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	408 S SANTA ANITA AVE	91006	5773-002-058	3	3	2	14	Shortfall of Sites	0.35	C 1.0	C-G	C 1.0	Downtown Mixed Use	64	80	22	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	Colorado Blvd	91006	5775-022-048	3	3	2	14	Shortfall of Sites	0.39	C 1.0	C-G	C 1.0	Downtown Mixed Use	64	80	24	Non-Vacant	This parcel currently has a commercial business, associated parking, and a drive-thru carwash that has the potential to be redeveloped into housing, with some being allocated to low-income households.			
ARCADIA	325 N SANTA ANITA AVE	91006	5775-022-048	4	3	3	16	Shortfall of Sites	0.43	C 1.0	SP-AP	C 1.0	Downtown Mixed Use	64	80	26	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing. Additionally, this parcel, in addition to three other parcels in the inventory, has developer interest. The developer has shown the City conceptual site plansfor a multi-family housing development.			
ARCADIA	126 LA PORTE ST	91006	5773-005-028	4	4	3	22	Shortfall of Sites	0.52	C	C-M	C	Downtown Mixed Use	64	80	33	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	324 N 2ND AVE	91006	5773-008-003	18	17	14	89	Shortfall of Sites	2.16	C	C-M	C	Downtown Mixed Use	64	80	138	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	21 FLOWER ST	91006	5773-005-031	2	2	2	10	Shortfall of Sites	0.26	C	C-M	C	Downtown Mixed Use	64	80	16	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	26 LA PORTE ST	91006	5773-005-032	3	2	2	11	Shortfall of Sites	0.29	C	C-M	C	Downtown Mixed Use	64	80	18	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	303 N 1ST AVE	91006	5773-005-006	3	2	2	14	Shortfall of Sites	0.34	DMU	DMU	DMU	Downtown Mixed Use	64	80	21	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	134 LA PORTE ST	91006	5773-004-027	3	2	2	14	Shortfall of Sites	0.35	C	C-M	C	Downtown Mixed Use	64	80	22	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	48 LA PORTE ST	91006	5773-005-023	3	2	2	14	Shortfall of Sites	0.36	C	C-M	C	Downtown Mixed Use	64	80	22	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	25 FLOWER ST	91006	5773-005-024	3	3	2	15	Shortfall of Sites	0.36	C	C-M	C	Downtown Mixed Use	64	80	23	Non-Vacant	There are two commercial businesses andassociated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	47 E SAINT JOSEPH ST	91006	5773-005-005	3	3	2	15	Shortfall of Sites	0.37	C	C-M	C	Downtown Mixed Use	64	80	23	Non-Vacant	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	127 E SAINT JOSEPH ST	91006	5773-004-026	3	3	2	15	Shortfall of Sites	0.38	C	C-M	C	Downtown Mixed Use	64	80	24	Non-Vacant	There is a commercial business on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	2nd and E St Joseph St	0	5773-004-811	4	3	3	17	Shortfall of Sites	0.42	C	C-M	C	Downtown Mixed Use	64	80	27	Non-Vacant	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's enhanced lot consolidation program, these lots could be consolidated to provide housing with lower income units.			
ARCADIA	2nd and La Porte St	0	5773-015-010	4	3	3	18	Shortfall of Sites	0.45	C	C-M	C	Downtown Mixed Use	64	80	28	Non-Vacant	This parcel contains at-grade utilities and is also adjacent to other parcels in the City's Sites Inventory. Through the City's enhanced lot consolidation program, these lots could be consolidated to provide housing with lower income units.			
ARCADIA	401 N 1ST AVE	91006	5773-002-035	4	4	3	20	Shortfall of Sites	0.50	C	C-M	C	Downtown Mixed Use	64	80	31	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	25 LA PORTE ST	91006	5773-002-052	3	3	2	14	Shortfall of Sites	0.35	C	C-M	C	Downtown Mixed Use	64	80	22	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	119 LA PORTE ST	91006	5773-005-036	5	4	3	22	Shortfall of Sites	0.54	C	C-M	C	Downtown Mixed Use	64	80	34	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	135 LA PORTE ST	91006	5773-003-037	3	3	2	14	Shortfall of Sites	0.35	C	C-M	C	Downtown Mixed Use	64	80	22	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	162 E LIVE OAK AVE	91006	5773-004-030	3	3	2	13	Shortfall of Sites	0.51	MU	MU	MU	Mixed-Use Upzone	24	50	20	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	201 S 1ST AVE	91006	5773-019-025	3	2	2	14	Shortfall of Sites	0.54	MU	MU	MU	Mixed-Use Upzone	24	50	21	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	30 E LIVE OAK AVE	91006	5773-003-009	3	3	2	14	Shortfall of Sites	0.56	MU	MU	MU	Mixed-Use Upzone	24	50	22	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	620 S 1ST AVE	91006	5779-009-068	3	3	2	14	Shortfall of Sites	0.56	MU	MU	MU	Mixed-Use Upzone	24	50	22	Non-Vacant	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	111 E LIVE OAK AVE	91006	5779-004-004	3	3	2	14	Shortfall of Sites	0.56	MU	MU	MU	Mixed-Use Upzone	24	50	22	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	121 ALICE ST	91006	5779-017-027	3	3	2	15	Shortfall of Sites	0.59	MU	MU	MU	Mixed-Use Upzone	24	50	23	Non-Vacant	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	314 E LIVE OAK AVE	91006	5572-002-005	5	5	4	24	Shortfall of Sites	0.97	MU	MU	MU	Mixed-Use Upzone	24	50	38	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	405 L'UNROSE ST	91006	5572-001-022	5	5	4	25	Shortfall of Sites	0.99	MU	MU	MU	Mixed-Use Upzone	24	50	39	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	330 E LIVE OAK AVE	91006	5572-002-900	6	5	4	27	Shortfall of Sites	1.05	MU	MU	MU	Mixed-Use Upzone	24	50	42	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	5705 LENORE AVE	91007	5775-022-027	6	5	4	29	Shortfall of Sites	1.10	MU	MU	MU	Mixed-Use Upzone	24	50	43	Non-Vacant	The parcel consists of a temple building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	418 E LIVE OAK AVE	91006	8572-001-029	7	7	5	35	Shortfall of Sites	1.36	MU	MU	MU	Mixed-Use Upzone	24	50	54	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	406 E LIVE OAK AVE	91006	8572-001-030	10	10	8	50	Shortfall of Sites	1.97	MU	MU	MU	Mixed-Use Upzone	24	50	78	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	16 E LIVE OAK AVE	91006	8573-023-020	13	12	10	66	Shortfall of Sites	2.55	MU	MU	MU	Mixed-Use Upzone	24	50	101	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	298 E LIVE OAK AVE	91006	8572-002-010	20	19	16	102	Shortfall of Sites	3.94	MU	MU	MU	Mixed-Use Upzone	24	50	157	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	60 E LIVE OAK AVE	91006	8573-023-004	2	2	2	10	Shortfall of Sites	0.40	MU	MU	MU	Mixed-Use Upzone	24	50	16	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	57 ALICE ST A	91006	5779-013-061	2	2	2	10	Shortfall of Sites	0.41	MU	MU	MU	Mixed-Use Upzone	24	50	16	Non-Vacant	This parcel has multi-family homes that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	19 E LIVE OAK AVE	91006	5779-028-012	2	2	2	10	Shortfall of Sites	0.44	MU	MU	MU	Mixed-Use Upzone	24	50	16	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	200 E LIVE OAK AVE	91006	8572-002-001	3	2	2	11	Shortfall of Sites	0.46	MU	MU	MU	Mixed-Use Upzone	24	50	18	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	22 W LIVE OAK AVE	91007	5573-019-900	3	2	2	10	Shortfall of Sites	0.50	C	C-G	C	Live Oak Residential	64	80	24	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	28 W LIVE OAK AVE	91007	8573-019-003	3	3	3	16	Shortfall of Sites	0.52	C	C-G	C	Live Oak Residential	65	81	25	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	36 W LIVE OAK AVE	91007	8573-019-002	3	3	3	16	Shortfall of Sites	0.53	C	C-G	C	Live Oak Residential	66	82	25	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	40 W LIVE OAK AVE	91007	8573-019-001	4	3	3	16	Shortfall of Sites	0.55	C	C-G	C	Live Oak Residential	67	83	26	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	46 LAS TUNAS DR	91007	5788-021-016	4	4	3	21	Shortfall of Sites	0.67	C	C-G	C	Live Oak Residential	68	84	32	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	82 LAS TUNAS DR	91007	5788-021-017	4	4	3	22	Shortfall of Sites	0.70	C	C-G	C	Live Oak Residential	69	85	33	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	168 LAS TUNAS DR	91007	5788-022-017	5	4	3	22	Shortfall of Sites	0.72	C	C-G	C	Live Oak Residential	70	86	34	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	139 W LIVE OAK AVE E	91007	5788-022-034	5	5	4	24	Shortfall of Sites	0.81	C	C-G	C	Live Oak Residential	71	87	38	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	59 LAS TUNAS DR	91007	5788-020-052	5	5	4	25	Shortfall of Sites	0.83	C	C-G	C	Live Oak Residential	72	88	39	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	58 W LIVE OAK AVE	91007	8573-015-023	5	4	3	27	Shortfall of Sites	0.89	C/LI	C-M	C/LI	Live Oak Residential	73	89	42	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	123 W LIVE OAK AVE	91007	5788-021-001	6	5	5	29	Shortfall of Sites	0.94	C	C-G	C	Live Oak Residential	74	90	45	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	16 W LIVE OAK AVE	91007	8573-020-056	6	6	5	30	Shortfall of Sites	0.99	C	C-G	C	Live Oak Residential	75	91	47	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	60 W LIVE OAK AVE	91007	8573-015-043	9	8	7	42	Shortfall of Sites	1.39	C/LI	C-M	C/LI	Live Oak Residential	76	92	66	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	168 LAS TUNAS DR	91007	5788-022-016	12	12	10	63	Shortfall of Sites	2.03	C	C-G	C	Live Oak Residential	77	93	97	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	119 E LIVE OAK AVE	91006	5788-021-003	2	2	2	11	Shortfall of Sites	0.36	C	C-G	C	Live Oak Residential	78	94	17	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	108 LAS TUNAS DR	91007	5788-021-012	3	2	2	13	Shortfall of Sites	0.42	C	C-G	C	Live Oak Residential	79	95	20	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	115 E LIVE OAK AVE	91006	5572-002-042	3	3	3	16	Shortfall of Sites	0.63	C	C-G	C	Live Oak Residential	80	96	25	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	600 E LIVE OAK AVE	91006	8572-010-023	4	3	3	17	Shortfall of Sites	0.69	C	C-G	C	Live Oak Residential	81	97	27	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	135 E LIVE OAK AVE	91006	5789-020-045	4	3	3	18	Shortfall of Sites	0.70	C	C-G	C	Live Oak Residential	82	98	28	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	225 E LIVE OAK AVE	91006	5790-027-001	4	4	3	19	Shortfall of Sites	0.76	C	C-G	C	Live Oak Residential	83	99	30	Non-Vacant	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	441 E LIVE OAK AVE	91006	5790-021-031	5	4	3	22	Shortfall of Sites	0.87	C	C-G	C	Live Oak Residential	84	100	34	Non-Vacant	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	288 E LIVE OAK AVE	91006	8572-002-009	3	2	2	12	Shortfall of Sites	0.46	MU	MU	MU	Live Oak Residential	85	101	18.58187603	Non-Vacant	There is a commercial business and its associated parking on this parcel that could be redeveloped to contain new dwelling units, with some being allocated to low-income housing.			
ARCADIA	1017 FAIRVIEW AVE	91007	5783-006-018	1	1	1	4	Shortfall of Sites	0.50	HDR	HDR	R-3	HDR	R-3 Upzone	32	40	7	Non-Vacant	This parcel contains multi-family residential building and a surface parking lot. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	402 CALIFORNIA ST F	91006	5779-005-043	1	0	0	3	Shortfall of Sites	0.50	HDR	HDR	R-3	HDR	R-3 Upzone	32	40	11	Non-Vacant	This parcel contains a multi-family townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1119 ARCADIA AVE	91007	5379-028-021	1	0	0	3	Shortfall of Sites	0.50	HDR	HDR	R-3	HDR	R-3 Upzone	32	40	4	Non-Vacant	This parcel contains two-story multi-family housing, a pool, and a surface parking that can be redeveloped at a higher density to accommodate a greater number of dwelling units.			
ARCADIA	805 N 1ST AVE	91006	5772-005-001	2	2	2	10	Shortfall of Sites	0.50	HDR	HDR	R-3	HDR	R-3 Upzone	32	40	16	Non-Vacant	This parcel contains a religious structure and surface parking that is feasible for housing redevelopment or infill development. The site can be redeveloped to contain more dwelling units including affordable units.			
ARCADIA	319 CALIFORNIA ST G	91006	5773-016-091	1	1	1	6	Shortfall of Sites	0.51	HDR	HDR	R-3	HDR	R-3 Upzone	32	40	9	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	720 W CAMINO REAL AVE	91007	5383-029-028	2	2	2	10	Shortfall of Sites	0.51	HDR	HDR	R-3	HDR	R-3 Upzone	32	40	16	Non-Vacant	This parcel contains older multi-family housing. With increased density, the site could be redeveloped to contain more dwelling units.			
ARCADIA	1140 W DUARTE RD	91007	5382-001-042	1	1	1	6	Shortfall of Sites	0.52	HDR	HDR	R-3	HDR	R-3 Upzone	32

