



CITY OF ARTESIA

**HOUSING ELEMENT
FINAL
FEBRUARY 2014**



TABLE OF CONTENTS

Section 1: Introduction	H-1
A. Purpose and Content	H-1
B. Housing Element Update Process	H-1
C. State Law and Local Planning.....	H-1
1. Consistency with State Law	H-1
2. General Plan Consistency.....	H-3
3. Relationship to Other Plans and Programs	H-4
a. Artesia Municipal Code.....	H-4
b. Specific Plans	H-4
D. Housing Sub-Element Organization.....	H-5
E. Citizen Participation	H-6
Section 2: Community Profile	H-7
A. Population Trends and Characteristics	H-7
1. Historical, Existing, and Forecast Growth	H-7
2. Age Composition	H-9
3. Race and Ethnicity	H-9
B. Employment Trends.....	H-10
C. Household Characteristics	H-13
1. Household Formation and Composition	H-13
2. Household Income	H-15
D. Housing Inventory and Market Conditions	H-17
1. Housing Stock Profile.....	H-17
2. Tenure	H-18
3. Unit Size	H-18



Housing Sub-Element

Table of Contents

4. Unit Type	H-19
5. Vacancy Rates	H-19
6. Age of Housing Stock	H-20
7. Housing Conditions.....	H-21
8. Housing Costs and Rents	H-22
a. Existing and New Home Price Trends.....	H-22
b. Rental Prices	H-23
c. Affordability Gap Analysis	H-24
d. Rental Affordability.....	H-24
e. Ownership Affordability	H-25
Section 3: Housing Needs.....	H-26
A. Regional Housing Needs Assessment.....	H-26
1. Existing Needs.....	H-26
a. Households Overpaying for Housing	H-26
b. Overcrowding.....	H-27
2. 2014-2021 Growth Needs	H-28
B. Special Needs Groups	H-29
1. Elderly Persons	H-29
2. Large Families.....	H-32
3. Female-Headed Households	H-33
4. Persons with Disabilities.....	H-35
5. Homeless Population.....	H-36
6. Farm Workers	H-37
C. Extremely-Low Income Households.....	H-37



Housing Sub-Element

Table of Contents

Section 4: Resources and Constraints.....	H-39
A. Governmental Constraints.....	H-39
1. Land Use Controls.....	H-39
a. General Plan	H-39
b. Zoning Code	H-40
c. Parking Requirements	H-45
d. Affordable Housing Incentives and Density Bonus	H-47
e. Second Dwelling Units	H-49
f. Senior Housing	H-50
g. Emergency Shelters and Transitional Housing	H-50
h. Housing for Persons with Disabilities.....	H-52
i. Building Codes and Enforcement	H-52
j. Development Fees	H-53
k. Local Processing and Permit Procedures	H-55
2. Community Development Block Grant and HOME Program.....	H-56
3. Environmental and Infrastructure Constraints	H-57
a. Environmental Constraints.....	H-57
b. Infrastructure Constraints	H-58
B. Non-Governmental Constraints.....	H-59
1. Vacant and Underutilized Land.....	H-59
2. Land Prices	H-60
3. Construction Costs	H-60
4. Financing.....	H-60
Section 5: Housing Plan.....	H-63
A. Introduction	H-63
B. Housing Goals, Policies and Actions	H-63



Housing Sub-Element

Table of Contents

1. Provision of Affordable Housing	H-63
2. Conservative and Improvement of Existing Housing Stock	H-70
3. Provision of Adequate Housing Sites	H-71
4. Provision of Equal Housing Opportunities	H-73
5. Removal of Governmental Constraints.....	H-74
C. Quantified Objectives Summary	H-79
APPENDICES	
Appendix A: Community Outreach	A-1
A. Introduction	A-1
B. Workshop Notes	A1
Appendix B: Residential Land Resources.....	B-1
A. Availability of Site for Housing.....	B-1
1. 2006-2014 Unaccommodated RHNA Need	B-2
2. Vacant Land.....	B-3
3. Artesia Boulevard Center Corridor Specific Plan.....	B-7
4. Rezoning Program.....	B-7
5. Sites Summary	B-8
B. Preservation of Assisted Units at Risk of Conversion	B-12
Appendix C: Review of Past Performance	C-1
Appendix D: Glossary of Housing Terms.....	D-1
LIST OF TABLES	
H1-1 State Housing Element Requirements.....	H-2
H2-1 Regional Population Trends 2000-2011	H-7
H2-2 Population Growth 1990-2010	H-8
H2-3 Age Distribution 2000-2011	H-9
H2-4 Racial and Ethnic Composition.....	H-10



Housing Sub-Element

Table of Contents

H2-5 Employment by Industry in 2011	H-11
H2-6 Major Employers.....	H-12
H2-7 Labor Force Trends.....	H-13
H2-8 Total Households 2000-2011	H-14
H2-9 Average Persons per Household.....	H-14
H2-10 Household Size Distribution 2011	H-15
H2-11 Household Income Distribution	H-15
H2-12 Household Income by Tenure 2011	H-16
H2-13 Median Income by Tenure 2011	H-17
H2-14 Housing Inventory Artesia and Los Angeles County.....	H-17
H2-15 Housing Inventory by Type 2000-2011	H-18
H2-16 Tenure Artesia and the Region	H-18
H2-17 Unit Size by Tenure	H-19
H2-18 Tenure by Unit Type.....	H-19
H2-19 Occupancy 2012.....	H-20
H2-20 Housing Stock by Year Built.....	H-21
H2-21 Tenure by Age of Housing stock	H-21
H2-22 Housing Stock Condition 2008	H-22
H2-23 2011 Value for Owner-Occupied Housing Units.....	H-23
H2-24 Median Sales Price.....	H-23
H2-25 Average Rent by Unit Size	H-24
H2-26 Affordable Rent and Purchase Price by Income Category	H-24
H3-1 Overpayment by Tenure and Income City of Artesia	H-27
H3-2 Overcrowding by Tenure City of Artesia.....	H-28
H3-3 Fair Share Housing Needs Allocation, 2014-2021 City of Artesia	H-28
H3-4 Householders by Tenure by Age, 2010 City of Artesia.....	H-30



Housing Sub-Element

Table of Contents

H3-5 Elderly with Disabilities Limiting Independent Living, 2000 City of Artesia.....	H-30
H3-6 Housing Problems-Elderly Households, 2010	H-31
H3-7 Large Households by Tenure, 2010 City of Artesia.....	H-32
H3-8 Housing Problems-Large Related Households, 2010 City of Artesia	H-33
H3-9 Tenure in Female-Headed Households, 2011 City of Artesia	H-34
H3-10 Poverty in Female-Headed Households, 2011 City of Artesia	H-34
H3-11 Persons Reporting Physical and Self Care Disabilities, 2000 City of Artesia.....	H-36
H3-12 East Los Angeles County Service Planning Area (SPA 7) Homeless Subpopulation Groups 2011 Annual Projections	H-37
H3-13 Housing Problems-Extremely Low-Income Households, 2010 City of Artesia	H-38
H4-1 General Plan Residential Land Use Categories	H-40
H4-2 Permitted Residential Uses.....	H-41
H4-3 Residential Development Standards.....	H-43
H4-3a Development Standards- Artesia Boulevard Corridor Specific Plan	H-43a
H4-4 Residential Parking Requirements	H-45
H4-5 Development Standards M-1 Zone	H-51
H4-6 Comparative Development Fee Summary.....	H-54
H4-7 Processing Time for Residential Project Approval.....	H-56
H4-8 Construction Cost Estimates	H-60
H4-9 Mortgage Lending Rates-2011 Los Angeles-Long Beach-Glendale Metropolitan Division.....	H-61
H5-1 2006-2014 Quantified Objectives.....	H-80
B-1 Unaccommodated Need, 2006-2014.....	B-3
B-2 Vacant Land Permitting Residential.....	B-4
B-3 Sites Summary.....	B-8
C-1 Review of Housing Element Past Performance	C-1



Housing Sub-Element Table of Contents

LIST OF FIGURES

H2-1 City of Artesia Population Growth Forecast, 1980-2035	H-8
H4-1 Average Interest Rates August 2012 – July 2013.....	H-60
B-1 Vacant Land.....	B-5
B-2 Housing Opportunity Overlay and Mixed Use Overlay	B-9
B-3 Housing Opportunity Overlay and Mixed Use Overlay	B-10



INTRODUCTION

A. PURPOSE AND CONTENT

The City of Artesia's Housing Sub-Element is the component of the City's General Plan that addresses housing needs and opportunities for present and future Artesia residents through 2021. The Housing Sub-Element provides the primary policy guidance for local decision-making related to housing. The Housing Sub-Element of the General Plan is the only General Plan Element that requires review and certification by the State of California.

The Housing Sub-Element provides a detailed analysis of Artesia's demographic, economic, and housing characteristics as required by State Law. The Sub-Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation, and rehabilitation. Based upon the community's housing needs, available resources, constraints, opportunities and past performance, the Housing Sub-Element identifies goals, policies, actions and objectives that address the housing needs of present and future Artesians.

B. HOUSING ELEMENT UPDATE PROCESS

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan (California Government Code Section 65580 et al.).

The City is updating its Housing Element at this time to comply with the update required of all jurisdictions in the Southern California Association of Governments (SCAG) region, as well as to respond to the issues that currently face the City. This Housing Element update covers the planning period from October 2013 thru October 2021.

C. STATE LAW AND LOCAL PLANNING

1. Consistency with State Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the



Housing Sub-Element

preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table H1-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table H1-1 State Housing Element Requirements	
Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Artesia in relation to countywide trends	Section 2
2. Analysis of employment trends in Artesia in relation to regional trends	Section 2
3. Projections and quantification of Artesia’s existing and projected housing needs for all income groups	Section 3
4. Analysis and documentation of Artesia’s housing characteristics, including:	
a. Level of housing cost compared to ability to pay	Section 2
b. Overcrowding	Section 3
c. Housing stock condition	Section 2
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 4
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section 4
8. Analysis of special housing need: elderly, persons with disabilities, large families, farm workers, and families with female heads of household	Section 3
9. Analysis of housing needs for families and persons in need of emergency shelter	Section 3
10. Analysis of opportunities for energy conservation with respect to residential development	Section 4
11. Analysis of assisted housing developments that are eligible to change from lower-income housing during the next 10 years	Appendix B
B. Goals and Policies	
12. Identification of Artesia’s goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Section 5



**Table H1-1
State Housing Element Requirements**

C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B
14. Programs to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section 5
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Section 5
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Section 5
17. Conserve and improve the condition of the existing affordable housing stock in Artesia	Section 5
18. Promote housing opportunities for all persons	Section 5
19. Identify programs to address the potential conversion of assisted housing development to market-rate housing	Section 5
20. Program actions to identify zone(s) where emergency shelters are permitted without a conditional use or other discretionary permit and with the capacity to meet the needs of individuals and persons needing emergency shelter.	Section 5

2. General Plan Consistency

The Housing Sub-Element is one component of the City’s overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Sub-Element is affected by policies contained in other elements of the General Plan. For example, the Land Use Sub-Element designates land for residential development and indicates the type, location and density of the residential development permitted in the City. Working within this framework, the Housing Sub-Element identifies goals, policies, actions and objectives for the planning period that directly addresses the housing needs of Artesia’s existing and future residents. The policies contained within other elements of the General Plan affect many aspects of life that residents enjoy – the amount and variety of open space, the preservation of natural, historic and cultural resources, the permitted noise levels in residential areas and the safety of the residents in the event of a natural or man-made disaster.

The Housing Sub-Element policies must be consistent with policies identified in other Elements of the General Plan. The Housing Sub-Element has been reviewed for consistency with the City’s other General Plan Elements. The policies and programs in this Sub-Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Sub-Element will be reviewed to ensure that internal consistency is maintained.



3. Relationship to Other Plans and Programs

The Housing Sub-Element identifies goals, objectives, policies and action programs for the 2013-2021 Planning Period that directly addresses the housing needs of Artesia. There are a number of City plans and programs which work to implement the goals and policies of the Housing Sub-Element. These include the City's Municipal Code and Specific Plans.

a. Artesia Municipal Code

The Artesia Municipal Code contains the regulatory and penal ordinances and certain administrative ordinances of the City, codified pursuant to Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The Artesia Municipal Code includes the City's Subdivision and Zoning regulations.

The Subdivision Chapter of the Municipal Code regulates the design, development and implementation of land division. It applies when a parcel is divided into two or more parcels; a parcel is consolidated with one or more other parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

The Zoning Chapter of the Municipal Code is the primary tool for implementing the General Plan, and is designed to protect and promote the health, safety and welfare of the people. The Zoning Chapter designates various districts and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Chapter provides property development standards for each zone district and overall administrative and legislative procedures.

b. Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area to address the specific characteristics or needs for that area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, and implementation plan. The City has four approved Specific Plans listed below.

- Pioneer Specific Plan
- South Specific Plan
- Artesia Boulevard (Industrial Area) Specific Plan
- Artesia Boulevard Corridor Specific Plan



D. HOUSING SUB-ELEMENT ORGANIZATION

California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

The Artesia Housing Sub-Element is organized into five parts:

1. Introduction – Explains the purpose, process and contents of the Housing Sub-Element.
2. Community Profile – Describes the demographic, economic and housing characteristics of Artesia.
3. Housing Needs – Analyzes the current and projected housing needs in Artesia.
4. Resources and Constraints Analysis – Analyzes the actual and potential governmental and non-governmental constraints to the rehabilitation, preservation, conservation, and construction of housing.
5. Housing Plan – Details specific policies and programs the City of Artesia will carry out over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Sub-Element, supporting background material is included in the following appendices:

- Appendix A: Community Outreach
- Appendix B: Residential Land Resources
- Appendix C: Review of 2006-2014 Housing Element Performance
- Appendix D: Glossary of Housing Terms



E. CITIZEN PARTICIPATION

In 2013, the City sought input on the concerns and ideas of community members and housing stakeholder groups through community outreach activities. The City held a Housing Element Information Booth at the Diwali Mela Festival on November 10, 2013. The City also mailed letters to local housing service providers and other community organizations inviting them to participate in the Housing Element update at the booth or through direct communication with City staff. A summary of the outreach activities and a stakeholder invitee list are provided in Appendix A.



COMMUNITY PROFILE

An accurate assessment of existing and future housing needs in the City of Artesia is needed to form the basis for establishing goals, policies, actions and objectives in the Housing Element. This section presents demographic, economic and housing factors that influence the demand for and availability of housing.