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
ARCADIA	928 SUNSET BLVD	91007	5783-006-082	3	3	2	14	Shortfall of Sites	1.15	HDR	R-3	HDR	R-3 Upzone	32	40	22	Non-Vacant	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADA	1600 S BALDWIN AVE	91007	5785-001-001	1	1	1	3	Shortfall of Sites	1.21	HDR	R-3	HDR	R-3 Upzone	32	40	6	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1126 FAIRVIEW AVE UNIT 215	91007	5379-028-052	2	2	1	9	Shortfall of Sites	1.23	HDR	R-3	HDR	R-3 Upzone	32	40	14	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	456 FAIRVIEW AVE	91007	5778-010-087	2	1	1	6	Shortfall of Sites	1.27	HDR	R-3	HDR	R-3 Upzone	32	40	10	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	471 W DUARTE RD NO 227	91007	5778-009-144	2	2	1	9	Shortfall of Sites	1.28	HDR	R-3	HDR	R-3 Upzone	32	40	14	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1102 LA CADENA AVE NO 6	91007	5778-009-117	2	2	1	11	Shortfall of Sites	1.29	HDR	R-3	HDR	R-3 Upzone	32	40	17	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	618 FAIRVIEW AVE NO 234	91007	5778-006-045	1	1	1	5	Shortfall of Sites	1.33	HDR	R-3	HDR	R-3 Upzone	32	40	8	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	347 CALIFORNIA ST	91006	5773-016-142	4	3	3	16	Shortfall of Sites	1.33	HDR	R-3	HDR	R-3 Upzone	32	40	26	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	760 W NAOMI AVE UNIT A	91007	5383-031-068	2	1	1	8	Shortfall of Sites	1.34	HDR	R-3	HDR	R-3 Upzone	32	40	12	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1014 W HUNTINGTON DR	91007	5783-007-018	1	1	1	6	Shortfall of Sites	1.36	HDR	R-3	HDR	R-3 Upzone	32	40	9	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	748 W NAOMI AVE A	91007	5383-031-113	4	3	3	18	Shortfall of Sites	1.36	HDR	R-3	HDR	R-3 Upzone	32	40	28	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1161 W DUARTE RD APT 0028	91007	5379-022-094	2	2	2	10	Shortfall of Sites	1.38	HDR	R-3	HDR	R-3 Upzone	32	40	16	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	442 W DUARTE RD D	91007	5784-007-032	3	2	2	14	Shortfall of Sites	1.44	HDR	R-3	HDR	R-3 Upzone	32	40	21	Non-Vacant	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	834 W HUNTINGTON DR	91007	5783-009-009	2	2	2	10	Shortfall of Sites	1.47	HDR	R-3	HDR	R-3 Upzone	32	40	16	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	648 FAIRVIEW AVE	91007	5778-006-004	1	0	0	3	Shortfall of Sites	1.51	HDR	R-3	HDR	R-3 Upzone	32	40	4	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	435 FAIRVIEW AVE UNIT 11	91007	5778-011-084	2	2	2	11	Shortfall of Sites	1.55	HDR	R-3	HDR	R-3 Upzone	32	40	17	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	414 W HUNTINGTON DR	91007	5778-015-024	7	6	5	32	Shortfall of Sites	1.58	HDR	R-3	HDR	R-3 Upzone	32	40	50	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1231 S GOLDEN WEST AVE NO 30	91007	5383-002-068	3	2	2	13	Shortfall of Sites	1.58	HDR	R-3	HDR	R-3 Upzone	32	40	20	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	727 FAIRVIEW AVE A	91007	5783-013-091	4	3	3	19	Shortfall of Sites	1.60	HDR	R-3	HDR	R-3 Upzone	32	40	29	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	444 W HUNTINGTON DR NO 110	91007	5778-011-126	3	3	2	15	Shortfall of Sites	1.66	HDR	R-3	HDR	R-3 Upzone	32	40	23	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	452 W HUNTINGTON DR UNIT A	91007	5778-011-161	3	2	2	14	Shortfall of Sites	1.67	HDR	R-3	HDR	R-3 Upzone	32	40	21	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1135 ARCADIA AVE NO 1	91007	5379-028-084	3	2	2	14	Shortfall of Sites	1.67	HDR	R-3	HDR	R-3 Upzone	32	40	21	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	656 W HUNTINGTON DR O-1	91007	5778-001-170	3	2	2	13	Shortfall of Sites	1.69	HDR	R-3	HDR	R-3 Upzone	32	40	20	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	634 W HUNTINGTON DR NO 1	91007	5778-001-134	3	3	2	16	Shortfall of Sites	1.70	HDR	R-3	HDR	R-3 Upzone	32	40	24	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1024 FAIRVIEW AVE NO 1	91007	5783-003-063	5	4	4	22	Shortfall of Sites	1.74	HDR	R-3	HDR	R-3 Upzone	32	40	35	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	474 W DUARTE RD	91007	5784-006-008	2	2	2	10	Shortfall of Sites	1.78	HDR	R-3	HDR	R-3 Upzone	32	40	16	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	540 FAIRVIEW AVE APT 0040	91007	5778-005-055	2	2	2	11	Shortfall of Sites	1.78	HDR	R-3	HDR	R-3 Upzone	32	40	17	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	488 W DUARTE RD APT 0023	91007	5784-006-004	3	2	2	12	Shortfall of Sites	1.79	HDR	R-3	HDR	R-3 Upzone	32	40	19	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	301 S 5TH AVE NO A	91006	5775-005-080	5	4	4	24	Shortfall of Sites	1.81	HDR	R-3	HDR	R-3 Upzone	32	40	37	Non-Vacant	This parcel contains multi-family townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	515 W DUARTE RD	91007	5778-008-003	4	4	3	21	Shortfall of Sites	1.88	HDR	R-3	HDR	R-3 Upzone	32	40	32	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	535 W DUARTE RD NO 44A	91007	5778-008-060	3	3	2	15	Shortfall of Sites	2.10	HDR	R-3	HDR	R-3 Upzone	32	40	23	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	1601 S BALDWIN AVE	91007	5383-029-028	9	8	7	45	Shortfall of Sites	2.17	HDR	R-3	HDR	R-3 Upzone	32	40	69	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	448 W DUARTE RD A	91007	5784-007-051	6	5	5	29	Shortfall of Sites	2.20	HDR	R-3	HDR	R-3 Upzone	32	40	43	Non-Vacant	This parcel is currently residential townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	658 W NAOMI AVE NO 26	91007	5784-001-077	6	6	5	30	Shortfall of Sites	2.29	HDR	R-3	HDR	R-3 Upzone	32	40	47	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	948 W HUNTINGTON DR NO 42	91007	5783-009-073	4	4	3	22	Shortfall of Sites	2.36	HDR	R-3	HDR	R-3 Upzone	32	40	33	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	457 W DUARTE RD	91007	5784-009-072	4	4	3	21	Shortfall of Sites	2.44	HDR	R-3	HDR	R-3 Upzone	32	40	32	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	512 W DUARTE RD	91007	5784-006-009	10	10	8	53	Shortfall of Sites	2.54	HDR	R-3	HDR	R-3 Upzone	32	40	81	Non-Vacant	This parcel contains a religious structure and surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units			
ARCADIA	561 FAIRVIEW AVE	91007	5778-004-059	5	5	4	24	Shortfall of Sites	2.58	HDR	R-3	HDR	R-3 Upzone	32	40	38	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	245 W COLORADO BLVD	91007	5775-012-025	4	4	3	19	Shortfall of Sites	2.65	HDR	R-3	HDR	R-3 Upzone	32	40	30	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	417 E LIVE OAK AVE	91006	5773-017-053	4	4	3	19	Shortfall of Sites	2.83	HDR	R-3	HDR	R-3 Upzone	32	40	30	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	436 FAIRVIEW AVE NO 45	91007	5778-010-086	7	7	6	36	Shortfall of Sites	3.18	HDR	R-3	HDR	R-3 Upzone	32	40	56	Non-Vacant	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	Huntington Dr	0	5779-001-088	5	4	4	22	Shortfall of Sites	3.42	HDR	R-3	HDR	R-3 Upzone	32	40	35	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	400 W DUARTE RD	91007	5784-007-021	15	14	12	74	Shortfall of Sites	3.60	HDR	R-3	HDR	R-3 Upzone	32	40	115	Non-Vacant	This parcel contains a religious structure and a large surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units			