A. POPULATION TRENDS AND CHARACTERISTICS

1. Historical, Existing, and Forecast Growth

The City of Artesia is one of 88 cities located in Los Angeles County. Los Angeles County has experienced a steady growth rate over the last decade and a half. As indicated in Table H2-1, the total County population increased by approximately 299,267 residents, or 3 percent, from 2000 to 2010. County population trends within the current decade have already begun to show a slight reduction. Table H2-1 shows that from 2010 to 2011, the Los Angeles County population has already decreased by 30,858 residents.

Table H2-1 Regional Population Trends 2000-2011			
County	2000	2010	2011
Imperial County	142,361	174,528	171,343
Los Angeles County	9,519,338	9,818,605	9,787,747
Orange County	2,846,289	3,010,232	2,989,948
Riverside County	1,545,387	2,189,641	2,154,844
San Bernardino County	1,709,434	2,035,210	2,023,452
San Diego County	2,813,833	3,095,313	3,060,849
Ventura County	753,197	823,318	815,745

As shown in Table H2-2, from 1990 to 2000, the County experienced a 7.4 percent population growth, which slowed to 3.0 percent from 2000 to 2010. Population trends in Artesia compared to the County of Los Angeles show that regional population changes did not have as large of an affect on the City. Artesia's growth during the 1990s and 2000s was slower than Los Angeles County. From 1990 to 2000, the City's population increased by 916 residents (5.9 percent), approximately 1.5 percent lower than the total County-wide growth rate. From 2000 through 2010, Artesia's total growth was 0.9 percent, 2.2 percent below the County's total growth.

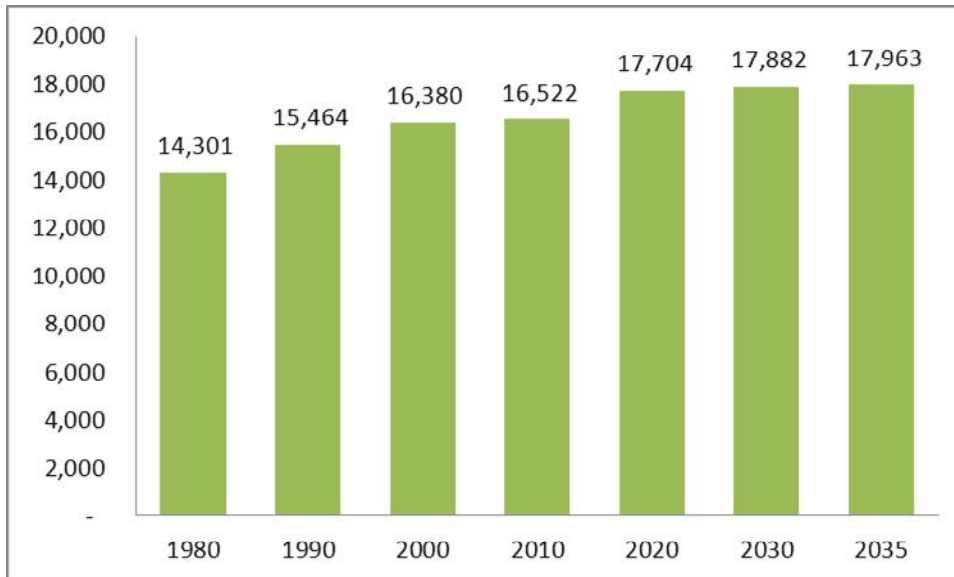


Table H2-2 Population Growth 1990-2010							
Jurisdiction	1990	2000	2010	1990-2000 Growth		2000-2010 Growth	
				Number	%	Number	%
Artesia	15,464	16,380	16,522	916	5.9%	142	0.9%
Los Angeles County	8,863,164	9,519,338	9,818,605	656,174	7.4%	299,267	3.1%

Source: US Census 1990 STF3 P001, US Census 2000 SF3 P1, US Census 2010 SF1 DP-1.

The Southern California Association of Governments (SCAG), as part of its mandated planning functions, is the lead agency for the development of regional population, employment, and household forecasts. SCAG projections attempt to balance regional-level growth factors with local land use policies and environments. Figure H2-1 shows the population growth forecast for Artesia through 2035. SCAG forecasts a leveling in growth within the City, with a forecasted population of 17,963 residents by 2035.

**Figure H2-1
City of Artesia
Population Growth Forecast, 1980-2035**



Source: US Census 1980, US Census 1990 STF3 P001, US Census 2000 SF3 P1, and SCAG City Projections.



2. Age Composition

As shown in Table H2-3, between 2000 and 2011, the City of Artesia experienced the largest increase in the Retirement population (ages 55-64). The greatest decrease occurred in the Preschool age group (under the age of 5).

Table H2-3 Age Distribution 2000-2011				
Age Group	2000		2011	
	Total	Percent of Population¹	Total	Percent of Population¹
Preschool (under 5 years)	1,203	7.3%	827	5.0%
School (5-17 years)	3,248	19.8%	2,869	17.4%
Young Adult (18-24 years)	1,654	10.1%	1,853	11.2%
Prime Working (25-54 years)	6,875	42.0%	6,979	42.3%
Retirement (55-64 years)	1,375	8.4%	2,054	12.5%
Senior Citizen (65+ years)	2,025	12.4%	1,913	11.6%
Total	16,380	100%	16,495	100%

Notes: ¹ Percentages may not add up to 100% due to rounding.
Source: US Census 2000 SF1 P012, American Community Survey 2007-2011 B01001.

3. Race and Ethnicity

As shown in Table H2-4, Artesia is a racially and ethnically diverse community. The residents in Artesia are primarily of three racial/ethnic groups: White, Asian, and Hispanic/Latino. In 2011, residents of Hispanic origin comprised approximately 35.7 percent of the population, which had decreased from the previous decade (38.3 percent). The White population decreased between 2000 and 2011 from 27.2 percent of the total population to 23.1 percent of the total population. The Asian population increased during that same time frame from 27.2 percent of the total population to 34.8 percent of the total population. In 2011, the predominant category within the Asian population was Filipino, followed by Asian Indian, Chinese, and Korean (American Community Survey 2007-2011, DP05).



**Table H2-4
Racial and Ethnic Composition
2000-2011**

Racial/ Ethnic Group	2000		2011		2000-2011 Percent Change
	Total	%	Total	%	
White	4,463	27.2%	3,806	23.1%	-14.72%
Black	550	3.4%	635	3.8%	15.45%
American Indian and Alaska Native	62	0.4%	98	0.6%	58.6%
Asian	4,460	27.2%	5,738	34.8%	28.65%
Native Hawaiian and other Pacific Islander	70	0.4%	--	--	--
Other	33	0.2%	30	0.2%	-9.09%
Hispanic/Latino	6,272	38.3%	5,894	35.7%	-6.03%
Two or more races	361	2.2%	294	1.8%	-18.56%
Total	16,380	100%	16,495	100%	0.70%
Notes: Source: US Census 2000 SF1 P8, and American Community Survey 2007-2011 B03002.					

B. EMPLOYMENT TRENDS

Artesia is surrounded by industry, and larger cities in Los Angeles County. The City has similar employment characteristics to Los Angeles County overall. Table H2-5 reflects the employment of Artesia residents and not necessarily jobs located within the City. In 2011, the local workforce consisted of approximately 7,773 residents, representing approximately 0.17 percent of the County's total workforce. The industry employing the most residents was the "Educational, Health, and Social Services" area with 24.5 percent of the total workforce. "Retail Trade" consisted of 14.0 percent of the workforce, and "Arts, Entertainment, Recreation, Accommodation, and Food Service" represented approximately 12.4 percent of the total workforce.



Housing Sub-Element

**Table H2-5
Employment by Industry¹ in 2011**

Industry	Artesia		Los Angeles County	
	Employees	%	Employees	%
Agriculture, forestry, fishing and hunting, and mining	28	0.4%	21,643	0.5%
Construction	499	6.4%	271,945	6.0%
Manufacturing	820	10.5%	503,000	11.2%
Wholesale trade	298	3.8%	167,472	3.7%
Retail trade	1,089	14.0	478,438	10.6%
Transportation and warehousing, and utilities	289	3.7%	235,933	5.2%
Information	92	1.2%	198,235	4.4%
Finance, insurance, real estate, and rental and leasing	327	4.2%	300,506	6.7%
Professional, scientific, management, administrative, and waste management services	821	10.6%	543,258	12.1%
Educational, health and social services	1,907	24.5%	909,420	20.2%
Arts, entertainment, recreation, accommodation and food services	961	12.4%	446,515	9.9%
Other services (except public administration)	434	5.6%	272,550	6.1%
Public administration	208	2.7%	152,467	3.4%
Total Employed Population	7,773	100%	4,501,382	100%

Notes: ¹Data cited is for Artesia and Los Angeles County residents and does not represent the number of jobs in Artesia and Los Angeles County.

Source: American Community Survey 2007-2011, DP03.



Housing Sub-Element

Table H2-6 lists the major private employers located in Artesia. While this list does not indicate the number of persons employed at each company, it provides information on the types of businesses and potential employment opportunities found in Artesia.

Table H2-6 Major Employers	
Employer	
99 Ranch Supermarket	
Artesia Building Materials	
Berridge California sales	
Bhindis Jewelers	
California Dairies, Inc.	
CVS Pharmacy	
Denny's	
Discount Tire	
Don Jose	
Dunn Edwards Paint	
East West Ice Palace	
Highglow	
Kevin Chevron	
Lamps R Us	
M&M Service Stations	
McDonald Manufacturing	
McDonalds	
National Ready Mixed Concrete	
New Sona Jewelers	
Nicks Shell Service	
Pep Boys	
Shan Jewelers	
Sit N Sleep	
Stater Bros	
Ten Ten Seafood Restaurant	
Vitha Jewelers	
Walgreens	
World Oil Marketing	
Source: City of Artesia	



Housing Sub-Element

As shown in Table H2-7, Artesia's labor force increased from 7,900 in 2000 to 8,200 in 2012. The unemployment rate for 2012 was 7.3 percent, which was less than the overall unemployment rate in Los Angeles County of 11.0 percent.

Table H2-7 Labor Force Trends				
Year¹	Labor Force	Employment	Unemployment	Unemployment Rate
2000	7,900	7,600	300	3.8%
2001	8,000	7,700	300	3.8%
2002	8,000	7,600	400	5.0%
2003	8,000	7,600	400	5.0%
2004	8,100	7,700	400	4.9%
2005	8,200	7,900	300	3.7%
2006	8,300	8,000	300	3.6%
2007	8,300	8,000	300	3.6%
2011	8,200	7,500	700	8.5%
2012	8,200	7,500	600	7.3%

¹ Data not available for 2008-2010.
Source: State of California Employment Development Department, 2013.

C. HOUSEHOLD CHARACTERISTICS

Before current housing trends can be understood and future needs anticipated, household characteristics need to be identified in the City. The following is an analysis of household size, household growth, tenure, and vacancy trends. By definition, a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children and an unrelated tenant living in the same dwelling unit is considered a household.

1. Household Formation and Composition

As shown in Table H2-8, the 2010 Census identified 4,535 households in Artesia, an increase of 65 households from the 2000 Census total of 4,470 households. This represents a 1.45 percent increase over the decade. As of 2011, there were an estimated 4,517 households in the City. Over the one-year period from 2010 to 2011, the number of households has decreased by approximately 0.40 percent.



Table H2-8 Total Households 2000-2011					
Area	2000	2010	Percent Change 2000-2010	2011	Percent Change 2010-2011
Artesia	4,470	4,535	1.45%	4,517	-0.40%
Los Angeles County	3,136,279	3,241,204	3.35%	3,218,518	-0.70%
California	11,512,020	12,577,498	9.26%	12,433,172	-1.15%
Source: US Census 2000 SF1, US Census 2010 SF1 DP-1, American Community Survey 2007-2011 S1101.					

As shown in Table H2-9, the 2000 US Census reported the average household size for Artesia was 3.54 persons per household. Persons per household decreased to 3.51 persons in 2010 and increased again to 3.52 persons per household by 2011. This trend was similar for the entire County, which averaged 3.12 persons per household in 2000 and decreased to 2.99 by 2011. The larger household size in the City indicates both a need for larger housing units and a potential for overcrowding when larger units are not available at monthly costs affordable to the residents.

Table H2-9 Average Persons per Household 1990-2008			
	2000	2010	2011
Artesia	3.54	3.51	3.52
Los Angeles County	3.12	2.98	2.99
Source: US Census 2000 SF3, US Census 2010 SF1 DP-1, American Community Survey 2007-2011 DP-2.			

Table H2-10 shows the household size distribution within the City of Artesia. In 2011, approximately 40.1 percent of housing units in Artesia were renter-occupied with the remaining 59.9 percent being owner-occupied. Households with 3 to 4 persons make up 39.9 percent of total households. Households with 5 or more persons comprise 19.8 percent of total households.



Table H2-10 Household Size Distribution 2011						
Household Size	Total Households¹	% of Total	Renter Households	% of Total²	Owner Households	% of Total²
1 Person	602	13.3%	276	6.1%	326	7.2%
2 Persons	1,216	26.9%	545	12.1%	671	14.9%
3-4 Persons	1,803	39.9%	669	14.8%	1,134	25.1%
5+ Persons	896	19.8%	320	7.1%	576	12.8%
Total	4,517	1,810	1,810	40.1%	2,707	59.9%

Notes:
¹ Represents Occupied Households
² Percent of Total Occupied Households
 Source: American Community Survey 2007-2011 B25009.

2. Household Income

The Federal Department of Housing and Urban Development (HUD) develops an annual median household income for the purpose of determining program eligibility. According to HUD, the 2012 median family income (MFI) for Los Angeles County, including the City of Artesia, was \$64,800. The State of California uses five income categories to determine housing affordability. These categories are as follow:

- Extremely-low income – 30% or less of the median income;
- Very-low income – 31% to 50% of the median income;
- Low income – 51% to 80% of the median income;
- Moderate income – 81% to 120% of the median income;
- Above-moderate income – greater than 120% of the median income.

Table H2-11 shows the income categories and their ranges.

Table H2-11 Household Income Distribution		
Income Category	Percent of County Median¹	Income Range (\$)²
Extremely Low Income	≤30%	≤\$19,440
Very-Low Income	31% - 50%	\$19,441- \$32,400
Low-income	51% - 80%	\$32,401- \$51,840
Moderate Income	81% -120%	\$51,541- \$77,760
Above-moderate Income	>120%	>\$77,760

Notes:
¹ Based on HCD income categories
² Based on 2010 HUD MFI of \$64,800 for Los Angeles County.



Housing Sub-Element

The US Census makes a distinction between a “household” and a “family”. A “family” consists of two or more related persons living as a unit, which may include single parents, children, and extended family members (i.e. grandparents). A “household” may be comprised of unrelated persons (i.e., roommates, unmarried couples, and single persons), as well as households falling under the “family” definition.

Household income data from 2011 is shown in Table H2-12. According to the 2007-2011 American Community Survey, approximately 27 percent of Artesia’s residents earned less than \$35,000, falling into the extremely-low and very-low income category. Forty-Four percent earned less than \$50,000, falling into the extremely-low, very-low and low income categories.

Table H2-12 Household Income by Tenure 2011						
	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
Less than \$5,000	32	1.2%	54	3.0%	86	1.9%
\$5,000 to \$9,999	8	0.3%	56	3.1%	64	1.4%
\$10,000 to \$14,999	85	3.1%	51	2.8%	136	3.0%
\$15,000 to \$19,999	19	0.7%	67	3.7%	86	1.9%
\$20,000 to \$24,999	148	5.5%	112	6.2%	260	5.8%
\$25,000 to \$34,999	244	9.0%	361	19.9%	605	13.4%
\$35,000 to \$49,999	352	13.0%	387	21.4%	739	16.4%
\$50,000 to \$74,999	528	19.5%	214	11.8%	742	16.4%
\$75,000 to \$99,999	436	16.1%	264	14.6%	700	15.5%
\$100,000 to \$149,999	490	18.1%	191	10.6%	681	15.1%
\$150,000 or more	365	13.5%	53	2.9%	418	9.3%
Total	2,707	100%	1,810	100%	4,517	100%
Notes: ¹ Percentages may not equal 100% due to rounding. Source: American Community Survey 2007-2011 B25118.						



Table H2-13 illustrates the median income by tenure in Artesia compared to that of the County. Artesia’s median income of \$58,281 was higher than the County median of \$56,266 in 2011. Artesia’s owner-occupied household median income (\$71,301) was higher than the City-wide median income and that of renter-occupied households (\$45,556).

Table H2-13 Median Income by Tenure 2011	
Jurisdiction	Median Income
Artesia	\$58,281
Owner-Occupied Households	\$71,301
Renter-Occupied Households	\$45,556
Los Angeles County	\$56,266
Source: American Community Survey 2007-2011 B25119.	

D. HOUSING INVENTORY AND MARKET CONDITIONS

This section summarizes the current housing inventory and prevailing market conditions in the City of Artesia. Analysis of past housing trends and existing housing stock conditions provides a method for projecting the future housing needs of Artesia.

1. Housing Stock Profile

Data from the American Community Survey indicates there were 4,657 dwelling units in Artesia in 2011. Total dwelling units in the City increased by approximately 59 units between 2000 and 2011 (approximately 1.3 percent). During this period, dwelling units in Los Angeles County increased by approximately 5.1 percent. Despite the growth rate difference, approximately 0.14 percent of the units in the overall County continue to be located in Artesia.

Table H2-14 Housing Inventory Artesia and Los Angeles County			
Year	Artesia	Los Angeles County	Artesia as % of the Region
2000	4,598	3,270,909	0.14%
2011	4,657	3,437,584	0.14%
Sources: US Census 2000 H1, American Community Survey 2007-2011 B25001.			

Because there has not been a substantial increase in dwelling units between 2000 and 2011, housing inventory type has remained relatively constant. According to Table H2-15, the majority of housing units (approximately 69.2 percent) in the City of Artesia were



Housing Sub-Element

single-family, detached in 2000. This number increased to 72.1 percent in 2011. The number of single-family, attached units also increased from 2000 to 2011.

Table H2-15 Housing Inventory by Type 2000-2011				
Housing Type	2000	% of Total	2011	% of Total
Single Family, detached	3,184	69.2%	3,359	72.1%
Single Family, attached	329	7.2%	387	8.3%
Multi-Family	989	21.5%	856	18.4%
Mobile-homes	96	2.1%	55	1.2%
Other (Boats, RV, Etc)	0	0.0%	0	0.0%
Total Housing	4,598	100%	4,657	100%

Source: US Census 2000 SF3 H30, American Community Survey 2007-2011 DP04.
Notes: Percentages may not equal 100% due to rounding.

2. Tenure

Of the 4,517 total occupied housing units in the City of Artesia in 2011, 59.9 percent were owner-occupied and 40.1 percent were renter-occupied. Compared to Los Angeles County, which consisted of 47.8 percent owner-occupied housing units and 52.2 percent renter-occupied units, Artesia maintained a larger proportion of owner-occupied housing. The City reflects proportions closer to that of the State of California, which also maintained over 56 percent of total housings as owner-occupied.

Table H2-16 Tenure Artesia and the Region						
	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent¹	Number	Percent¹	Number	Percent¹
Artesia	2,707	59.9%	1,810	40.1%	4,517	100%
Los Angeles County	1,539,554	47.8%	1,678,964	52.2%	3,218,518	100%
California	7,055,642	56.7%	5,377,530	43.3%	12,433,172	100%

Notes:
¹Percentages may not equal 100% due to rounding.
Source: American Community Survey 2007-2011 B25032.

3. Unit Size

Table H2-17 illustrates the composition of housing units by bedroom count and tenure based on data from the 2011 US Census. Forty-nine percent of owner-occupied units have three bedrooms. Eighteen percent have two bedrooms. Renter-occupied units in Artesia tend to have lower bedroom counts. Twenty-four percent of renter-occupied units were studio or 1 bedroom units. Forty-six percent were 2 bedroom units.



Table H2-17 Unit Size by Tenure						
Unit Size	Owner Occupied		Renter Occupied		Total Occupied	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
Studio/ 1 bedroom	33	1.2%	443	24.5%	476	10.5%
2 bedrooms	405	18.7%	841	46.5%	1,346	29.8%
3 bedrooms	1,343	49.6%	438	24.2%	1,781	39.4%
4 bedrooms	711	26.3%	88	4.9%	799	17.7%
5 or more bedrooms	115	4.2%	0	0.0%	115	2.5%
Total	2,707	100%	1,810	100%	4,517	100%

Notes: ¹Percentages may not equal 100% due to rounding.
Source: US Census 2000 SF3 H42

4. Unit Type

As of 2011, Artesia's occupied housing units have consisted primarily of single-family detached housing, accounting for 63 percent of total housing units. Multiple-family (5+) units make up approximately 11.2 percent of the total units, followed by single-family attached at 8.6 percent, and multiple-family (2-4 units) at 7.2 percent. When total occupied units are separated into owner-occupied and renter-occupied units, characteristics vary. Single-family, detached units make up a larger number of the total owner-occupied units (75.5 percent) than of the renter occupied units (44.2 percent), while multiple-family units comprise a greater percentage (42 percent) of renter-occupied units than owner-occupied units (2.6 percent).

Table H2-18 Tenure by Unit Type						
Unit Type	Owner-Occupied		Renter-Occupied		Total Occupied	
	Units	Percent ¹	Units	Percent ¹	Units	Percent ¹
Single Family, detached	2,044	75.5%	800	44.2%	2,844	63.0%
Single Family, attached	138	5.1%	249	13.8%	387	8.6%
Multi-family (2-4 units)	17	0.6%	308	17.0%	325	7.2%
Multi-family (5+ units)	53	2.0%	453	25.0%	506	11.2%
Mobile Homes	55	2.0%	0	--	55	1.2%
Other (Boats, RV, Etc.)	0	--	0	--	0	--
Total	2,707	100%	1,810	100%	4,517	100%

Notes: ¹Percentages may not equal 100% due to rounding.
Source: American Community Survey 2007-2011 B25032.

5. Vacancy Rates

Vacancy rates are a measure of the general availability of housing. They also indicate how well the types of available units meet the housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price



Housing Sub-Element

range, whereas a high vacancy rate indicates that either the units available are not suited to the population's needs or there is an oversupply of housing units. The availability of vacant housing units provides households with choices of type and price to accommodate their specific needs. Low vacancy rates can result in higher prices, limited choices, and settling with inadequate housing. It may also contribute to overcrowding.

A vacancy rate between four and six is considered "healthy." As shown in Table H2-19, 3.4 percent of Artesia's housing units were vacant in 2012. This vacancy rate is lower than Los Angeles County's vacancy rate of 5.9 percent in 2012.

Table H2-19 Occupancy 2012		
Occupancy	Units	Percent
Occupied Housing Units	4,539	96.6%
Vacant Housing Units	162	3.4%
Total Housing Units	4,701	100%
Source: California Department of Finance, E-5, 2012.		

6. Age of Housing Stock

Table H2-20 summarizes the City's housing stock by the year built. Age can be an indicator of general housing stock conditions and a factor in determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. The older the units, the more likely they will need major repairs. Additionally, older housing units may not be built to current building codes including fire safety standards.

In general, housing that is 30 years or older may need minor repairs. Housing over 50 years old is considered aged, and is more likely to need major repairs. In Artesia, approximately 73 percent of housing units were built prior to 1980, and 44 percent were built prior to 1960.



Housing Sub-Element

Table H2-20 Housing Stock by Year Built		
Year Built	Units	Percent¹
2005 or later	210	4.5
2000 - 2004	258	5.5
1990 - 1999	338	7.3
1980 - 1989	470	10.1
1970 - 1979	369	7.9
1960 - 1969	967	20.8
1950 - 1959	1,274	27.4
1940 - 1949	605	13.0
1939 or earlier	166	3.6
Total Housing Units	4,657	100%

Notes: ¹Percentages may not equal 100% due to rounding.
Source: American Community Survey 2007-2011, B25034.

Table H2-21 breaks down the housing units by both year of construction and tenure. Approximately 79.3 percent of owner-occupied units were built prior to 1980 and 51.7 percent were built prior to 1960. Of the renter-occupied units, 63.9 percent were constructed prior to 1980 and 34 percent were constructed prior to 1960.

Table H2-21 Tenure by Age Of Housing Stock						
Year Built	Owner-Occupied		Renter-Occupied		Total	
	Units	Percent¹	Units	Percent¹	Units	Percent¹
2005 or later	89	3.3%	121	6.7%	210	4.6%
2000 - 2004	172	6.4%	86	4.8%	258	5.7%
1990 - 1999	78	2.9%	260	14.4%	338	7.5%
1980 - 1989	220	8.1%	185	10.2%	405	9.0%
1970 - 1979	208	7.7%	161	8.9%	369	8.2%
1960 - 1969	540	19.9%	381	21.0%	921	20.4%
1950 - 1959	937	34.6%	308	17.0%	1245	27.6%
1940 - 1949	337	12.4%	268	14.8%	605	13.4%
1939 or earlier	126	4.7%	40	2.2%	166	3.7%
Total	2,707	100%	1,810	100%	4,517	100%

Source: American Community Survey 2007-2011, B25036.
Notes: ¹Percentages may not equal 100% due to rounding.

7. Housing Conditions

Housing units where living conditions, as defined in Section 17920.3 of the California Health and Safety Code, endanger the health and safety of the occupants are considered substandard. Households living in substandard conditions are considered to



Housing Sub-Element

be in need of housing assistance, even if they are not seeking an alternative housing arrangement, due to threat to health and safety.

In 2008, the City of Artesia completed a comprehensive housing conditions survey. The survey documented the roof, wall, foundation, door, and window, landscape and fencing conditions of all housing units within identified focus areas. Based on the survey, approximately 76 housing units in Artesia are in poor condition and 343 are in need of improvement. Housing units in these categories have the potential to benefit from rehabilitation. Housing units in poor condition may require replacement, depending on specific items in need of repair. Table H2-22 summarizes the units needing improvement and in poor condition.

Table H2-22 Housing Stock Condition 2008			
Condition	Single Family (units)	Multi-Family (units)	Total
Needs Improvement	305	38	343
Poor	61	15	76
Total	366	53	419
Source: Artesia Housing Conditions, 2008			

In addition to structural deficiencies and standards, the lack of infrastructure and utilities serves as an indicator for substandard conditions. According to the 2011 American Community Survey, 37 housing units lacked complete plumbing facilities, 27 of which were renter-occupied. Thirty eight of the housing units lacked complete kitchen facilities, all of which were renter-occupied.

8. Housing Costs and Rents

a. Existing and New Home Price Trends

In 2011, the median value for all owner-occupied units in Artesia was \$451,900. Table H2-23 shows the number of housing units by price range. In 2011, 3.8 percent of the housing units were valued below \$100,000. Approximately 5.0 percent were valued between \$100,000 and \$199,999. Approximately 10.7 percent were valued between \$200,000 and \$299,999. Approximately 80.3 percent were valued at \$300,000 or more.



Table H2-23 2011 Value for Owner-Occupied Housing Units		
Price Range	Number of Units	Percent of Total
\$49,999 or less	20	0.7%
\$50,000 to \$99,999	85	3.1%
\$100,000 to \$149,999	25	0.9%
\$150,000 to \$199,999	112	4.1%
\$200,000 to \$249,999	75	2.8%
\$250,000 to \$299,999	215	7.9%
\$300,000 to \$399,999	411	15.2%
\$400,000 to \$499,999	791	29.2%
\$500,000 or more	973	35.9%
Total	2,707	100%
Source: American Community Survey 2007-2011		

The median sales price in Artesia was \$410,000 in March of 2013. This was a 31.2 percent decrease from the median sales price of \$312,000 in March 2012. Many cities in the surrounding area, as well as Los Angeles County as a whole, experienced growth in median sales price as well.

Table H2-24 Median Sales Price			
Jurisdiction	March 2012	March 2013	% Change
Artesia	\$312,500	\$410,000	31.2%
Cerritos	\$443,500	\$450,000	1.5%
Norwalk	\$250,000	\$280,000	12.0%
Lakewood	\$324,500	\$400,000	23.3%
Los Angeles County	\$310,000	\$385,000	24.2%
Source: DataQuick, dqnews.com, April 2013.			

b. Rental Prices

Table H2-25 illustrates the average rent by unit size during the first quarter of 2013. The average monthly rent for a studio apartment was \$875. The average rent for a 1-bedroom, 1-bath unit was \$1,217. The average rent for a 2-bedroom, 1-bath apartment was \$1,611 and average rent for a 2-bedroom, 2-bath apartment was \$1,1475. There were no three-bedroom units included in the survey completed by RealFacts.