ARCADIA	582 W HUNTINGTON DR UNIT Q	91007	5778-003-130	6	5	4	28	Shortfall of Sites	4.18	HDR	R-3	HDR	R-3 Upzone	32	40	43	Non-Vacant	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.			
ARCADIA	169 E FOOTHILL BLVD	91006	5771-021-018	2	1	1	9	Shortfall of Sites	0.55	C	C-G	Residential Flex	C-G	24	30	13	Non-Vacant	This parcel contains a single story bank building within an existing strip mall development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	1211 E FOOTHILL BLVD	91006	5771-021-029	16	15	12	81	Shortfall of Sites	5.20	IC	C-G	C-G Residential Flex	C	24	30	124	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	30 S 1ST AVE	91006	5773-014-001	1	1	1	4	Shortfall of Sites	0.18	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	30 S 1ST AVE	91006	5773-014-002	3	2	2	12	Shortfall of Sites	0.49	MU	MU	Mixed-Use Upzone	C-G	24	50	19	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	1st Ave and El Dorado St	0	5779-003-001	0	1	1	3	Shortfall of Sites	0.15	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	21 S 1ST AVE	91007	5773-013-017	1	1	1	3	Shortfall of Sites	0.17	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	25 S 1ST AVE	91007	5773-013-016	1	1	1	4	Shortfall of Sites	0.20	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	31 S 1ST AVE	91006	5773-013-015	1	1	1	3	Shortfall of Sites	0.17	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	401 S 1ST AVE	91006	5779-001-020	1	1	1	3	Shortfall of Sites	0.16	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	405 S 1ST AVE	91006	5779-001-019	1	1	1	4	Shortfall of Sites	0.19	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	409 S 1ST AVE	91006	5779-001-018	1	1	1	3	Shortfall of Sites	0.20	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	415 S 1ST AVE	91006	5779-001-017	1	1	1	3	Shortfall of Sites	0.19	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	419 S 1ST AVE	91006	5779-001-016	1	1	1	4	Shortfall of Sites	0.18	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	423 S 1ST AVE	91006	5779-001-015	1	1	1	3	Shortfall of Sites	0.16	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	414 S 1ST AVE	91006	5779-003-003	1	1	1	3	Shortfall of Sites	0.17	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	420 S 1ST AVE	91006	5779-003-002	1	1	1	3	Shortfall of Sites	0.17	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	400 S 1ST AVE	91006	5779-003-035	1	1	1	3	Shortfall of Sites	0.15	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	404 S 1ST AVE	91006	5779-003-034	1	1	1	3	Shortfall of Sites	0.17	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	406 S 1ST AVE	91006	5779-003-033	1	1	1	3	Shortfall of Sites	0.17	MU	MU	Mixed-Use Upzone	C-G	24	50	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	501 S 1ST AVE	91006	5779-011-018	2	1	1	9	Shortfall of Sites	0.34	MU	MU	Mixed-Use Upzone	C-G	24	50	13	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	511 S 1ST AVE	91006	5779-011-017	1	1	1	4	Shortfall of Sites	0.18	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	500 S 1ST AVE	91006	5779-010-033	1	1	1	4	Shortfall of Sites	0.19	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	506 S 1ST AVE	91006	5779-010-032	2	1	1	7	Shortfall of Sites	0.30	MU	MU	Mixed-Use Upzone	C-G	24	50	11	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	116 ELDORADO ST	91006	5779-010-031	1	1	1	4	Shortfall of Sites	0.18	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	515 S 1ST AVE	91006	5779-011-016	1	1	1	4	Shortfall of Sites	0.18	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	519 S 1ST AVE	91006	5779-011-015	1	1	1	4	Shortfall of Sites	0.18	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	523 S 1ST AVE	91006	5779-011-014	1	0	1	3	Shortfall of Sites	0.16	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	512 S 1ST AVE	91006	5779-010-003	1	0	0	2	Shortfall of Sites	0.08	MU	MU	Mixed-Use Upzone	C-G	24	50	3	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	516 S 1ST AVE	91006	5779-010-002	1	0	0	2	Shortfall of Sites	0.10	MU	MU	Mixed-Use Upzone	C-G	24	50	3	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	518 S 1ST AVE	91006	5779-010-001	2	1	1	8	Shortfall of Sites	0.30	MU	MU	Mixed-Use Upzone	C-G	24	50	12	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	601 S 1ST AVE	91006	5779-012-017	2	1	1	8	Shortfall of Sites	0.35	MU	MU	Mixed-Use Upzone	C-G	24	50	12	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	611 S 1ST AVE	91006	5779-012-016	1	1	1	4	Shortfall of Sites	0.18	MU	MU	Mixed-Use Upzone	C-G	24	50	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	803 S 1ST AVE	91006	5779-014-020	1	0	1	3	Shortfall of Sites	0.15	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	805 S 1ST AVE	91006	5779-014-021	1	0	1	3	Shortfall of Sites	0.14	MU	MU	Mixed-Use Upzone	C-G	24	50	4	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	815 S 1ST AVE	91006	5779-014-033	2	1	1	9	Shortfall of Sites	0.26	MU	MU	Mixed-Use Upzone	C-G	24	50	10	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	817 S 1ST AVE	91006	5779-014-018	1	0	1	3	Shortfall of Sites	0.14	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	823 S 1ST AVE	91006	5779-014-019	1	0	1	3	Shortfall of Sites	0.15	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	816 S 1ST AVE	91006	5779-016-006	1	0	1	3	Shortfall of Sites	0.16	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	820 S 1ST AVE	91006	5779-016-005	1	0	1	3	Shortfall of Sites	0.14	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	824 S 1ST AVE	91006	5779-016-004	1	0	1	3	Shortfall of Sites	0.14	MU	MU	Mixed-Use Upzone	C-G	24	50	5	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	174 W LIVE OAK AVE	91007	5573-001-001	2	1	1	7	Shortfall of Sites	0.24	C-MU	C/LI	Live Oak Residential	64	80	11	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	166 W LIVE OAK AVE	91007	5573-001-004	1	1	1	4	Shortfall of Sites	0.15	C/LI	C-M	Live Oak Residential	65	81	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	164 W LIVE OAK AVE	91007	5573-001-005	1	1	1	4	Shortfall of Sites	0.15	C/LI	C-M	Live Oak Residential	66	82	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	158 W LIVE OAK AVE	91007	5573-001-006	1	1	1	4	Shortfall of Sites	0.15	C/LI	C-M	Live Oak Residential	67	83	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	154 W LIVE OAK AVE	91007	5573-001-007	1	1	1	3	Shortfall of Sites	0.14	C/LI	C-M	C/LI	Live Oak Residential	68	84	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	170 W LIVE OAK AVE	91007	5573-001-026	1	1	1	4	Shortfall of Sites	0.15	C/LI	C-M	C/LI	Live Oak Residential	69	85	7	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	88 W LIVE OAK AVE	91007	5573-013-044	2	1	1	7	Shortfall of Sites	0.24	C/LI	C-M	C/LI	Live Oak Residential	70	86	11	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	84 W LIVE OAK AVE	91007	5573-013-045	1	1	1	3	Shortfall of Sites	0.14	C/LI	C-M	C/LI	Live Oak Residential	71	87	6	Non-Vacant	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low-income housing.			
ARCADIA	80 W LIVE OAK AVE	91007	5573-013-047	2	2	2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Destination	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Destination	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)
CBD
DMU