Table H2-25 Average Rent by Unit Size	
Unit Size	Average Monthly Rent
Studio	\$875
1 bedroom, 1 bath	\$1,217
2 bedrooms, 1 bath	\$1,611
2 bedrooms, 2 baths	\$1,475
All	\$1,297
Source: RealFacts, First Quarter, 2013	

c. Affordability Gap Analysis

By comparing the costs of homeownership and renting to the household's ability to pay, an affordability gap can be determined. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table H2-26 summarizes the affordable rents and purchase prices based on the 2012 HUD median income of \$64,800 for Los Angeles County. The affordable purchase price assumes a 4.5 percent interest rate with a 30-year mortgage.

Table H2-26 Affordable Rent and Purchase Price by Income Category			
Income Category	Annual Income ¹	Affordable Rent Payment ²	Estimated Affordable Purchase Price ³
Extremely-low income	≤30% MFI ⁴	≤\$486	≤\$96,000
Very-low Income	31% - 50% MFI	\$487 - \$810	\$96,001 - \$1160,000
Low Income	51% - 80% MFI	\$811 - \$1,296	\$160,001 - \$255,000
Moderate Income	81% - 120% MFI	\$1,297 - \$1,944	\$255,001 - \$384,000
Above-moderate Income	>120% MFI	>\$1,944	>\$384,000
¹ Income limits established by State of California HCD. ² Based on 30% of income ³ Assumes 4.5% interest rate, 30-year mortgage ⁴ MFI= Median family income (\$64,800)			

d. Rental Affordability

The average rent for the smallest of units (a studio apartment) is higher than the rental payment affordable for the extremely-low and very-low income categories. The affordable rents for the low income category coincide with the average rent for a studio or 1 bedroom apartment. The affordable rents for the moderate income category coincide with the average rent for the 1 and 2 bedroom units. The high cost of rent in



Housing Sub-Element

Artesia compared to the affordable rents indicates extremely-low, very-low, and low income households may have difficulty finding suitable rental housing.

e. Ownership Affordability

The median sales price in Artesia exceeds the affordability range for all income categories except above-moderate income households. Those households in the extremely-low through moderate income categories will likely find it difficult to afford purchasing a home.



HOUSING NEEDS

The following analysis describes housing needs relative to various segments of the population.

Several factors influence the need for housing. The four major housing need categories discussed in this section are:

- Housing need resulting from population growth and demolition of existing housing stock;
- Housing need resulting from overcrowding;
- Housing need resulting from overpayment; and,
- Housing needs of "special needs groups" such as elderly persons, large households, female-headed households, persons with disabilities, persons who are homeless, and farm workers.

A. REGIONAL HOUSING NEEDS ASSESSMENT

California Housing Law requires regional planning agencies to identify existing and future housing needs every five years. SCAG is the regional planning agency responsible for developing the Regional Housing Needs Assessment (RHNA) and identifying the existing and growth needs numbers for the cities in the areas encompassed by the Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. The "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for those households who might reasonably be expected to reside within the jurisdiction, particularly low income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs.

1. Existing Needs

The RHNA addresses existing housing needs in two subcategories: overpayment and overcrowding.

a. Households Overpaying for Housing

Overpayment refers to households that pay more than 30 percent of their gross income for housing. High housing costs can cause a household to spend a disproportionate percentage of their income for housing. This may cause a series of related problems, including a deterioration of housing stock because costs associated with maintenance must be sacrificed for more immediate expenses (i.e., food, clothing, medical care, and utilities). It may also result in the selection of units that do not suit the space or amenity needs of the household.



Based on SCAG’s data, 55 percent of the total households in Artesia are overpaying for housing. Of the owner-occupied households, approximately 50 percent are overpaying. Of the renter-occupied households, approximately 62 percent are overpaying. Approximately 51 percent of the owner-occupied households experiencing overpayment are extremely-low income. Another 22 percent of the owner-occupied households experiencing overpayment are very-low income. Approximately 36 percent of the renter-occupied households experiencing overpayment are extremely-low income and 31.3 percent are very-low income.

Table H3-1 Overpayment by Tenure and Income City of Artesia						
% of Median Income	Owners		Renters		Total	
	Households	% of Overpaying	Households	% of Overpaying	Households	% of Overpaying
<30%	1,295	50.6%	663	36.0%	1,958	44.5%
30 – 50%	561	22.0%	574	31.3%	1,135	25.8%
>50%	704	27.5%	566	30.8%	1,270	28.9%
0 – 80%	940	--	1,005	--	1,945	--
Not Computed	0	0%	35	1.9%	35	0.8%
Total	2,560	100%	1,838	100%	4,398	100%

Source: SCAG, Existing Housing Needs Data Report 2012

b. Overcrowding

Overcrowding is defined as households having an average of more than one person per room, not including bathrooms, kitchens, and hallways. Effects of overcrowding include strain on public facilities and services, reduced quality of the physical environment, and deterioration of the housing stock.

According to SCAG, 13 percent of Artesia’s total households experience overcrowding. As indicated in Table H3-2, 15 percent of renter-occupied and 10.7 percent of owner-occupied households, experience overcrowding. This data is consistent with the high number of persons per household in the City. Overcrowding is more prevalent in renter-occupied households than owner-occupied households.



**Table H3-2
Overcrowding by Tenure
City of Artesia**

Category	Owners		Renters		Total	
	Households	% of Total Households	Households	% of Total Households	Households	% of Total Households
Overcrowded Units (1.01-1.50 persons/room)	158	6.1%	165	9.0%	323	7.3%
Severely Overcrowded Units (1.51 > persons/room)	118	4.6%	111	6.1%	229	10.7%
Total	276	10.7%	276	15.1%	552	12.5%

Source: SCAG, Existing Housing Needs Data Report 2012

2. 2014-2021 Growth Needs

A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units that will need to be constructed in the jurisdiction to accommodate the anticipated population growth, to replace expected demolitions and conversion of housing to non-housing uses, and to achieve a healthy vacancy rate. The allocation is divided into the four household categories used in the Federal and State programs: very low, low, moderate, and above moderate. In addition to these four categories, the City must address the needs of extremely-low income households. The extremely-low income need is assumed to be 50 percent of the very-low income allocation.

Table H3-3 illustrates the City of Artesia’s allocation for the 2014-2021 planning period.

**Table H3-3
Fair Share Housing Needs Allocation, 2014-2021
City of Artesia**

	Total Construction Need	Extremely-Low Income ¹	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income
Number of Units	120	16	31	18	20	51

Note: ¹The extremely-low income need is a subset of the very-low income allocation and is assumed to be 50% of the very-low income allocation.

Source: Regional Housing Needs Allocation, SCAG 2012



B. SPECIAL NEEDS GROUPS

There are certain segments of the population that may experience more difficulty in finding decent, affordable housing due to their special circumstances. These groups include the elderly, large families (5 or more persons), female-headed households, persons with disabilities, homeless persons, and farm workers.

In addition to the data from the 2010 U.S. Census and the 2011 ACS, this section also uses data from the 2010 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or without complete kitchen facilities and plumbing systems. The CHAS data is based on the 2006-2010 ACS data files and are mostly comprised of a variety of housing need variables split by HUD-defined income limits and HUD-specified housing types.

1. Elderly Persons

The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed incomes. In addition, the elderly may have special needs related to housing construction and location. The elderly often require ramps, handrails, lower cabinets and counters to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. Due to limited mobility, the elderly also typically desire access to services and amenities (i.e., medical and shopping) and public transit facilities. Generally, the elderly population within the community has four primary concerns:

- **Income** – The elderly population typically lives on a fixed income;
- **Household Composition** – The elderly (particularly women) often live alone;
- **Transportation** – The elderly population is more likely to rely on public transportation; and
- **Health Care** – The elderly have a significantly greater need for health care.

In 2010, the US Census reported that 13.6 percent of Artesia's residents were elderly (age 65 and over). Table H3-4 shows the number of householders by age in Artesia. In 2010, 30.3 percent of the owner-occupied households and 12.8 percent of the renter-occupied households had an elderly householder.



Table H3-4 Householders by Tenure by Age, 2010 City of Artesia						
	Owner-Occupied		Renter-Occupied		Total	
Householder Age	Units	%	Units	%	Units	%
15-24 years	6	0.2%	55	2.7%	61	1.3%
25-34 years	131	5.2%	379	18.8%	510	11.2%
35-64 years	1,620	64.2%	1,321	65.7%	2,941	64.9%
65-74 years	392	15.5%	126	6.3%	518	11.4%
75 plus years	374	14.8%	131	6.5%	505	11.1%
Total	2,523	100%	2,012	100%	4,535	100%
Source: US Census 2010 SF1 QTH2						

The 2010 US Census and the 2011 ACS does not provide information for persons with disabilities in Artesia. Table H3-5 shows the most up to date numbers and percentages of elderly persons (ages 65 and over) within three disability categories that may limit independent living from the year 2000. According to Table H3-5, the largest disability category within the elderly population is self-care, and at least one other disability. Males in this category make up approximately 11 percent of the total elderly males; while females in this category make up 14.9 percent of all elderly females. Approximately 32.8 percent of elderly persons have a disability that limits their ability to live independently.

Table H3-5 Elderly With Disabilities Limiting Independent Living, 2000 City of Artesia						
Disability Type	Male	% of Males 65+	Female	% of Females 65+	Total	% of People 65+
Going Outside the Home Disability Only	40	5.6%	68	6.5%	108	6.1%
Self-Care Disability Only	0	0%	0	0%	0	0%
Self-Care and At Least One Other Disability	79	11.0%	156	14.9%	235	22.4%
Total	119	16.6%	224	21.4%	343	32.8%
Source: US Census 2000 SF3 P41.						



Housing Sub-Element

According to the 2010 CHAS data, 172 elderly renter-occupied households and 357 elderly owner-occupied households experience overpayment. The increasing number of elderly persons in the population is creating a demand for more affordable housing. The City will address the needs of the elderly population through the development of policies and programs that will address affordability and special design guidelines for the elderly. Table H3-6 provides a summary of housing problems experienced by elderly households in Artesia.

Table H3-6 Housing Problems- Elderly Households, 2010		
	Renters	Owners
Elderly Households- Household Income \leq 30% AMI		
Cost Burden $>$ 30%	50	110
Cost Burden $>$ 50%	50	85
Elderly Households- Household Income 30% to \leq 50% AMI		
Cost Burden $>$ 30%	50	79
Cost Burden $>$ 50%	10	34
Elderly Households- Household Income $>$ 50% to \leq 80% AMI		
Cost Burden $>$ 30%	8	30
Cost Burden $>$ 50%	4	0
Elderly Households- Household Income \geq 80% AMI		
Cost Burden \geq 30%	0	19
Cost Burden \geq 50%	0	0
Total Elderly Households	172	357
Source:2010 HUD CHAS data		



2. Large Families

The 2010 US Census reported 1,155 households in the City of Artesia with five or more persons. Large households are included as a Special Needs group because they typically require larger dwellings with more bedrooms. These households report higher cost burden and a higher percentage of housing problems. This is especially true for renter households because multi-family units are typically smaller than single-family units. Table H3-6 shows that there were 481 large households occupying rental units, which represents 10.6 percent of all renter households. The number of large households in owner-occupied units was higher than those in renter-occupied units at 674 units (14.9 percent of total households). As of 2010, large households constituted 25.5 percent of total households in the City.

Table H3-7 Large Households by Tenure, 2010 City of Artesia			
Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	308	229	537
Six	188	102	290
Seven or More	178	150	328
Total	674	481	1,155
Percent of Total Households	14.9%	10.6%	25.5%
Source: US Census 2010 SF1 QTH2.			

According to the 2010 CHAS data, 185 large related renter-occupied households and 358 large related owner-occupied households experience overpayment. Currently, less than five percent of the City's rental housing stock has four or more bedrooms (refer to Table H2-17) resulting in a high percentage of large family households that are forced to live in overcrowded situations. To address this need, the City shall develop policies that will establish incentives and programs to encourage the development of housing for large families. Table H3-8 provides a summary of housing problems experienced by large households in the City of Artesia.



**Table H3-8
Housing Problems- Large Related Households, 2010
City of Artesia**

	Renters	Owners
Large Related Households- Household Income ≤ 30% AMI		
Cost Burden > 30%	45	10
Cost Burden > 50%	45	10
Large Related Households- Household Income 30% to ≤ 50% AMI		
Cost Burden > 30%	35	45
Cost Burden > 50%	25	15
Large Related Households- Household Income > 50% to ≤ 80% AMI		
Cost Burden > 30%	25	135
Cost Burden > 50%	10	50
Large Related Households- Households Income ≥ 80% AMI		
Cost Burden ≥ 30%	0	89
% Cost Burden ≥ 50%	0	4
Total Large Related Households	185	358

Source: 2010 HUD CHAS data

3. Female-Headed Households

Female-headed households are included as a Special Needs group because of their historic low rate of homeownership, lower incomes, and high poverty rates. Table H3-9, Tenure in Female-Headed Households, represents the total female-headed households in the City in 2011. Of the total 766 female-headed households in 2011, approximately 355 (46.3 percent) were in owner-occupied units, compared to 411 in renter-occupied units (53.7 percent). Of the total 376 female householder with no husband present, with children under 18, there was an 42.5 percent ownership rate of the unit, compared to female headed households without children which has an owner occupied rate of 50 percent.



Table H3-9 Tenure in Female-Headed Households, 2011 City of Artesia					
Household Type	Number Owner Occupied	% Owner Occupied	Number Renter Occupied	% Renter Occupied	Total
Female Householder, No Husband Present, With Own Children Under 18	160	42.5%	216	57.4%	376
Female Householder, No Husband Present, No Own Children	195	50.0%	195	50.0%	390
Total	355	46.3%	411	53.7%	766
Source: 2011 ACS B25115.					

Table H3-10 indicates the number of female-headed households as determined by the 2011 ACS. Of the total 766 female-headed households in Artesia, the majority are above the poverty level. Approximately 166 female-headed households with children under 18, lived below the poverty level, while 40 female households with no children were below the poverty level.

Table H3-10 Poverty in Female-Headed Households, 2011 City of Artesia					
Household Type	Number Below Poverty Level	Percent of Total HH Below Poverty Level	Number Above Poverty Level	Percent of Total HH Above Poverty Level	Total
Female Householder, No Husband Present, With Own Children Under 18	166	50.9%	210	6.0%	376
Female Householder, No Husband Present, No Own Children	40	12.3%	350	10.0%	390
Total	206	26.9%	560	73.1%	766
Source: US Census 2011 ACS B17023.					



4. Persons with Disabilities

Access and affordability are two major housing needs of persons with disabilities. Access is particularly important for those with physical disabilities and they may require specially designed housing.

Lack of affordable accommodations and inadequate accessibility can be caused by a variety of factors, including: a) subtle, or not so subtle, discrimination; b) lack of financial resources and incentives available to those who want to make their buildings accessible; and, d) lack of knowledge as to how accessibility can be improved.

California Administrative Code Title 24 sets forth access and adaptability requirements for persons with disabilities. These regulations apply to public buildings (i.e., offices, stores, and motels), employee housing, factory-built housing, and privately funded, newly constructed apartment houses containing five or more dwelling units. The regulations also require that features such as rampways, doorways, and restrooms be designed to enable free access to the handicapped. These standards are not required in new single-family residential construction.

The 2010 US Census and the 2011 ACS does not provide information for persons with disabilities in Artesia. The most up to date information comes from the 2000 Census. As indicated in Table H3-11, there were 812 residents with some type of reported disability in Artesia. This constituted 5.5 percent of the total 2000 population in the City. The housing needs of persons with disabilities vary with the type and severity of the particular disability. Not all persons with disabilities require specialized housing. While the needs of certain individuals may be met without special housing accommodations, persons with disabilities affecting mobility often need specially designed, barrier-free housing. Some, but not all, persons with disabilities also need housing assistance of a financial nature. Age categories identified in Table H3-11 indicate that the largest cohort of individuals with disabilities are 65 or older, and a larger proportion of this age group has more than one disability.



Table H3-11 Persons Reporting Physical and Self Care Disabilities, 2000 City of Artesia						
Age Group	Physical Disability Only	Self Care Disability Only	Go Outside Home Disability Only	Self Care Disability and At Least One Other Disability	Total	% of Age Group¹
5-15 Yrs.	0	6	0	22	28	1.0%
16-20 Yrs.	0	0	10	0	10	0.8%
21-64 Yrs.	114	15	166	35	330	3.7%
65+ Yrs.	101	0	108	235	444	25.2%
Total	215	21	284	292	812	5.5%

Source: US Census 2000 SF3 PCT 26.
¹Total 5-15 years old: 2,759; 16-20 year olds: 1,213; 21-64 year olds: 8,996; 65+ year olds: 1,762.

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Harbor Regional Center serves the residents of the City of Artesia, along with the surrounding cities. The Regional Center currently serves 150 persons with developmental disabilities living in Artesia.

5. Homeless Population

The most recent enumeration of homeless persons in the Greater Los Angeles area, including the City of Artesia, took place in 2011. Artesia is part of the East Los Angeles Service Planning Area (SPA 7). The point-in-time results showed there were 7,284 homeless persons in SPA 7. The annual projection is estimated at 14,365 instances of homelessness per year. Within the estimated homeless population, sub-populations have been identified as listed in Table H3-12.



Table H3-12 East Los Angeles County Service Planning Area (SPA 7) Homeless Subpopulation Groups 2011 Annual Projections	
Subpopulations	Number of Persons
Substance Abusers	1,734
Mentally Ill	1,283
Veterans	856
People with AIDS/HIV	6
Survivors of Domestic Violence	561
Chronically Homeless Individuals	1,078
Chronically Homeless Family Members	203
Physical Disability	1,563
Source: 2011 Greater Los Angeles Homeless Count Report	

The Los Angeles County Sheriff’s Department, Lakewood Station, Artesia Team, estimates there are 3 to 4 homeless persons within Artesia at a given point in time. The City boundaries encompass approximately 1.6 square miles of land. Limited areas for homeless persons to stay in, combined with limited social services within the City leads to a low homeless population.

The City of Artesia does not have a homeless shelter, and any homeless cases are referred to the Los Angeles County Sheriff’s Department (LASD) or to a social service program in the area. Social service programs currently available for the City are in the Cities of Long Beach and Los Angeles. The capacity to meet the homeless needs is discussed in Section 4: Resources and Constraints.

6. Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. According to the 2011 ACS (DP-3), only 28 of Artesia’s residents reported being employed in agriculture (or related industries). With such a small percentage of residents working in active agricultural production and harvest, there is no apparent or recognized need for farm worker housing.

C. EXTREMELY-LOW INCOME HOUSEHOLDS

Extremely Low-Income households are defined as households with income less than 30 percent of the MFI. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of Extremely Low-Income households. As of 2010, all of the Extremely-Low Income households were estimated to be experiencing overpayment, with about half of the households experiencing extreme overpayment.



**Table H3-13
Housing Problems- Extremely Low-Income Households, 2010
City of Artesia**

	Renters	Owners	Total Households
Extremely Low-Income Households- Household Income \leq 30% MFI	610	610	1,220
Cost Burden > 30%	305	305	610
Cost Burden > 50%	305	305	610

Source: 2010 HUD CHAS data

The needs of Extremely Low-Income households include housing units designed for transient/homeless populations, multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, and workforce housing.



RESOURCES AND CONSTRAINTS

Actual or potential constraints can affect the development of new housing or the maintenance of existing units for all income levels. Governmental and non-governmental constraints in Artesia are similar to those in other jurisdictions in the region and are discussed below. One of the most significant constraints to housing in Artesia is the limited amount of available land and, as elsewhere in the Los Angeles County region, the high cost of land.

A. GOVERNMENTAL CONSTRAINTS

Governmental constraints can limit the supply of housing in the region, making it difficult to meet the demand for housing. Governmental constraints can include policies, standards, requirements, or actions imposed by the various levels of government upon land use and development. These constraints may include land use controls, growth management measures, building codes, fees and processing, and permit procedures.

1. Land Use Controls

Land use controls take a number of forms that affect the development of residential units. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), development fees and local growth management programs.

a. General Plan

Each city and county is required by State Law to have a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution, and density of the land uses within the City. General Plan residential densities are expressed as dwelling units per acre. The Artesia General Plan identifies four land use designations that provide for residential uses, as shown in Table H4-1.



Table H4-1 General Plan Residential Land Use Categories			
Designation	Description	Acreage	Density Standard
Low Density Residential	Primarily single family detached units	413.93	7 du/ac
High Density Residential	Typically includes multifamily units as either rental or ownership real estate	59.67	30 du/ac
City Center Mixed Use	a complementary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City's core commercial area	59.65	30 du/ac; may be increased to 40 du/ac upon development of a strong retail-base business subject to City's approval
Pioneer Boulevard Commercial	Integrated, mixed-use commercial and residential development	11.90	30 du/ac
Source: City of Artesia Land Use Element			

According to the General Plan's Land Use Element, a total of 4,949 dwelling units would be possible at complete build-out. The Department of Finance (DOF) reports an estimated 4,701 units existed within the City as of January 2012.

To make a housing project economically feasible based on land costs, certain densities are necessary. HCD has established generally accepted standards for density based on desired affordability.

- **Very-low- and low income:** Minimum of 20 units per acre (based on AB 2348)
- **Moderate income:** Minimum of 11-20 units per acre
- **Above-moderate income:** Up to 11 units per acre

b. Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote the public health, safety, and welfare.



Housing Sub-Element

Table H4-2 summarizes the permitted residential uses in each zone within Artesia. The A-1 (Agriculture-Single Family Residential), R-1 (Single-Family Residential), M-R (Multiple Family Residential), and M-D-R (Medium Density Residential) zones are the primary residential zones. Single-family uses are permitted in all of the residential zones, while multi-family developments are permitted in M-R zones. Attached duplexes are permitted in the M-D-R zone while condominiums are permitted in the C-O (Condominium) zone.

Table H4-2 Permitted Residential Uses					
Use	A-1	R-1	M-R	M-D-R	C-O
Single Family Detached (≤ 4 bedrooms) ²	P	P	P	P	--
Single Family Detached (≥ 5 bedrooms) ²	CUP	CUP	--	CUP	--
Congregate Living Health Facilities ¹	--	CUP	CUP	CUP	--
Two and Three Family Dwellings	--	--	P	--	--
Apartment Houses	--	--	P	--	--
Homes for the Aged and Rest Homes	--	--	CUP	--	--
Attached Duplexes	--	--	--	P	--
Condominiums	--	--	--	--	P

Notes:
P=Principal Use Permitted
CUP=Permitted with a Conditional Use Permit
¹ Congregate living health facilities serve more than 6 persons or have more than 6 beds for persons who are terminally ill or who are catastrophically and severely disabled.
² Manufactured homes are permitted as a single-family detached dwelling.
Source: City of Artesia Municipal Code Title 9, Chapter 2

Single family detached units with 5 or more bedrooms and congregate living health facilities require a conditional use permit. Conditional use permits are granted by the Planning Commission through a public hearing process. The City has standard conditions, found in the Municipal Code, for each of these uses. The requirement for a conditional use permit is to ensure design compatibility with the surrounding neighborhood and ensure the project provides the adequate interior and exterior amenities for the residents.

Single family detached units with 5 or more bedrooms must satisfy the following conditions:



Housing Sub-Element

- The lot or parcel is adequate in size to accommodate a dwelling with five (5) or more bedrooms and still provide open space, landscaping, and other outdoor amenities as required by this chapter.
- The mass and scale of the dwelling unit is harmonious with the character of the neighborhood and with the existing development pattern on abutting lots or parcels.
- The proposed physical orientation of the dwelling unit on the lot or parcel is appropriate for the shape of the lot, the location of outdoor living areas, and the placement and orientation of surrounding homes and structures.
- The dwelling is designed for only single-family use.

Congregate living health facilities must satisfy the following conditions:

- The lot or parcel has adequate outdoor area for all required parking, including parking required for employees and visitors while maintaining a residential appearance. In addition, an outdoor area in the rear yard shall be provided for residents and employees of the facility;
- The structure and lot to be utilized comply with any and all development standards applicable to single family dwellings except as otherwise provided in this subsection;
- The structure and lot or parcel to be utilized are physically and aesthetically compatible with surrounding structures and lots and the character of the neighborhood;
- The proposed facility will provide loading and unloading facilities as may be necessary to protect and ensure the safety of persons unloading or loading, and to avoid interference with traffic;
- In addition to the parking otherwise required for single-family residences pursuant to this Code, one paved parking space shall be provided for each nonresident employee or aide;
- No signage advertising the facility shall be allowed on or off the premises;
- Facilities necessary to accommodate medical waste shall be provided in a State authorized container that is secured and out of public access and public view;
- The applicant applies for and obtains Development Review Board approval of the proposed structure, site plan, landscaping, general design and development, setbacks, height, and vehicle and pedestrian ingress and egress;
- The applicant/operator obtains and maintains a current business license from the City. At the time of obtaining and/or renewing the required business license, the applicant/operator shall submit evidence of having obtained the necessary and current State license together with proof of the most recent inspection by the State of the facility; and
- The facility shall be operated in a manner that complies with the City of Artesia Noise Ordinance.
- The operator, as part of the application process, shall state whether or not the operator, or any business operating a congregate living health facility wherein



Housing Sub-Element

the operator has or had a ten (10%) percent or greater ownership interest, has had any State license or City or County approval to operate such facility suspended or revoked, including the dates and locations of all such suspensions or revocations.

Artesia’s residential zoning designations, as shown in Table H4-2, control both the use and development standards of each specific parcel.

Table H4-3 shows zoning standards for each zone designed for residential uses within Artesia. Table H4-3a shows the standards for the quadrants permitting residential uses within the Artesia Boulevard Specific Plan.

Table H4-3 Residential Development Standards					
Standards	Zoning Districts				
	Agriculture-Single Family Residential (A-1)	Single Family Residential (R-1)	Medium Density Residential (M-D-R)	Multiple Residential (M-R)	Condominium (C-O)
Minimum Lot area	10,000 sf	6,000 sf	3,800 sf	5,000 sf	60,000 sf
Maximum Dwelling Units	1 unit/lot	1 unit/lot	2 units/lot	1 du/ 1,800 sf	1 du/3,000 sf
Maximum Density	4.4 du/ac ¹	7.3 du/ac ¹	23 du/ac ²	24.2 du/ac ³	14.52 du/ac ³
Maximum Height	2 stories/ 30 feet	2 stories/ 30 feet	2 stories/30 feet	2 stories/ 35 feet (may exceed maximum height with CUP)	--
Maximum Lot Coverage	50%	50%	50%	50%	
Minimum lot width	50 ft	50 ft	45 ft	50 ft	100 ft
Minimum Front Yard	20 ft	20 ft	14 ft	15 ft	15 ft
Minimum Interior Side Yard	10 % of lot width, not less than 3 ft in width and need not exceed 5ft	10 % of lot width, not less than 3 ft in width and need not exceed 5ft	5 ft	5 ft	5 ft
Minimum Rear Yard	15 ft	5 ft	16 ft	5 ft	15 ft



Housing Sub-Element

Notes:
 Sf = Square feet; Ft = feet
 1 Maximum density based on minimum lot area required.
 2 Maximum density based on a maximum of 2 dwelling units on a lot with the minimum lot area required.
 3 Maximum density based on the minimum lot area required per dwelling unit.
 Source: City of Artesia Municipal Code Title 9, Chapter 2

**Table H4-3a
 Development Standards – Artesia Boulevard Specific Plan**

Standards	Quadrant		
	1	3	4
Maximum Height	2 stories/ 35 Ft.	3 stories/ 45 Ft.	2 stories/ 35 Ft.
Maximum Density	10 du/ac	30 du/ac	10 du/ac
Minimum Unit Sizes	Live/Work – 400 sq. ft. One Bedroom – 600 sq. ft. Two Bedrooms – 750 sq. ft. Three Bedrooms – 1,000 sq. ft.		
Street Setbacks	5 Ft. minimum ¹		
Interior property line not abutting residentially zoned property	0 Ft. minimum		
Interior property line abutting residentially zoned property	10'-0" landscaped with trees – building setback ² 8'-0" landscaped with trees – parking lot setback		
Open Space Requirements	Minimum Usable Common Open Space - 150 sq. ft./unit Minimum Private Outdoor Space - 50 sq. ft./unit		

Notes:
 Sf = Square feet; Ft = feet
 1 Where the building fronts the street along its side and/or front property lines, the first 20' in height of a structure shall be setback a minimum of 5' from the side and/or front property line. The building shall step back a minimum of 15' from the adjacent side and/or front property line at a height above 20'.
 2 Where a building abuts or adjoins residentially zoned property along its side and/or rear property lines, the first 20' in height of a structure shall be set back a minimum of 10' from the side and/or rear property line. The building shall step back a minimum of 20' from the adjacent side/or rear property line at a height above 20'. The building shall step back a minimum of 30' from the adjacent side/or rear property line at a height above 35'.
 Source: Artesia Boulevard Specific Plan

The A-1, R-1, and M-D-R residential zones require development to be built no higher than 2 stories or 30 feet while the M-R zone permits development to be built no higher than 2 stories or 35 feet. Buildings in the M-R zone may exceed the maximum height with a conditional use permit granted by the Planning Commission.