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

Zoning Designation (From Table A, Column G)

General Land Uses Allowed
Commercial Business District - Mixed Use. See section 9102.05.020 of Arcadia Muni Code https://library.
Downtown Mixed Use. See section 9102.05.020 of Arcadia Muni Code. https://library.municode.com/ca/

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

General Land Uses Allowed

.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV2ZOALUS
/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV2ZOALUSDEST_S9102.05DO

DEST_S9102.05DOZO_9102.05.020LAUSREALUSDOZO

Chapter 10: IMPLEMENTATION PLAN

Arcadia General Plan

5. Housing Element

The goals and policies outlined in the Housing Element address Arcadia's identified housing needs and are implemented through a series of housing programs offered primarily through the Development Services Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The housing programs for addressing community housing needs cover the following five issues:

- Housing Conservation
- Housing Production
- Provision of Affordable Housing
- Mitigation of Governmental Constraints
- Promotion of Equal Housing Opportunity

The housing programs presented below include existing programs in Arcadia as well as revised and new programs that have been added to address new State law and the City's unmet housing needs.

5-1. Home Rehabilitation

The City has established a housing grant program intended to support housing rehabilitation for low-income homeowners. This program offers low-income homeowners grants of up to $20,000 to make necessary improvements such as enhancing electrical, plumbing, roofing, and accessibility to low-income groups that may not have the means to fund these improvements themselves.

Forty-eight homeowners received the grant from 2017-2020. The City recognizes housing is essential for healthy living, and that home rehabilitation assistance can help increase access to healthy homes and support the ability for residents to age in place in appropriate living situations. Grants will continue to be incorporated during the 6th Cycle. Additionally, in 2013, the City added condominiums to the list of properties eligible for this funding, greatly expanding the scope and reach of the program. Condominiums are afforded grants up to $15,000.

Objectives:

- Continue to provide loans to qualified low- and moderate-income homeowners.
- Encourage homeowners to include energy efficiency improvements as part of the rehabilitation projects.
- Utilize social media and City newsletters to ~~D~~disseminate information to homeowners regarding rehabilitation standards and the Home Improvement Program on a quarterly basis.~~.~~

- Improve up to 14 housing units annually.

Responsible Agency:	Development Services Department, Economic Development
Funding Source:	Community Development Block Grants (CDBG)
Time Frame:	Engage in outreach on a quarterly basis that will begin after the Housing Element Adoption; Ongoing provision of assistance; annual allocation of funding
Related Policies:	H-1.1; H-1.2; H-1.3; H-1.4; H-1.5
Sustainability Focus?	Yes

5-2. Code Enforcement

Arcadia is known for beautiful neighborhoods and high property values. To help maintain this excellent reputation, the City has adopted a number of regulations aimed at property maintenance in a manner that is helpful to homeowners and property owners. The Code Services Division enforces these laws to address code compliance issues.

Objectives:

- Continue code enforcement activities and connect households in need with City rehabilitation programs.
- Provide proactive code enforcement of vacant properties by conducting outreach~~ing~~ to the surrounding community to provide information on how to report property maintenance concerns and working to contact property owners and resolve code violations.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Begin outreach within 3~~8~~ months of Housing Element adoption; Conduct outreach on an ongoing quarterly basis
Related Policies:	H-1.1; H-1.2
Sustainability Focus?	No

5-3. Residential Design Guidelines

State Housing law includes various exemptions for projects with an affordable housing component that limit a City's ability to apply discretionary design review requirements for certain residential projects. State Housing law requires objective design standards be available for housing projects where the City's discretion over design review is otherwise preempted per State law. Funded by a recent State housing grant, the City is currently working on objective development standards for multi-family development. These standards will replace design guidelines and the design review process for qualifying multi-family projects and all affordable housing projects. Qualifying multi-family projects include multi-family projects that have over 20 percent of its units dedicated as affordable units. These projects will be approved ministerially without a discretionary design review process. It is anticipated that the objective development standards will be taken to the City Council and in place in the first half of 2022.

~~T~~As stated above, the City of Arcadia will review existing entitlement processes for housing development and will eliminate discretionary review for all housing development proposals that include a minimum affordable housing component. The City will review current development standards to ensure reasonable accommodation of a variety of housing types and densities. The City will amend

existing development standards, as appropriate, to address subjective standards as applicable to projects with a minimum affordable housing component.

Objective:

- Disseminate information to property owners regarding the Residential Design Guidelines.
- Continue to apply design guidelines through plan-check and review process.
- Review and update objective design standards for compliance with State Law

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Adopt standards within 12 months of the 6th Cycle Housing Element
Related Policies:	H-4.1, H4.2, H-4.3, H-4.4
Sustainability Focus?	Yes

5-4. Preservation of At-Risk Units

TheThe City will continue to monitor the publicly assisted and deed-restricted units as well as work with developers to maintain existing affordable housing stock in the City.

Objectives:

- Pursuant to Government Code 65863.10-.13, the City will notify owners of affordable properties of the State Preservation Notice Law that requires rental housing with expiring subsidies to be offered for sale first to qualified preservation purchasers at market value.
- Annually monitor the status of at-risk units annually by maintaining contact with the property owner and HUD Multifamily Housing division.
- Ensure that adequate noticing is provided to the tenants if the Section 8 contract is not renewed.
- Encourage County of Los Angeles Housing Authority to pursue special Section 8 vouchers from HUD, which are reserved for very low-income households displaced by the expiration of project-based Section 8 assistance.
- Work with the property owner to secure additional funding to replace the Section 8 funding if necessary.

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

5-5. Preservation of Middle-Income Housing through New Housing AuthoritiesProviders

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

acquire existing apartment buildings. Following acquisition, the ~~Authority~~ Providers receives a property tax exemption over the life of the bonds. The acquired units are then converted to rent restricted housing for middle-income households earning no greater than 120% of the Area Median Income (AMI) with rent capped at no greater than 35% AMI. Prior to acquiring any properties in Arcadia, CalCHA and CSCDA-CIA would be required to submit their proposed acquisition to the City and receive City approval of the transaction.

Objectives:

- Support the issuance of tax-exempt bonds to create or preserve middle-income rental housing

Responsible Agency:	Development Services Department, Economic Development Division
Funding Source:	Housing Authority Bonds with City approval to forgo property taxes
Time Frame:	MOU with Middle-Income Housing Providers Entered, Annual Review
Related Policies:	H-1.3, H-1.6, H-1D
Sustainability Focus?	Yes

5-6. Residential Sites Inventory

The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. The City of Arcadia will respond to market conditions and will revise or add additional sites where appropriate or add additional incentives, if identified strategies are not successful in generating development interest. The City will include the report in its annual General Plan Status Report including Housing Element Report to OPR and HCD by April 1st each year.

Objectives:

- Update the inventory of vacant and underutilized sites annually to ensure adequate sites are available to accommodate the remaining RHNA.
- Provide sites inventory to interested developers.
- Monitor the development trends in the City annually, particularly on the sites identified in this Housing Element to ensure that the City has adequate remaining capacity for meeting the RHNA. Identify additional sites to replenish the sites inventory if necessary.

Responsible Agency:	Development Services Department, Planning Services
Funding Source:	General Fund
Time Frame:	Ongoing monitoring; Update annually
Related Policies:	H-2.1, H-2.2, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus?	Yes

5-78. Expansion of the Downtown Mixed--Use Area to Permit Residential Uses

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Downtown Mixed-Use zone, ~~and provide a Residential Flex Downtown Overlay over Commercial Manufacturing properties,~~ in the Downtown Area. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Downtown Mixed-

Use Expansion Focus Area. The sites identifiedSites within the surrounding area of the existing zoning designation, totalsing approximately 39 acres52 acres, have been included within the sites inventory. These sites are assumed to yield 2,5501,214 units, 540 305 of which are assumed to develop affordably, at a minimumn average density of 64 du/ac. While three of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezonerezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Rezone commercial properties identified in the Sites Inventory or apply an overlay to properties within Downtown Arcadia to accommodate high residential density development
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

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

5-8. Establish an Overlay in the Downtown Mixed-Use Area to Permit Residential Uses

To create increased opportunities for the development of new housing within Arcadia, the City will expand theimplement an overlay on C-M parcels adjacent to the existing existing Downtown Mixed-Use zone, in the Downtown Area. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Downtown Mixed-Use Expansion Overlay Focus Area. The sites identified within the surrounding area of the existing zoning designation, totals approximately 18 acres39. These sites are assumed to yield 1,214266 units, 305 69 of which are assumed to develop affordably, at a minimum density of 64 du/ac. While three 59 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing rezone strategy, the City will evaluate the potential to include a variety of incentive tools as

appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- ~~Rezone commercial properties or apply~~Implement an overlay to properties identified in the Sites Inventory within Downtown Arcadia to accommodate high residential density development
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

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

5-9~~8X~~: Increase Residential Density of the Mixed-Use Zone

To create increased opportunities for the development of new housing within Arcadia, the City will increase the density of the existing Mixed-Use Zone. The City of Arcadia will increase the maximum density of the Mixed-Use Zone to 50 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Mixed-Use Upzone Focus Area. The sites identified as part of this Focus Area totals approximately 36 acres. These sites are assumed to yield 477 units, 124 of which are assumed to develop affordably at a minimum density of 40 du/acre. While 85 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. This zone allows for 100 percent residential projects by right.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Very Low and Low incomes. In developing rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Increase density of the existing Mixed-Use zone identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

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

5-1099. Expand and Update the Residential Flex ~~Mixed Use~~ Overlay in the Las Tunas ~~and Live Oak~~ Corridor

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Mixed Use Residential Flex Overlay to sites ~~in the Live Oak~~along the Las Tunas corridor west of Santa Anita Ave and increase the maximum density to 60 du/acre~~permitted density to 30 or 50 du/ac depending on specific site location~~. ~~On corridor parcels east of Santa Anita Avenue, the City will increase permitted density to a max of 50 du/ac. On corridor parcels west of Santa Anita Avenue, the City will increase permitted density to a max of 30 du/ac.~~ The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Las Tunas Residential Flex Overlay Focus Area. The sites identified as part of this Focus Area totals approximately 16 acres. These sites are assumed to yield 609 units, 155 of which are assumed to develop affordably at a minimum density of 48 du/acre. While 15 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. ~~Sites within the corridor, totaling 27 acres, have been included within the sites inventory. These sites are assumed to yield 1,184 units, 148 of which are assumed to develop affordably.~~

Implementation of this program will also provide for development standards, entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Increase density of the Las Tunas Residential Flex Overlay on properties identified in the Sites Inventory~~Expand the R-F Overlay to other commercially zoned properties along the Live Oak corridor~~ to accommodate higher density residential, mixed-use development
- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

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

5-11. Expand and Update the Residential Flex Overlay in the Live Oak Corridor

To create increased opportunities for the development of new housing within Arcadia, the City will expand the existing Mixed Use Residential Flex Overlay to sites along the Las Tunas corridor west of Santa Anita Ave and increase the maximum density to 50 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the Live Oak Residential Flex Overlay Focus Area. The sites identified as part of this Focus Area totals approximately 11 acres. These sites are assumed to yield 185 units, 48 of which are assumed to develop affordably at a minimum density of 40 du/acre. While 20 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. With the implementation of this overlay, 100 percent residential projects would be allowed by right.

Implementation of this program will also provide for development standards, entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Implement a Live Oak Residential Flex Overlay to commercially zoned properties identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

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

5-1207. Establish an Overlay to Permit Residential Uses in the Commercial General Zone

To create increased opportunities for the development of new housing within Arcadia, the City will establish an overlay to permit residential uses withing the Commercial General (C-G) Zone at a

maximum density of 30 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the C-G Residential Flex Overlay Focus Area. Sites identified as part of this Focus Area totals approximately 84 acres. These sites are assumed to yield 992 units, 252 of which are assumed to develop affordably at a minimum density of 24 du/acre. While 20 of the identified sites have potential unit yields less than 16 units, through the Inclusionary Housing Program and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households. ~~with C-G zoning designation, totaling 84 acres, have been included within the sites inventory. These sites are assumed to yield 992 units, 198 of which are assumed to develop affordably for low and very low-income households, at an average density of 24 du/ac.~~

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development housing for persons of Low and Very Low incomes. In developing the Overlay, or similar rezone strategy, the City will evaluate the potential to include a variety of incentive tools as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Establish an overlay to allow residential development on Commercial-General zoned properties
- Inform developers of the Overlay and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: With 36 months of adoption of the 6th Cycle Housing Element
Related Policies: H-2.1, H-2.2, H-2.3, H-2.4, H-2.6
Sustainability Focus? No

5-131~~X~~. Increase Density of the R-3 Zone

To create increased opportunities for the development of new housing within Arcadia, the City will increase the density of the existing high density residential, R-3 Zone. The City of Arcadia will increase the maximum density of the R-3 Zone to 40 du/acre. The City of Arcadia will rezone to allow developments by right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified as part of the R-3 Upzone Focus Area. The sites identified as part of this Focus Area totals approximately 236 acres. These sites are assumed to yield 810 units, 213 of which are assumed to develop affordably at a minimum density of 32 du/acre. While 190 of the identified sites have potential unit yields less than 16 units, these sites are a part of the Small Sites Strategy and through the Inclusionary Housing Program, Lot Consolidation Incentives Program, and other affordable housing incentives, these sites are projected to net units affordable to low and very low income households.

Implementation of this program will also provide for development standards and entitlement procedures to encourage the development of housing for persons of Very Low and Low incomes. In developing this rezone strategy, the City will evaluate the potential to include a variety of incentive tools

as appropriate, including but not limited to floor area bonus, density bonus, entitlement streamlining, fee waivers or reductions and other considerations.

Objectives:

- Increase density of the existing R-3 zone identified in the Sites Inventory to accommodate higher density residential development.
- Inform developers of and encourage the development of housing on these sites
- Annually monitor the trend of redevelopment on these sites to evaluate the effectiveness of the strategy for facilitating the reuse of underutilized sites. As necessary, revise the City's strategy to encourage development on underutilized properties.

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

5-14~~2X~~. Develop a Specific Plan for the Arcadia Golf Course

The City owns the Arcadia Par 3 Golf Course and is currently negotiating with development teams to evaluate the future sale of the property and/or the redevelopment of the site. The City will continue to work with developers to enter a Purchase and Sale Agreement and Development Agreement with a selected Development Team on the entitlement of the site. Per the requirements of the Surplus Land Act, a portion of the project (at least 25 percent of all units developed) will be dedicated to affordable housing units. The City will work with a selected developer to create a Specific Plan that provides a plan for preserving Open Space, and market-rate and affordable units that the development will include. Based on expressed developer interest, the City projects that 192 units will be developed on the Arcadia Golf Course Site, 48 of which will be affordable to low and very low income households.

Objectives:

- Enter a Purchase and Sale Agreement and Development Agreement
- Develop a specific plan that will allow for a minimum of 48 units affordable to low and very low income households

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

5-15~~310~~. Encourage Development of Housing Sites Listed in Inventory

The City will continue to encourage and facilitate residential and/or mixed-use development on sites listed in Appendix A~~B~~ inventory by providing technical assistance to interested developers for site

identification and entitlement processing. The City will continue to support developers funding applications from other agencies and programs.

The City shall post the Sites Inventory, as shown in **Appendix A** on the City's webpage and will equally encourage and market the sites for both for-sale development and rental development. The City shall identify the appropriate incentives, potentially including promotion to developers of the benefits of density bonuses and related incentives, identification of potential funding opportunities, offering expedited entitlement processing, and offering fee waivers and/or deferrals, to encourage the development of affordable housing within residential and mixed-use developments. The City will continuously implement this program as housing projects are submitted to the City.

Objectives:

- Host a webpage for the Sites Inventory as shown in **Appendix A~~B~~**
- Identify incentives to encourage developers to develop affordable housing
- Review and update the Sites Inventory as necessary and provide information to interested developers.
- Annually review development trends to evaluate the effectiveness of incentive programs and revise as necessary

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Ongoing, Within 12 months of adoption of the Housing Element
Related Policies: H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus? No

5-16~~11~~. Housing Density Bonus

The City will continue to evaluate and update Section 9103.15 – Density Bonuses for Affordable and Senior Housing of its Municipal Code to be consistent with State law. A Density bonus is an effective incentive to aid in the development of affordable housing units within Arcadia through providing concessions to proposed developments that meet specific affordability criteria. These concessions may take the form of additional residential units permitted beyond the density allowed in the base zoning, and relaxed parking standards. The City's current density bonus remains compliant by deferring to State Law by reference.