The City does not require specific on- or off-site improvements for new development or redevelopment of sites. Future development within Artesia will be infill development and much of the infrastructure (roadways, etc.) are already in place. Improvements may be necessary to meet outside requirements such as ADA requirements for sidewalks and access.

c. Parking Requirements

Table H4-4 summarizes the parking requirements that exist in the City. Parking requirements do not constrain the development of housing directly; however, since required parking spaces in the City of Artesia must be located on the same lot or property, these requirements may reduce the amount of available lot area for residential development.

Table H4-4 provides a summary of parking requirements for single-family and multifamily residential uses.

Table H4-4 Residential Parking Requirements			
Single Family Residential			
Type of Residential Development	Width of Lot		
	50 ft. or greater	More than 25 ft. – Less than 50 ft.	25 ft. or less
Single Family, 1 bedroom	2 enclosed ¹ parking spaces	2 enclosed parking spaces	1 enclosed parking space
Single Family, 2 bedrooms	2 enclosed parking spaces	2 enclosed parking spaces	1 enclosed plus 1 paved ² space
Single Family, 3 bedrooms	2 enclosed parking spaces plus 1 paved space in front of the garage	2 enclosed parking spaces plus 1 paved space in front of the garage	1 enclosed plus 1 paved space
Single family, 4 bedrooms (New Residence)	3 enclosed parking spaces plus 1 paved space in front of the garage	2 enclosed parking spaces plus 2 paved spaces in front of the garage	2 enclosed parking spaces plus 1 paved space in front of the garage
Single family, 5 ³ bedrooms	3 enclosed parking spaces plus 2 paved spaces in front of the garage	3 enclosed parking spaces plus 2 paved spaces in front of the garage	2 enclosed parking spaces plus 2 paved spaces in front of the garage
Single family, 6 ³ bedrooms	3 enclosed parking spaces plus 3 paved spaces in front of the	3 enclosed parking spaces plus 3 paved spaces in front of the	2 enclosed parking spaces plus 2 paved spaces in front of the



Housing Sub-Element

Table H4-4 Residential Parking Requirements			
Single Family Residential			
Type of Residential Development	Width of Lot		
	50 ft. or greater	More than 25 ft. – Less than 50 ft.	25 ft. or less
	garage	garage (minimum)	garage (minimum)
Single family, 7 ³ bedrooms	4 enclosed parking spaces plus 3 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)
Single family, 8 ³ bedrooms	4 enclosed parking spaces plus 4 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)
2-Family and Multifamily Residential Uses			
Type of Residential Development	No. of Bedrooms	Required Parking Spaces	Comments
2-family, 3-family and apartments	Up to 2 bedrooms	2 enclosed parking spaces per dwelling unit	-
	3 bedrooms	2 ½ enclosed parking spaces per dwelling unit	-
	4 bedrooms	3 enclosed parking spaces per dwelling unit	-
	>4 bedrooms	2 enclosed parking spaces per dwelling unit plus ½ space per bedroom in each unit exceeding 2 bedrooms	Plus 1 guest parking space for 4 or more units with 1 additional space for every 3 units after the 4 th unit
M-D-R zone	-	2 spaces for 4 or less bedrooms, 3 spaces for more than 4 bedrooms	-
Artesia Boulevard Corridor Specific Plan Area	-	2 per unit ⁴	Plus .25 guest parking spaces per unit ⁴



Table H4-4 Residential Parking Requirements			
Single Family Residential			
Type of Residential Development	Width of Lot		
	50 ft. or greater	More than 25 ft. – Less than 50 ft.	25 ft. or less
Source: City of Artesia, Municipal Code, Section 9.2.113 ¹ The term "Enclosed" means the parking space is enclosed in a garage. ² The term "Paved" means the parking space is not enclosed but is comprised of a paved pad located in front of the garage and designed so that an automobile can be parked on it, provided that the distance between the garage and the public right-of-way is at least 20 feet. ³ For dwellings with five (5) or greater bedrooms, the number of indicated parking spaces shall be provided, or the number of off-street parking spaces specified in the conditional use permit issued for the development pursuant to Section 9-2.2804(d). ⁴ Tandem parking is permitted in the Artesia Boulevard Corridor Specific Plan area.			

Based on the units constructed or entitled during the current Planning Period, The City has not found the parking requirements to unduly impact the cost and supply of housing, nor the ability for projects to achieve maximum densities.

d. Affordable Housing Incentives and Density Bonus

The City of Artesia adopted Ordinance No. 640 in 2002, which created a density bonus and developer incentives for affordable housing. The City has not updated its Municipal Code to reflect the requirements set forth in Senate Bill 1818.

Currently, a density bonus of 25 percent is allowed for projects that provide for one of the following:

1. At least 10 percent of the units are affordable to households earning no more than 50 percent of the median income;
2. At least 20 percent of the units are affordable to households earning no more than 60 percent of the median income; or
3. At least 50 percent of the units are designated for qualifying senior citizens.

A density bonus of 50 percent is allowed for projects that provide for one of the following:

1. At least 20 percent of the units are affordable to households earning no more than 50 percent of the median income; or
2. At least 40 percent of the units are affordable to households earning no more than 60 percent of the median income.



Housing Sub-Element

The developer must also provide on-site amenities based on the number of units constructed and the project must remain affordable for at least 30 years.

In addition to the density bonus, the developer is granted one incentive from the following list:

1. A reduction in the required amount of parking for the project, not to exceed ten percent;
2. A reduction in the required amount of open space for the project, not to exceed ten percent;
3. A reduction in the required setback dimensions for the project, not to exceed fifty percent of required setback dimensions, provided that a setback shall not be less than five feet; or
4. An increase in the maximum height permitted, not to exceed one additional story, provided that there is a minimum setback between the additional floor and the lower floors of the building of at least ten feet.

The City will amend its Density Bonus Ordinance to be consistent with SB 1818. The proposed changes:

- Providing a density bonus for housing development that constructs a housing development that will contain at least any one of the following:
 - Five percent of the total units of a housing development are affordable to very low income households.
 - Ten percent of the total units of a housing development are affordable to lower income households.
 - Ten percent of the total units in a common interest development for moderate income households where all of the units in the housing development, including the moderate income units, are available for sale to the public.
 - Senior citizen housing development.

Or for

 - Donations of land, provided the parcel is large enough to accommodate at least ten percent of the market rate units at densities suitable for housing affordable to very low income households.
 - Condominium conversions with units affordable to moderate income households or lower income households.

- Providing an additional density bonus for child care facilities located on the premises of, as part of, or adjacent to, the housing development that either



qualifies as a senior citizen housing development or includes enough affordable units to be eligible for a density bonus.

- Providing a density bonus on a sliding scale consistent with SB 1818.
- Providing regulatory concessions (concessions and incentives, waivers and reductions, and reduced parking standards) consistent with SB 1818.

e. Second Dwelling Units

Second dwelling units provide additional opportunities to provide affordable housing. These are primarily intended for the elderly or family of the primary owner, or as a rental unit for additional income. Second dwelling units are permitted by-right in the A-1 and R-1 zones provided certain size, setback, and design conditions are met. In the A-1 zone, the lot size must be at least 12,000 square feet. In the R-1 zone, the lot size must be at least 10,000 square feet. Requirements for second units in both zones include the following:

1. The second dwelling unit must be located to the rear of the primary residence;
2. The unit shall be a minimum of 150 square feet or the minimum size of an efficiency unit as defined by the State, whichever is greater;
3. The unit shall not exceed 640 square feet;
4. The primary residence and second dwelling unit shall not exceed a structural lot coverage of 50 percent;
5. The height of the second dwelling unit shall not exceed the height of the primary residence;
6. The same setbacks for the primary residence apply and there shall be at least 20 feet of separation between the primary residence and a detached secondary dwelling unit;
7. A maximum of one secondary dwelling unit is allowed on a lot;
8. One common front entrance is permitted for attached secondary dwelling unit within or a part of the primary residence. The entrance for a detached secondary unit shall be located so that it is not visible from the street or the entrance to the primary residence; and,
9. At least one enclosed parking space per bedroom shall be provided for the secondary dwelling unit.
10. The second dwelling unit must have the same utility services as the primary residence.

In addition to the above requirements, the secondary dwelling unit shall be architecturally compatible with the primary residence. The property owner must reside in



Housing Sub-Element

one of the residential structures and the secondary dwelling unit cannot be sold, transferred or assigned as a separate property from the primary dwelling unit.

f. Senior Housing

Rest homes and homes for the aged are permitted in the M-R zone. Since elderly persons require different dwelling characteristics, developments for seniors require a conditional use permit. Project proposals are evaluated for their design and compatibility with the surroundings. For rest homes and homes for the aged, one parking space for every four residents in accordance with the residential capacity of the home as listed on the required license or permit, and one parking space for each employee is required.

There are currently four senior housing facilities located within the City – The Christian Home for the Aged, Windsor Palms (formerly Twin Palms Care Center), Founder’s House of Hope, and New Man Horizons.

g. Emergency Shelters and Supportive/Transitional Housing

Recent changes to State Law (SB 2) require that cities identify sites that are adequately zoned for emergency shelters and transitional housing. In addition, cities must not unduly discourage or deter these uses. There are no emergency shelters or transitional housing facilities within the City.

Based on the provisions of SB 2, cities with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need and, at a minimum, provide capacity for at least one year-round shelter.

In the 2006-2014 Housing Element, the City analyzed the existing land uses and development standards of the M-1 Zone and has found the Zone has the capacity and is suitable to accommodate at least one year-round shelter meeting the local homeless needs. The M-1 Zone currently accommodates small to moderate sized industry as well as limited commercial and service uses. Parcels in the M-1 Zone are located in close proximity to Pioneer Boulevard, the primary north-south arterial in the City. Norwalk Transit and LA Metro operate bus lines along Pioneer Boulevard, making the M-1 Zone accessible by public transit. The M-1 Zone is also located adjacent to commercial areas, providing access to services and employment centers. The M-1 Zone encompasses approximately 28 acres.



Housing Sub-Element

Table H4-5 summarizes the development standards for the M-1 Zone.

Table H4-5 Development Standards M-1 Zone	
Development Standard	Minimum or Maximum
Lot Area	5,000 sq. ft. minimum
Lot Width	50 ft. minimum
Front Yard Setback	No minimum
Side Yard Setback	None required, except parcels in a residential zone shall have a minimum 10 ft. side yard setback on the side adjoining the residential zone.
Rear Yard Setback	None required, except parcels adjoining a residential or commercial zone shall have a minimum 10 ft. rear yard setback. Building structures and parking areas abutting an alley shall be located a minimum of five (5) feet from the alley line.
Building Height	35 ft. maximum
Source: City of Artesia, Municipal Code, Section 9.2.3403	

On December 10, 2013, the City Council adopted Ordinance No. 13-798. The ordinance amends the Permitted and Conditionally Permitted Uses in the M-1 zone use table to include emergency shelters, transitional and supportive housing and defines each use.

The emergency shelters, transitional homes and supportive housing are subject to the following development standards and all other provisions of this article applicable to residential uses in the M-1 Zone:

1. Parking shall be one per four beds or half per bedroom designated for family units with children plus one per staff member.
2. A single emergency shelter, transitional home and supportive housing for 30 occupants, or a combination of multiple emergency shelters with a combined capacity not to exceed 30 occupants, shall be allowed as a principally permitted use, consistent with Section 65583(a) of the California Government Code and sections amendatory or supplementary thereto. Any other emergency shelter, transitional home and supportive housing shall meet the minimum standards contained in this section and shall be subject to the approval of a conditional use permit.
3. Stays at the facility shall be on a first-come first-served basis with clients only on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during Pacific Daylight



Housing Sub-Element

Time and 5:00 p.m. and 8:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.

4. Maximum stay at the facility shall not exceed 120 days in a 365 day period.

5. A minimum of 1 staff member per 15 beds shall be awake and on duty when the facility is open.

h. Housing for Persons with Disabilities

The City permits in the R-1 and M-R zones, subject to a conditional use permit, congregate living health facilities serving more than 6 persons or having more than 6 beds for persons who are terminally ill or who are catastrophically and severely disabled. The City does not address or make reference to development of housing for persons with disabilities when there are 6 or less residents. If there are 6 or less residents, the City does not differentiate the facility from any other residential use in the same zone.

The City's Municipal Code defines "family" as a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit, in a bachelor apartment, or dwelling unit. Family shall also include a group of not more than five persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit.

The City currently does not have formal procedures adopted for processing reasonable accommodation requests for persons with disabilities. The City handles such requests on a case-by-case basis through an administrative review process when possible. The City's Housing Plan shall include an action to develop formal reasonable accommodation procedures.

i. Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and to ensure the construction of safe and decent housing. They also have the potential to increase the cost of housing construction or maintenance.

The City has adopted Title 26 (Building Code) of the Los Angeles County Code which adopts by reference the 2010 California Building Code. The California Building Code has established construction standards for all residential buildings. These codes provide minimum standards necessary to protect the health, safety, and welfare of Artesia's residents.

The City also requires that all new residential construction comply with the Federal Americans with Disability Act (ADA), which includes accessibility requirements for certain



Housing Sub-Element

types of buildings. Specific accessibility requirements for residential buildings are also contained in the California Building Code.