Objectives:

- Continue to evaluate and update the density bonus section of the City's Municipal Code to ensure consistency with State Law.
- Promote State density bonuses which are an effective incentive to aid in the development of affordable housing units through providing concessions to proposed developments that meet specific affordability criteria

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Update Municipal Code within 12 months of adoption of the Housing Element
Related Policies: H-2.1, H-2.3, H-2.4, H-2.5, H-2.6
Sustainability Focus? No

5-17~~5~~12. ADU and JADU Incentive and Monitoring Program

The City of Arcadia believes Accessory Dwelling Units (ADUs) are a demonstrated method to provide affordable housing in the City. Due to recent legislation, the ability to entitle and construct ADUs has increased significantly. Additionally, ~~T~~the passing of SB 9 allows property owners to split a single-family lot into two lots, and either add a second home to their lot or split the lot into two and place duplexes on each. This creates the opportunity for four housing units on a property that is currently limited to a single-family home. The City anticipates that the passing of SB 9 will encourage the creation of ADUs and second units on single-family lots. The City recognizes the significance of this legislation as evidenced by a marked increase in ADU permit applications. Due to this legislation, the City believes aggressive support for ADU construction will result in increased opportunities for affordable housing.

The City will create a monitoring and incentive program to track ADU and JADU creation and affordability levels throughout the planning period. This will allow the City to monitor the development of accessory units at all income levels. Additionally, the City will review their ADU and JADU development progress within 2 years of the adoption of the 6th cycle Housing Element to evaluate if production estimates are being achieved. If ADUs are not being permitted as assumed in the Housing Element, the City will take the action within 6 months of completion of the ADU review to ensure that adequate capacity at each income level in maintained to meet the City's RHNA needs. These actions may include additional incentives for ADU development or identification of adequate sites to meet the City's identified unaccommodated need.

Objectives:

- Monitor the development of ADUs to identify strategies to incentivize ADU production
- Working with existing ADU owners to maintain existing affordable ADU rentals
- Establishing fee waivers for ADUs that will be made affordable to low and very low income households
- Developing and public awareness campaign by developing public outreach materials on the City's website and other print and digital media
- Evaluate and assess the appropriateness of additional incentives to encourage ADU development

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Analyze methods within 12 months of Housing Element adoption; Establish programs (such as fee waivers) within 24 months of Housing Element adoption; outreach to ADU property owners regarding affordable ADU rentals on a semi-annual basis; annual monitoring and review of ADU incentives.
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus?	No

5-13~~8~~6. Candidate Sites Used in Prior Housing Element Planning Cycle

Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior 5th Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20% of the units in the proposed development are affordable to lower-income households.

Appendix B of the 2021-2029 Housing Element identifies vacant and non-vacant sites that the City used in previous Housing Elements to meet the current RHNA need. To comply with State law, the City will amend the Zoning Code to permit residential uses by-right for housing development in which at least 20-percent of the units are affordable to lower-income households for sites that:

- Are non-vacant and identified in the prior planning period; and
- Vacant sites included in two or more consecutive planning periods

Objectives:

- Amend the Zoning Code to permit residential uses by-right for housing development where at least 20-percent of units are affordable and were identified in the prior planning period

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

5-~~14~~197. Inclusionary Housing Policy

The City has a substantial RHNA obligation of affordable housing that will be a challenge to accommodate due to prevailing project development costs include high land values. Therefore, the City must evaluate a variety of policy prescriptions that will encourage and facilitate the construction of below market-rate housing. The City will investigate inclusionary housing policy options as an additional means to provide a variety of housing types and opportunities for very low, low- and moderate-income households in Arcadia. The City will assess and analyze a variety of inclusionary housing policy options, standards, requirements and regulations to determine the best course of action. Based upon this initial assessment, the City will determine the appropriateness and application of inclusionary policies, and adopt policies, programs or regulations that will produce housing opportunities affordable to very low, low and moderate-income households.

The City has determined that a base inclusionary requirement of 20 percent for new residential development to be affordable to very low-, low-, and moderate-income households is appropriate as an interim measure prior to the adoption of a final inclusionary ordinance or policy. The final inclusionary policy shall address development of rental and for-sale housing affordable to very low, low- and moderate-income households, as well as the applicability of this requirement and its alternatives.

Objectives:

- Adopt interim inclusionary policy
- Explore and evaluate inclusionary options
- Adopt an inclusionary Ordinance if feasible

Responsible Agency: Community Development
Funding Source: General Fund

Time Frame:	Adopt interim inclusionary policy within ~~6~~ 9 months of Housing Element adoption. Evaluate Inclusionary options and if feasible, adopt an Ordinance within 36 months of Housing Element
Related Policies:	H-2.1, H-2.3, H-2.4, H-2.6
Sustainability Focus?	No

5-20~~18~~15. Lot Consolidation Incentives

Given the built-out nature in Arcadia, the City will continue to promote the consolidation of small lots with adjacent lots to provide opportunities for housing. The City requires a Lot Line Adjustment, which can consolidate four or fewer lots without the need of a public hearing or any discretionary action. Lot line adjustments are an administrative process. Applications are reasonable in price and have a short processing time (10 business days). This active program will be advertised to small lot properties identified in the Housing Element and related incentives will be considered to promote the development of housing.

Objectives:

- ~~Continue~~ Utilize the City's website and relationship with developers to advertise the Lot Line Adjustment process and incentives associated
- Continue to offer the following incentives to facilitate consolidation of small properties into larger parcels:
    - Fee waivers
    - Priority in permit processing.
- Work with developers to identify additional incentives~~Incentives could include~~ that could include:
    - ~~Fee waiver~~Flexible Development Standards (setback requirements, reduced parking or increased height)
    - Committing resources for development of affordable housing on small sites
    - Priority in permit processing
- Update Fee Schedule to reflect Lot Consolidation Incentives

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Update fee schedule within 12 months of adoption of the Housing Element; Determine and implement additional incentives within 12 months of adoption of the Housing Element
Related Policies:	H-4.1, H-4.2, H-4.3, H-4.4
Sustainability Focus?	No

5-21~~19~~16. Preservation of Rental Opportunities

To protect lower and moderate-income rental housing, the City shall make a conscious effort to reduce the demolition of lower and moderate-income rental housing on sites that provide more than 15 units unless the units maintain the same income categories after demolition. If Moderate or Low and Very

Low-income housing units are demolished, the City will work with developers to find replacement opportunities within the City.

Objectives:

- Work with developers to ensure Moderate or Low and Very Low-income housing is replaced if demolished

Responsible Agency: Community Development
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: H-3.1, H-3.6
Sustainability Focus? Yes

5-22. Replacement Unit Program

The City of Arcadia will adopt a policy and require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that is identified within the inventory meeting the following conditions:

- Currently has residential uses or had residential uses within the past five years that has been vacated or demolished, and
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to low and very low income households, or
- Subject to any form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low income households.

Objectives:

- Mitigate the loss of affordable housing units and require new housing developments to replace all affordable units lost due to new development

Responsible Agency: Development Services Department
Funding Source: General Fund
Time Frame: Program will be implemented immediately and applied as applications on identified sites are received and processed. Local policy shall be adopted within 12 months of Housing Element adoption
Related Policies: H-3.1, H-3.6
Sustainability Focus? Yes

5-232017. Public Information about Affordable Housing

The City will maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, density bonuses, and other incentives. A copy of

this brochure shall be located at the Planning Counter, on the City's website and shall also be provided to potential developers.

The City will update the brochure on an as--needed -tobasis to provide updated information regarding incentives including updated fees and a reference to the most up to date Site Analysis and Inventory.

Objectives:

- Distribute materials with information for the development of affordable housing to developers
- Explore methods to further disseminate affordable housing incentive information to developers

Responsible Agency:	Community Development
Funding Source:	General Fund
Time Frame:	Ongoing; Review brochure annually; Update brochure on an as-needed basis, Outreach conducted annually
Related Policies:	H-3.1, H-3.2, H-3.3, H-3.6
Sustainability Focus?	No

5-24~~18~~. Employee Housing, Emergency Shelters, Transitional, and Supportive Housing

To comply with State law, the City of Arcadia will amend certain sections of its Municipal Code to address the following requirements:

- Employee Housing Act – The City is compliant with the Employee Housing Act but does not have Employee Housing defined in its Municipal Code. The City will update the Code to ensure alignment with the State's definition of employee housing.
- Supportive Housing Streamlined Approvals (AB 2162) - To comply with AB 2162 (Chapter 753, Statues 2018), the City of Arcadia will amend its Municipal Code to permit supportive housing as a use permitted by right in all zones where multiple family and mixed-use development is permitted.
- Emergency and Transitional Housing Act of 2019 (AB 139) – The City will update its Municipal Code to comply with the requirements of Government Code 65583 to address permit requirements, objective standards, analysis of annual and season needs, and parking and other applicable standards and provisions. Per Government Code 65583, emergency shelters will only be subject to the same development and management standards applicable to residential or commercial development within the same zone except for those standards prescribed by the statute. Per Government Code 65583, the Municipal Code will be updated to allow transitional and supportive housing in all zones allowing residential uses and will only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.
- The City will evaluate the definition of supportive and transitional housing as well as emergency shelters and update the definition where necessary to comply with Government Code 65583.