The City's Code Enforcement Officers are responsible for investigating complaints of violations of building codes, zoning ordinances, sign regulations, abatement, and public nuisance ordinances.

j. Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate public services, and are based on the type, size, and potential impacts on various services and infrastructures. However, because these fees are often passed down to renters and homeowners in the rent/purchase price of the unit, they affect the affordability of housing. One method of determining whether fees are excessive and represent barriers to affordable housing is by comparing fees to jurisdictions in the region.

Artesia's building permit, permit plan check, and inspection services are provided by the County of Los Angeles' Building and Safety Department, which also provides the same services for other cities in the area, including Lakewood and Cerritos.

The City of Artesia is unique to other cities in the region in that it does not charge developers' or impact fees.



Housing Sub-Element

**Table H4-6
Comparative Development Fee Summary**

Fee Charges	Artesia	Bellflower	La Palma	Cypress
Environmental				
Negative Declaration	\$500	\$432 + A/C of Pub	N/A	\$350 mf/ actual cost
EIR Processing	\$800 + consultant's fees	\$697 + A/C of Special Study + A/C of Pub	Actual cost + 10%	\$2,500 mf/ actual cost
Planning				
General Plan Amendment	\$1,103	\$1,786 + A/C of Pub	\$1500 minimum mandatory fee/ actual full-cost recovery	\$600 mf/ actual cost
Zone Change	\$1,103	\$1,802 + A/C of Pub & Post	\$1500 minimum mandatory fee/ actual full-cost recovery	\$2,000 mf/ actual cost
Tentative/Final Tract Map	\$2,270	\$848	\$700	\$1,600 mf/ actual cost
Site Plan Review	N/A	N/A	\$120	N/A
Precise Plan	-	-	\$1,000 minimum mandatory fee/ actual full-cost recovery	
Design Review	\$450	N/A	N/A	\$250-\$1,500 minimum fee/ actual cost
Conditional Use Permits	\$950	\$2,002 + A/C of Pub	\$1,000 minimum mandatory fee/ actual full-cost recovery	\$2,000 mf/ actual cost
Minor Conditional Use Permits				\$700 mf/ actual cost
Variance	\$950	\$1,840 + A/C of Pub	\$1,000 minimum mandatory fee/ actual full-cost recovery	\$1,000 mf/ actual cost
Building				
Building	\$28.30 permit issuance fee	\$75 basic permit (window change outs, block walls, stucco work)	\$23.00 permit issuance fee/ total fee according to building valuation	Fee according to building valuation
Plan Check %	Fee according to building valuation	N/A	65% of building permit fee/ total fee according to building valuation	N/A 65% of building permit fee



Table H4-6 Comparative Development Fee Summary				
Fee Charges	Artesia	Bellflower	La Palma	Cypress
Electrical	\$28.30 permit issuance fee	\$75 not requiring plan check or \$250 requiring plan check	\$23.00 permit issuance fee	\$18.00 permit fee
Mechanical	\$28.30 permit issuance fee	\$75 not requiring plan check or \$250 requiring plan check	\$23.00 permit issuance fee	\$18.00 permit fee
Plumbing	\$28.30 permit issuance fee	\$75 not requiring plan check or \$250 requiring plan check	\$23.00 permit issuance fee	\$18.00 permit fee

NA=Information not available.
Source: City of Artesia, City of Bellflower, City of Cypress, City of La Palma, 2013

k. Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. Two levels of decision-making bodies govern the review process in Artesia: the Planning Commission and City Council. The City previously had a separate Development Review Board. The duties and powers of the Development Review Board have been transferred to the Planning Commission.

Depending on the type of entitlement required, a development may be subject to various levels of review. All residential projects are subject to design review by the Planning Commission, except for those in the A-1 and R-1 zones. Single-family residential units in the A-1 and R-1, as well as residential projects with design review approval, proceed to plan check for building permit issuance. Projects requiring a conditional use permit or variance are also reviewed by the Planning Commission.

The City Council reviews and approves conditional use permits and variances. These items are typically placed on the City Council consent calendar for affirmation of the Planning Commission's recommended action. The City Council reviews and adopts General Plan and zoning amendments.



Housing Sub-Element

Table H4-7 outlines the estimated time for development review.

Table H4-7 Processing Time for Residential Project Approval				
Process	Required Time Period			
	A-1 Zone	R-1 Zone	MD-R Zone	M-R Zone
Design Review	Exempt (Admin. Review) 0-2 days	Exempt (Admin. Review) 0-2 days	Exempt (Admin. Review) 0-2 days	Minor improvement-exempt (Admin. Review) 0-2 days; all others 1-2 weeks
Plan Check/Building Permit	(<600 sq. ft.) over-the-counter (>600 sq. ft.) 1-2 weeks	(<600 sq. ft.) over-the-counter (>600 sq. ft.) 1-2 weeks	(<600 sq. ft.) over-the-counter (>600 sq. ft.) 1-2 weeks	1-4 weeks
Conditional Use Permit	(4 bedrooms or less) over-the-counter(5 or more bedrooms) 3-4 weeks	(4 bedrooms or less) over-the-counter(5 or more bedrooms) 3-4 weeks	1-2 months	1-2 months
Variance	1-2 months			
Zone Change w/ EIR and Public Hearing	3-6 months			
General Plan Amendment w/ EIR and Public Hearing	3-6 months			
Source: City of Artesia Planning Department				

As shown in Table H4-7, processing times vary depending on the complexity of the project. Single-family homes and tenant improvements can be processed in 1 to 4 weeks. Multi-family projects can be processed in 3 to 8 weeks. More complex projects requiring a variance, zone change, or conditional use permit require a higher level of review and thus have a longer processing timeline.

2. Community Development Block Grant and HOME Program

The City of Artesia participates in a consortium with the County of Los Angeles and 12 other cities known as the Los Angeles County Urban County Program. The Urban County receives Community Development Block Grant (CDBG) and HOME funding on a formula basis from the Federal government. Funds are distributed by the County of Los Angeles to individual jurisdictions.



CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

3. Environmental and Infrastructure Constraints

The City of Artesia has limited natural resources and pristine habitat due to its location and built out nature; however, as with most southern California cities, development may be limited due to exposure to a variety of environmental hazards.

a. Environmental Constraints

The City of Artesia has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in Artesia.

Seismic Hazards: The City of Artesia, like other cities in Southern California, is located in a region of frequent seismic activity. While the City is located in the vicinity of active faults, no known earthquake faults or Alquist-Priolo Special Study Zones are located within the City. Major active fault zones located in the vicinity of the City include the Newport-Inglewood Fault Zone and the Whittier-Elsinore Fault Zone. The Newport-Inglewood Fault Zone is located approximately five miles southwest of the City. The fault is designated as active with a maximum credible magnitude of 7.0 to 7.5 on the Richter scale. The Whittier-Elsinore Fault Zone is located approximately eight miles northeast of Artesia. This fault zone has an expected maximum credible magnitude of 6.6 on the Richter scale.

The City of Artesia may be subject to ground shaking in the event of a nearby earthquake. The amount of ground shaking would depend on the proximity of the area



Housing Sub-Element

to the fault, the depth, the location of the epicenter, the magnitude of the earthquake, and soil type in the area. Alluvial soils, such as those found in Artesia, are especially prone to intense ground shaking.

The City of Artesia is located within an identified liquefaction zone. Liquefaction is caused by a shock or strain from an earthquake and involves the sudden loss of soil strength and cohesion, and the temporary transformation of soil into a fluid mass.

Flooding: The City of Artesia is located in the San Gabriel River alluvial plain. Drainage within the City flows southwest into the San Gabriel River. The entire city is located within the designated Federal Emergency Management Agency (FEMA) Zone C (minimal flooding).

The City of Artesia has adopted Floodplain Management requirements as part of Title 8 of the City's Municipal Code. These standards apply to construction in flood-prone areas, and are intended to protect the residents and property in Artesia.

Fire Hazards: The City of Artesia is located in a built-out, urbanized area and, therefore, the most serious fire threat within the City is by residents. Fire hazards within the City may be associated with heavy industrial uses, hazardous materials, and arson. The Los Angeles County Fire Department provides fire protection and paramedic services for the City. There are no fire stations located within the City; however, there are two fire stations (Fire Stations No. 30 and 115) located in surrounding cities that provide immediate fire protection services. Four other fire stations provide secondary service to the City.

Noise: Residential land uses are the most sensitive to noise in Artesia. Principal noise sources in the City are transportation noise sources, including primary and secondary highways, arterials, the Union Pacific Railroad/Los Angeles County MTA corridor and the 91 freeway. Other potential noise sources include stationary industrial, construction, and population noise. Title 5, Chapter 2 of the City's Municipal Code addresses permissible noise levels.

b. Infrastructure Constraints

The City of Artesia is generally a built out city. Anticipated residential development is either infill of smaller lots or intensification of use, such as larger single family lots being converted to a higher density use, such as multifamily. Main infrastructure is available at most locations in the city and developers may need to upgrade as required in order to ensure adequate fire flow or sewer capacity.

Water: Three companies provide water services in the City of Artesia: Southern California Water Company, County Water Company and Park Water Company. Approximately 87 percent of the City is served by the Southern California Water Company. The SCWC water system in Artesia receives water from the Metropolitan



Water District and three active wells, two of which are located in Artesia. County Water Company provides water to approximately 10 percent of the City located in the northern and southeastern portions of the City. The source of water is a water connection with the City of Norwalk and a water connection to the SCWC system. Park Water Company provides water services to approximately 3 percent of the City. The source of water is from groundwater wells with the Company's Norwalk Water System.

The City has identified some limitations on new infill development based on inadequate fire flow from small pipes in residential neighborhoods. This constraint may cause an inability of property owners to obtain approval to build large homes.

Sewer: The City of Artesia maintains the sewer systems within the City. The City's local collector sewer lines connect to main sewer trunks owned and operated by the County Sanitation Districts of Los Angeles County (Sanitation Districts). The Sanitation Districts service 78 cities and unincorporated areas of Los Angeles County. The Sanitation Districts operate 11 wastewater treatment plants and treat approximately 500 million gallons per day.

Storm Drains: Storm drains within the City are predominantly owned by the Los Angeles County Flood Control District. The City typically requires no increase in run-off from any new development. In addition, Low Impact Development Practices are beginning to be implemented. Individual improvements within each developing lot would be required as necessary. Meeting future storm water regulations may require the City to acquire land in order to create storm water quality basins such as sand filter basins. This may impact the ability of the City to accommodate additional dwelling units. Said storm water requirements are currently in flux and it is difficult to assess how they may impact residential development at this time. There are no known storm drain infrastructure constraints that would preclude development of residential units to meet the City's RHNA need or that cannot be mitigated to allow for development during the planning period.

B. NON-GOVERNMENTAL CONSTRAINTS

A number of market and non-governmental factors contribute to the cost of housing. These constraints include the availability of land and costs of land and construction. The following is a discussion of these factors and their impact on affordable housing development.

1. Vacant and Underutilized Land

Vacant land in Artesia is minimally due to the built-out condition of the City. The greatest opportunities for development exist on underutilized parcels or areas available for redevelopment. The limited availability of raw vacant land has a direct effect on land



Housing Sub-Element

prices, and although redevelopment and intensified land are viable options, development costs overall are increased by this factor. A thorough analysis of vacant and underutilized land is conducted in Appendix B of this Housing Element.

2. Land Prices

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. In recent years, land prices have increased in Southern California.

3. Construction Costs

Construction costs can be strongly influenced by a variety of factors and have a direct correlation with the cost of housing. Construction costs are primarily determined by the cost of materials and labor. The cost of construction depends on the type of unit being built.

Table H4-8 provides a summary of estimated construction costs for Los Angeles County.

Table H4-8 Construction Cost Estimates	
Development Type	Cost per Square Foot
Single-Family Residential	\$100-125
Townhomes/Condominiums	\$150-180
Multi-family(1-3 stories)	\$145
Multi-family(4-7 stories)	\$164

Source: RS Means Online, February 2013

4. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower payments for the homebuyer.

Typically, when interest rates rise, the market compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. Often times, there is a lag in the market. So when interest rates rise, housing prices continue to stay high until the market can catch up. It is this period when it is the most difficult for lower income households to purchase a home.



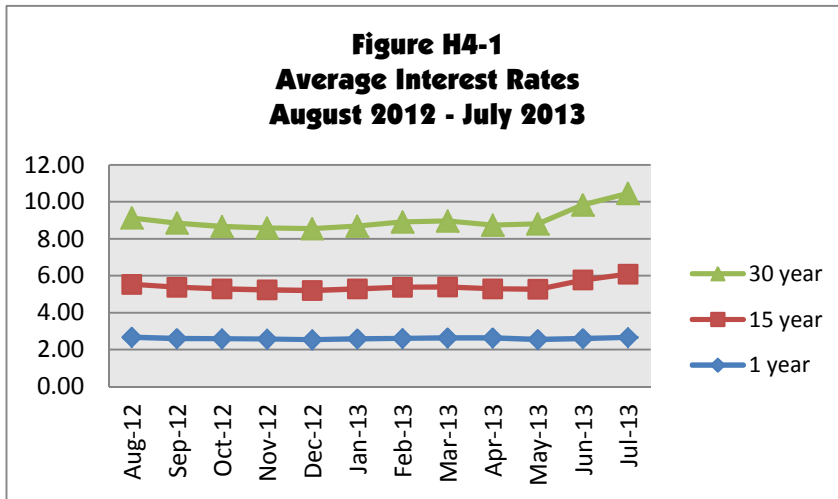
Housing Sub-Element

As shown in Table H4-9, the percentage of persons denied for a home loan in the Los Angeles region increases as income decreases. In the year 2011, approximately 27.7 percent of very-low income households were denied a loan, while 13.2 percent of above-moderate income households were denied.

Table H4-9				
Mortgage Lending Rates-2011				
Los Angeles-Long Beach-Glendale Metropolitan Division				
Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	1,719	820	477	27.7%
50-79% MFI	6,422	3,702	1,161	18.1%
80-99% MFI	5,194	3,241	799	15.4%
110-119% MFI	5,353	3,372	771	14.4%
≥120% MFI	33,528	21,565	4,413	13.2%
Total	52,216	32,700	7,621	14.6%
Source: Federal Financial Institutions Examination Council, HMDA Data, 2011				

Figure H4-11 shows the average interest rates between August 2012 and July 2013. Interest rates reached a low point in December 2012 and have slowly increased since. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

There have been recent changes in the qualifications and lending standards for home loans. Nationwide, there was a large increase in the number of delinquencies and foreclosures in the housing market starting in the mid-2000's. As a result, lenders have more stringent qualifications for home loans and lower income households may find it more difficult to qualify.