Objectives:

- Align with State law that would provide emergency shelters, transitional and supportive housing by amending the City's Municipal Codes to align with State objectives

- Update the City's Municipal Code with the definition of employee housing consistent with State Law

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

5-25219. Participation in the San Gabriel Valley Housing Trust

In 2020, the City became a member of the San Gabriel Valley Housing Trust in an effort to support this regional group with the goal of providing and building affordable housing throughout the Valley. The City has participated in all steps of the formation of the Trust, its governing board, and its goal statements. The Trust has sought funds (which would be matched) to retain, build, or support affordable housing throughout the region, including Arcadia.

Objectives:

- Work with the San Gabriel Valley Housing Trust to identify funding opportunities for affordable housing development or support

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

5-2630. SB 35 Streamlining

The City of Arcadia will establish written procedures to comply with California Government Code Section 65913.4 and publish those procedures for the public, as appropriate, to comply with the requirements of SB 35.

These provisions apply only when the City of Arcadia does not meet the State mandated requirements for Housing Element progress and reporting on Regional Housing Needs Assessment (RHNA). Currently, the City of Arcadia is subject to SB 35 and is required to process and streamline residential development projects that provide at least 10% low-income affordable units (i.). All projects covered by SB 35 are still subject to the objective development standards of the City of Arcadia's Municipal Code and Building Code. However, qualifying projects cannot be subject to Design Review or public hearings; and in many cases, the City cannot require parking. Per SB 35 requirements, the City cannot impose parking requirements on a SB 35 qualified streamlining project if it is located:

- Within a half-mile of public transit;
- Within an architecturally and historically significant historic district;
- In an area where on-street parking permits are required but not offered to the occupants of the development; or

- Where there is a car-share vehicle located within one block of the proposed project.

One parking space per unit may be required of all other SB 35 projects. The City's status with regard to SB 35 can change over time with a record of good progress towards RHNA and timely reporting to the State.

Objectives:

- Update the City's Municipal Code or website with written procedures consistent with what is required by SB 35

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

5-2714. Section 8 Housing Choice Voucher Program

The Los Angeles County Housing Authority currently administers the Section 8 Housing Choice Voucher Program for Arcadia residents on behalf of HUD. HUD's Housing Choice Voucher program assists extremely low and very low-income households by paying the difference between 30 percent of the household income and the cost of rent. Pursuant to HUD regulations, 70 percent of the new voucher users must be at the extremely low-income level. In 2020, 101 households received Section 8 vouchers within the City. Additionally, the County currently has 57 households on the waitlist with an Arcadia mailing address.

Objectives:

- Continue to participate in the federally sponsored Section 8 Housing Choice Voucher program.
- Disseminate information to the public regarding the Section 8 Program and promote participation by rental property owners.
- Coordinate with the County of Los Angeles strive to provide Section 8 Vouchers to at least 90 families annually.

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

5-2852. Affordable Housing for Families and Persons with Special Needs

The City will continue to encourage the provision of housing for persons with disabilities (including persons with developmental disabilities), seniors, extremely low-income households, agricultural

employees and farmworkers, and racetrack employees. These special needs groups have unique housing needs and the City will offer a combination of financial and regulatory tools to facilitate the development of housing suitable for these demographic groups:

- Encourage senior citizen independence through promotion of housing and services related to in-home care, meal programs, counseling, and maintain a senior center that affords seniors opportunities to live healthy, active, and productive lives in the City
- Market the State density bonus program to developers to encourage housing development that includes housing affordable to lower and moderate-income households and senior residents. Provide incentives in the density bonus program to encourage the inclusion of extremely low-income units in affordable housing projects.
- Adopt land use policies that support the development of housing at Extremely Low-Income levels such as Program 5-19: Inclusionary Housing Policy which would specifically aid the development of housing for extremely low income hosueholds.
- Provide an expedited review process for developers applying for Federal and State Tax Credits, which require a designation of a percentage of the units for extremely low income households.
- Encourage developers to include accessibility for individuals with disabilities in their project designs
- Explore the granting of regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities.
- Continue to provide exceptions to regulatory provisions for housing for persons with disabilities through the adopted reasonable accommodation procedures.
- Amend the Municipal Code to be in compliance with Health and Safety Code, 17021.5, 17021.6 and 17021.8. and define employee housing in a manner consistent with applicable Health and Safety Code sections
- Revise the Municipal Code to state that employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Additionally, the Municipal Code will be updated to state that employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.
- Amend the Municipal Code to explicitly define Farmworker Housing and establish it as permitted use in residential or nonresidential zones, consistency with State law

Objectives:

- Explore potential for incentive programs for the development of senior housing and services
- Identify incentives to encourage developers to pursue housing projects for persons with developmental disabilities
- Provide developers with information on identified incentive programs online and at City Hall
- Maintain a list of qualified housing developers with a track record of providing affordable housing that is of high quality and well managed. Annually contact these developers to explore opportunities for affordable housing in Arcadia.
- Assist developers in the application of funding for affordable housing development that promotes quality development. Annually explore funding opportunities with potential developers.
- Pursue housing at Santa Anita Racetrack for groomsman, targeting extremely low and lower income.
- Annually monitor the success of incentive programs and revise them as necessary
- Update Municipal Code to be comply with Comply with Health and Safety Code 17021.5, 17021.6 and 17021.8 and address the needs of Agricultural Employees and Farmworkers

Responsible Agency: Development Services Department
Funding Source: Grants, Other funding sources, CDBG

Time Frame:	~~Ongoing~~ Update Municipal Code within 12 months of Housing Element adoption; identify and implement incentives for senior housing and services within 12 months of Housing Element adoption; annually contact developers to explore affordable housing opportunities in the City; annually explore funding opportunities with potential developers; annually review and revise incentive programs for Special Needs populations.
Related Policies:	H-3.1; H-3.2; H-3.3; H-4.1; H-5.2; H-5.3; H-4.1, H-4.2
Sustainability Focus?	Yes

5-2~~6~~9~~3~~. Homeless Program Assistance

The City has applied for and received grants to provide resources to those experiencing homelessness. Grants have funded case workers through Union Station, a Homeless Resources Hub to provide services to homeless individuals, and information to the public through newsletters and multiple workshops. The City will continue to investigate opportunities to provide funding to local organizations for providing shelter and services to the individuals experiencing homelessness.

Objectives:

- Investigate opportunities to provide funding to local organizations to support individuals experiencing homelessness

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

5-30~~7~~4. Housing Sustainability

The City of Arcadia will continue to offer a variety of programs to promote sustainable development. These programs include promoting green building codes, the Construction Recycling Ordinance, the Water Efficiency in Landscaping Ordinance, and the Sustainable Arcadia education program.

The City will also encourage that any affordable housing developments that receive City assistance, to the extent feasible, to include installation of energy efficient appliances and devices that will contribute to reduced housing costs for future occupants of the units. The City will continue to implement program as housing projects are awarded funds from the City in the 6th Cycle.

Objective:

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

Responsible Agency:	Development Services Department, Planning Services
Funding Source:	Departmental budget; CDBG
Time Frame:	Marketing and promotion of sustainability programs and codes is already occurring and will continue to be ongoing

Related Policies: H-3.5
Sustainability Focus? Yes

5-~~2~~8315~~5~~. Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

The Housing Element contains analysis of contributing factors to fair housing issues within Arcadia and determined the following factors were applicable:

- ~~**Lack of Affordable Housing** – Arcadia residents generally earn a high annual income, approximately 38 percent higher than the Los Angeles County median household income. Additionally, Table 2-32 in the Community Profile states that the median home value in Arcadia is $1,097,600 which is high for surrounding jurisdictions and greater than the County overall. The cost burden of housing in Arcadia is higher when compared to the County and the state. Table 2-18 shows that 36 percent of the City's households earn a lower income (at or below 80 percent of the area median family income). Additionally, 37 percent of the City's households pay over 30 percent of their income for housing and are considered cost burdened. The City currently does not have a diverse stock of affordable housing and will implement programs to increase production of housing for all income levels.~~
- ~~**Barriers to Housing for Persons with Disabilities –** Affordability, design, and location limit the supply of housing for persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. The City of Arcadia has a higher population with disabilities than the surrounding region. Additionally, a majority of the residences were built between 1940 and 1989 suggesting that the housing stock was not required to be accessible to persons with disabilities. The City could provide additional enforcement and outreach on fair housing for both landlords and residents with regards to people with disabilities. Additionally, the City has plans to update its reasonable accommodation procedures to address some issues associated with physical disabilities.~~
- ~~**Fair Housing Enforcement and Outreach** - Previous fair housing inquiries in Arcadia have gone unresolved. Additionally, the City only conducts outreach through the Housing Rights Center. The City could provide additional general information and outreach on fair housing within Arcadia. The City is considered a high opportunity and resource area, additional enforcement and outreach on fair housing may improve opportunities for households in the region to move to Arcadia.~~

~~The City will collaborate with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action and resolution.~~
The City is committed to taking meaningful actions to mitigate or remove fair housing issues within Arcadia. The City will take the following actions for each of the contributing factors identified:

- ~~Lack of Affordable Housing~~

- Incentivizing affordable housing developments for all income levels and working to inform developers of incentives to develop affordable housing (Program 5-23, Program 5-35)
- Preserve existing affordable units (Program 5-4, Program 5-5, Program 5-21)

- Regulatory Barriers for Persons with Disabilities
  - The City will amend the Reasonable Accommodation Procedure per Program 5-34
  - The City will work to distribute information regarding construction of housing for persons with disabilities (Program 5-28)

- 28Fair Housing Enforcement and Outreach (Program 5-32)
  - Continue to partner with the Housing Rights Center to provide Fair Housing services
  - Post information regarding Fair Housing on the City website, in City newsletters and social media

Table 10-1: Local Contributing Factors

Fair Housing Issue	Contributing Factor	Priority	Actions
1. **Lack of Affordable Housing** *Housing Mobility, New Opportunities in Higher Opportunity Areas*	Arcadia residents generally earn a high annual income, approximately 38 percent higher than the Los Angeles County median household income. Additionally, Community Profile states that the median home value in Arcadia is $1,097,600 which is high for surrounding jurisdictions and greater than the County overall. The cost burden of housing in Arcadia is higher when compared to the County and the state. 36 percent of the City's households earn a lower income (at or below 80 percent of the area median family income). Additionally, 37 percent of the City's households pay over 30 percent of their income for housing and are considered cost burdened. The City currently does not have a diverse stock of affordable housing and will implement programs to increase production of housing for all income levels	High	The City will incentivize affordable housing developments for all income levels and working to inform developers of incentives to develop affordable housing as well as preservation of existing affordable units. Applicable Programs: Program 5-3: Residential Design Guidelines Program 5-15: Encourage Development of Housing Sites Listed in Inventory Program 5-16: Housing Density Bonus Program 5-25: Participation in the San Gabriel Valley housing Trust Program 5-27: Section 8 Housing Choice Voucher Program Program 5-35: Mitigating Constraints for the Development of Affordable Housing Projects
2. Barriers to Housing for	Affordability, design, and location limit the supply of housing for	Medium	The City will amend the Reasonable

Persons with Disabilities *Housing Mobility, New Opportunities in Higher Opportunity Areas*	persons with disabilities. Amendments to the Fair Housing Act, as well as state law, require ground-floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with disabilities. The City of Arcadia has a higher population with disabilities than the surrounding region. Additionally, a majority of the residences were built between 1940 and 1989 suggesting that the housing stock was not required to be accessible to persons with disabilities. The City could provide additional enforcement and outreach on fair housing for both landlords and residents with regards to people with disabilities. Additionally, the City has plans to update its reasonable accommodation procedures to address some issues associated with physical disabilities.		Accommodation Procedure as well as work to distribute information regarding construction of housing for persons with disabilities. Applicable Programs: Program 5-3: Residential Design Guidelines Program 5-19: Inclusionary Housing Policy Program 5-23: Public Information about Affordable Housing Program 5-27: Section 8 Housing Choice Voucher Program Program 5-28: Affordable Housing for Families and Persons with Special Needs Program 5-34. Mitigating Constraints to Housing Choice for Persons with Disabilities
3. Fair Housing Enforcement and Outreach *Mobility, Place Based Strategies for Community Revitalization*	Previous fair housing inquiries in Arcadia have gone unresolved. Additionally, the City only conducts outreach through the Housing Rights Center. The City could provide additional general information and outreach on fair housing within Arcadia. The City is considered a high opportunity and resource area, additional enforcement and outreach on fair housing may improve opportunities for households in the region to move to Arcadia.	Medium	The City will continue to partner with the Housing Rights Center to provide Fair Housing services. In addition, the City will post information regarding Fair Housing on the City website, in City newsletters and social media Applicable Programs: Program 5-3: Residential Design Guidelines Program 5-23: Public Information about Affordable Housing Program 5-32: Fair Housing Assistance

Additionally, the City will partner with capable organizations to review housing discrimination complaints, attempt to facilitate equitable resolution of complaints, and, where necessary, refer complainants to the appropriate state or federal agency for further investigation and action.

Objectives:

- Collaborate with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.
- Participate in the Analysis of Impediments to Fair Housing Choice and other fair housing planning efforts coordinated by the Los Angeles County Community Development Commission.

Responsible Agency:	Development Services Department, Los Angeles County Community Development Commission, Housing Rights Center
Funding Source:	CDBG
Time Frame:	Implement programs on an ongoing basis, beginning within 12-24 months of adoption
Related Policies:	H-5.1, H-5.2, H-5.3
Sustainability Focus?	No

5-3229~~6~~. Fair Housing Assistance

The City contracts with the Housing Rights Center (HRC) to actively inform residents, landlords of residential property, and others involved in the insurance, construction, sale or lease of residential property of the laws pertaining to fair housing. The HRC provides the following programs and services to its clients, free of charge:

- Landlord-Tenant Counseling
- Predatory Lending Information and Referrals
- Housing Discrimination Investigation
- Enforcement and Advocacy
- Outreach and Education

The City distributes information regarding fair housing to community members upon request and refers those with complaints and concerns about fair housing to the HRC. The City also periodically provides information on fair housing, the HRC and its services through the City newsletter and at the annual Senior Fair.

Objectives

- Continue to contract with a provider to provide fair housing services to residents.
- Disseminate information to the public through the City's newsletter and community events on the array of fair housing programs and services provided by the City.

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

5-330~~27~~. Supportive Housing/Low Barrier Navigation Centers

State law has been updated to require approval 'by right' of certain supportive housing and low barrier navigation centers that meet the requirements of State law. Low barrier navigation centers are generally defined as service-enriched shelters focused on the transition of persons into permanent housing.

Low barrier navigation centers provide temporary living facilities for persons experiencing homelessness due to income, public benefits, health services, shelter, and housing. To comply with State law, The City of Arcadia will adopt policies, procedures, and regulations for processing this type of use to establish a non-discretionary local permit approval process that must be provided to accommodate supportive housing and lower barrier navigation centers per State law. In the interim, any submitted application for this use type will be processed in accordance with State law.

The City will provide for annual monitoring of the effectiveness and appropriateness of existing adopted policies. Should any amendments be warranted to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Objectives:

- Adopt code amendments to establish supportive housing and low barrier navigation centers 'by right' if the project meets requirements established by State Law.

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

5-34. Mitigating Constraints to Housing Choice for Persons with Disabilities~~Update Reasonable Accommodation Procedures~~

The City will amend the Municipal Code to remove modification requirements and allow for reasonable accommodations without any discretionary actions or modification applications.

Objectives:

- Remove land use constraints to the development of housing for individuals with disabilities and provide reasonable accommodation to ensure equal access to housing
- The City will update the Municipal Code to remove fees for reasonable accommodation
- The City will amend the Municipal Code to update the definition of family
- The City will amend the Municipal Code to permit Residential Care Facilities serving seven or more persons to allow zoning permits to be approved objectively

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

5-35. Mitigating ~~High Development Fees and Development Standards for~~Constraints for the Development of Affordable Housing Projects

Specific to affordable housing, the City has identified constraints such as parking standards in Section 3 as a constraint to the development of affordable housing. ~~identified the development fees and parking standards in Section 03 as a constraint to the development of affordable housing.~~ To mitigate these constraints, the City will work with affordable housing developers to develop a pre-approved list of incentives to promote the development of affordable housing. Such incentives may include a waiver or reduction of certain development fees, or modifications of parking standards or other development standards that could constrain the development of affordable housing.

Objectives:

- Monitor standards and development in the City to ensure that conditions conducive to the development of affordable housing are maintained. Should a constraint emerge during the 6th Cycle, the City will actively work to create amendments or incentives to lower the barrier to develop affordable housing.
- Identify and remove constraints to the development of affordable housing. The City ~~will work to identify~~will remove parking standards for affordable housing projects ~~solutions~~ to reduce the barrier with regards to parking standards and any other constraints identified in the future.

Responsible Agency:	Development Services Department
Funding Source:	General Fund
Time Frame:	Evaluate program features within 24 months; adopt procedures within 36 months of Housing Element adoption; annually monitor and evaluate development standards and fees within the City~~.~~
Related Policies:	H-5.1; H-5.2
Sustainability Focus?	No

5-36~~5128~~. Water and Sewer Service Providers

Pursuant to SB 1087, Chapter 727, Statues of 2005, the City of Arcadia is required to deliver its adopted housing element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element.

Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City will submit the adopted 6th Cycle Housing Element to local water and sewer providers for their review and input.

Objectives:

- Submit the 6th Cycle Housing Element to local water and sewer providers for their review and input
- Ensure that there is adequate water and sewer services planned to support housing growth

Responsible Agency:	Development Services Department
Funding Source:	CDBG
Time Frame:	Transmit document immediately upon adoption of future amendment
Related Policies:	H-5.1; H-5.2
Sustainability Focus?	No

Table 10-1 summarizes the City of Arcadia's quantified objectives with regards to the construction, rehabilitation, and preservation of housing. These objectives are established based on the City's resources available over the planning period.

5-376. Mobilehomes and Manufactured Homes

The City will review the existing provisions and development standards of Mobilehomes and manufactured homes for consistency with State Law in accordance with Government Section 65852.3.

Objectives:

- Review Municipal Code for consistency with State Law and adopt any necessary amendments.

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

Table 10-21: Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	138	138	167	177	434	1,054
Rehabilitation	40	40	40	40	0	160
Preservation (Naomi Gardens)	0	100	0	0	0	100