Source: Freddie Mac Primary Mortgage Market Survey, July 2013

Energy Conservation

The City of Artesia requires compliance with the 2011 County of Los Angeles Building Code, based on the 2010 California Building Code and the 2011 Los Angeles County Green Building Standards Code, based on the 2010 California Green Building Standards Code, for all new construction. Compliance with the 2011 County Building Code and the 2011 County Green Building Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

Southern California Edison, which provides electricity service in Artesia, also offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Additional incentive programs include EnergyStar rebates and state and federal tax credit programs. As such, owners of existing homes can receive monetary incentives for purchasing Energy-star qualified appliances or making other energy-saving improvements such as installing photovoltaic and solar thermal systems.

One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for LEED Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs, and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes pilot program was launched in 2005 and includes standards for new single-family and multi-family home construction.



HOUSING PLAN

A. INTRODUCTION

This section of the Housing Element describes the City's housing goals, policies, and action programs for the 2014-2021 Planning Period. The Housing Plan was developed based on the City's present and future housing needs, and addresses specific requirements of State law. In addition, the Housing Plan considers the input of residents and stakeholders. The goals, policies, and actions focus not only on increasing the housing stock, but also the maintenance, preservation, and improvement of housing for all Artesians.

The City's housing goals are organized to address five key areas:

1. Provision of Affordable Housing
2. Conservation and Improvement of Existing Housing Stock
3. Provision of Adequate Housing Sites
4. Provision of Equal Housing Opportunities
5. Removal of Governmental Constraints

B. HOUSING GOALS, POLICIES AND ACTIONS

1. Provision of Affordable Housing

Goal HE 1

Provide affordable, decent, safe and sanitary housing of all types and costs, regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.

Policy HE 1.1

Provide homeownership assistance to low- and moderate-income households.



Housing Sub-Element

Action HE 1.1a Mortgage Credit Certificate Program

Continue to promote the County of Los Angeles Mortgage Credit Certificate (MCC) Program for first-time homebuyers through handouts available at City Hall and announcements in the City's website and cable television station (RTA).

Objective:	MCC Program participation
Responsible Agency:	Housing Department
Funding Source:	County of Los Angeles
Time Frame:	Ongoing

Policy H 1.2

Increase the extremely low, very low, low and moderate income housing stock.

Action HE 1.2a Maximize External Funding Resources

Maximize use of external funding resources for affordable housing construction, rehabilitation, and rental assistance. The City shall monitor available County, State, and Federal funds and pursue funds based on the City's eligibility.

Objective:	Funding for affordable housing construction, rehabilitation and rental assistance.
Responsible Agency:	Housing Department
Funding Source:	County, State, HUD
Time Frame:	Ongoing

Action HE 1.2b Compliance with State Density Bonus Law

To encourage affordable housing development, the City currently offers density bonuses and developer incentives in Article 43 of the Municipal Code. To provide further incentives for affordable housing development and to comply with the provisions of State Density Bonus Law,



Housing Sub-Element

City shall review and revise Article 43 of the Municipal Code.

Objective:	Review and revise Article 43 of the Municipal Code to reflect recent changes in State Density Bonus Law
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	January 2015

Action HE 1.2c Participation in Gateway Cities Council of Governments

Continue to participate in the Gateway Cities Council of Governments' effort to develop strategies to increase the sub-region's housing stock. Tasks include identifying available financial resources, modeling housing costs, and formulating programs that the sub-region could sponsor to help overcome some of the constraints to housing development. Potential categories of housing assistance could include programs to help meet infrastructure needs, impact predevelopment and feasibility costs, and undertake redevelopment with pooled funds.

Objective:	Participation in Gateway Cities COG
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

Action HE 1.2d Second Units

The City understands that second units are an opportunity to provide affordable housing while maintaining the character of single-family neighborhoods. The City currently allows second unit housing on R-1 lots if the unit meets the requirements of the Second Unit Ordinance. The City shall review the Second Unit Ordinance and consider revisions or incentives to encourage development of second units. The City shall develop online outreach materials to inform residents of the Second Unit Ordinance. The City will also implement a monitoring program that inventories the second units.



Housing Sub-Element

Objective:	Encourage and monitor second units.
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Review and revise Second Unit Ordinance by January 2015; Implement monitoring system by January 2015

Action HE 1.2f Housing for Lower Income Households

Encourage the development of housing units for lower income households, with particular focus on housing for households earning less than 30 percent or less of the Median Family Income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for lower income households through a variety of activities such as outreaching to housing developers on at least an annual basis, providing in-kind technical assistance, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, and/or offering additional incentives beyond the density bonus provisions.

Objective:	Housing for lower income households
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Outreach to developers on at least an annual basis; Apply for or support applications for funding on an ongoing basis



Policy HE 1.3

Encourage mixed-use (residential/commercial) development on existing commercial zoned land.

Action HE 1.3a Mixed Use Overlay

Adopt a Mixed Use Overlay to permit mixed-use development within the City Center Mixed Use General Plan land use designation. Mixed-use development is intended to increase the supply of affordable housing in the city while promoting pedestrian access. The conditionally permitted uses shall include multiple-family dwelling units sited together with typical permitted commercial uses of the C-G zone, with the exception of uses that are incompatible with residential uses, such as light manufacturing, automotive servicing or other uses that may pose potential health and safety risks or nuisances to residents of the mixed-use development. In addition, development standards for mixed use residential and commercial uses shall be subject to the same development standards of the C-G zone as commercial use unless otherwise stated. However, certain development standards (parking requirements, and development fees, and maximum floor area) for mixed use development projects providing affordable housing shall be flexible. The City shall amend the Municipal Code to provide for the following if affordable housing is provided in a mixed-use development project: a) the maximum allowable floor area of the commercial component may be increased by up to 10%; b) the parking requirement for both the commercial and the residential components shall be reduced; and c) development fees shall be waived. A project may be allowed increased density up to 40 du/ac if the project provides for a strong retail-based development, subject to the City's approval.

Objective:	Adopt Mixed Use Overlay Zone
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	January 2015



Housing Sub-Element

Policy HE 1.4

Provide housing opportunities for the special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).

Action HE 1.4a Expedited Processing for Special Needs Housing

Continue to expedite processing for housing development projects for the special needs groups, giving highest priority to rental units with more than 3 bedrooms.

Objective:	Expedited processing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

Action HE 1.4b Technical Assistance for Special Needs Housing Development

Continue to assist developers proposing special needs housing in applying for federal and state funding.

Objective:	Technical assistance
Responsible Agency:	Planning Department
Funding Source:	Tax Credit/Bonds
Time Frame:	Project based, ongoing

Action HE 1.4c Adequate Sites for Transitional and Supportive Housing

In compliance with SB 2, the City will analyze and revise the existing Zoning Ordinance to allow for transitional housing and supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone. The City will comply with the requirements of the State in the following manner:

- Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards.



Housing Sub-Element

- Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development.
- The City will review and revise, as necessary, definitions, standards, and other provisions for transitional and supportive housing in the Zoning Code to comply with State law.
- The City will amend its zoning code in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone.
- In addition, definitions for “target population”, “transitional housing” and “supportive housing” will be revised consistent with Government Code Section 65582.

Objective:	Compliance with SB 2
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Within 1-year of Housing Element adoption

Policy HE 1.5

Encourage energy conservation in new residential development and rehabilitation or remodeling of existing housing units.

Action HE 1.5a Green Building Practices and Energy Conservation

To encourage the use of green building, energy conservation and sustainable development practices, by enforcing the CALGreen building code and promoting best practices within the Los Angeles County Green Building Program. Additionally, the City will continue to promote energy conservation programs provided by the local utility providers by providing educational handouts and workshops in partnership with those providers.



Housing Sub-Element

Objective:	Encourage energy conservation in residential development
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

2. Conservation and Improvement of Existing Housing Stock

Goal HE 2

Maintain and Improve the Existing Housing Stock in Artesia.

Policy HE 2.1

Encourage the rehabilitation of the City's existing low- and moderate-income housing.

Action HE 2.1a Residential Home Improvement Program

Continue to offer interest-free loans to eligible low-income owner occupied, single-family, detached residences within the limits of the northeast area of the City. The City will distribute and make information available to homeowners regarding program eligibility, funding uses and assistance, and counseling at City Hall and on the City's website.

Objective:	10 Households
Responsible Agency:	Economic Development
Funding Source:	General Fund
Time Frame:	Annually

Action HE 2.1b Outreach to Spanish-Speaking Residents

Continue to implement the outreach program in Spanish to inform Spanish-speaking residents of the low interest, deferred payment loans available for home repairs.



Housing Sub-Element

Objective:	Spanish Outreach Program
Responsible Agency:	Housing Department
Funding Source:	General Fund
Time Frame:	Ongoing

Policy HE 2.2

Encourage the rehabilitation of the City’s mobile homes in order to continue providing the residents with affordable housing.

Policy HE 2.3

Continue to enforce the City’s Municipal Code to ensure that the existing housing stock does not pose serious health and safety hazards to its occupants.

Action HE 2.3a Priority Code Enforcement

Continue to utilize the Artesia Housing Conditions Survey as the basis for identifying target areas within the city that require priority attention by the Code Enforcement Department. Subsequent to target area identification, prioritize the areas for proactive code enforcement programs.

Objective:	Identify and Prioritize Target Areas for Proactive Code Enforcement
Responsible Agency:	Code Enforcement
Funding Source:	General Fund
Time Frame:	Ongoing.

3. Provision of Adequate Housing Sites

Goal HE 3

Provide suitable sites for housing development to accommodate all ranges of housing type, size, location, and price

Policy HE 3.1

Identify properties within the City that are suitable for housing development.



Action HE 3.1a Land Inventory

Maintain an updated land inventory that identifies vacant residential land and underutilized properties suitable for higher density residential development within the City. This land use and housing database shall be updated and enlarged annually by the City's Planning Department in conjunction with the Code Enforcement Department.

Objective:	Vacant and Underutilized Land Inventory
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annual update

Action HE 3.1b Provide for Adequate Sites for Housing Development

To provide for adequate sites to accommodate the City's remaining very-low and low income growth need of 76 dwelling units (52 of which shall be on sites designated exclusively for residential use), the City shall re-zone a minimum of 3.8 acres of land to permit owner-occupied and rental single family and multifamily development by-right with a minimum net density of 20 du/ac. A minimum of 2.6 acres of the rezoned land shall allow exclusively by-right residential development to accommodate at least 50 percent of the City's very-low and low income growth need. This acreage will be included within the City's proposed Housing Opportunity Overlay. The City will also evaluate and incorporate regulatory incentives as appropriate into the Housing Opportunity Overlay to encourage new residential development. These incentives may include, but are not limited to, modified parking requirements and height limits, lot consolidation incentives and other regulatory provisions. The very-low and low income housing need shall be accommodated on sites with densities and development standards that permit at minimum of 16 units per site.

Objective:	Adequate Sites for Housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Rezone parcels by within 1-



Housing Sub-Element

	year of Housing Element adoption
--	----------------------------------

4. Provision of Equal Housing Opportunities

Goal HE 4

Continue to provide free housing choice, equal opportunity, and access for all Artesia citizens, housed and non-housed alike.

Policy HE 4.1

Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.

Action HE 4.1a Fair Housing Referrals

Continue to refer inquiries related to housing discrimination and fair housing practices to the Fair Housing Foundation. The Fair Housing Foundation provides fair housing education and outreach as well as tenant-landlord resolution, and investigates reports of discrimination. The City shall provide information about the Foundation's services in English, Spanish, and other languages, as found necessary, at City Hall and on the City's website and cable television station.

Objective:	Fair Housing Referrals
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

Action HE 4.1b Definition of Family

The City's Municipal Code currently defines a Family as "a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit in a bachelor apartment or dwelling unit. Family shall also include a group of not more than five (5) persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit." The City will evaluate and amend, as appropriate, the definition of



Housing Sub-Element

“family” to be consistent with State and federal fair housing laws. This includes amending the definition of “family” to exclude the reference to the number of persons.

Objective:	Definition of “family” consistent with fair housing laws
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	January 2015

Policy HE 4.2

Support local, non-profit agencies near Artesia that serve the homeless.

Action HE 4.2a Coordination with Homeless Service Providers

Continue to coordinate efforts with appropriate agencies and organizations addressing homeless issues such as the Gateway Cities COG Committee on Homelessness and PATH.

Objective:	Coordination with agencies and service providers.
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

Policy HE 4.3

Provide rental assistance to low-income households.

Action HE 4.3a Section 8 Housing Choice Vouchers

Continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website.



Housing Sub-Element

Objective:	29 Section 8 Vouchers
Responsible Agency:	Los Angeles County Housing Authority
Funding Source:	HUD
Time Frame:	Annual

5. Removal of Governmental Constraints

Goal HE 5

Remove governmental constraints to development, maintenance, and improvement of housing stock.

Policy HE 5.1

Provide guidance for decision-making regarding quality, inventory, and conservation of the City's housing stock

Action HE 5.1a Informational Manuals/Handouts

Continue to provide explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits.

Objective:	Informational manuals/handouts
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

Action HE 5.1b Annual Housing Report

In compliance with State Law, the City shall submit an annual housing report to HCD. The report should describe changes to the City's housing stock and the progress in implementing the Housing Element policy program.



Objective:	Annual Report to HCD
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annually

Policy HE 5.2

Provide efficient development of project processing

Action HE 5.2a Development Review Process Handouts

To assist the public in understanding the application and approval process, the City shall continue to distribute “The Development Review Process” handout to applicants. The City shall modify the handout as needed to reflect changes in the application process, timelines or requirements.

Objective:	Development Review Process handouts
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, update as necessary

Action HE 5.2b Pre-Application Coordination with Developers

Continue to meet with prospective developers prior to formal submittal of a building permit application. The City will inform the applicant of the City’s requirements as they apply to the proposed development project, review the procedures outlined in the Municipal Code, explore possible alternatives or modification of the project, and identify any necessary technical studies or other required information relating to future entitlement review.

Objective:	Pre-application meeting with developers
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, project based



Housing Sub-Element

Action HE 5.2c Expedited Processing and Fee Waivers

To encourage construction of affordable housing projects, the City shall review the existing development application, approval process, and required development fees. If the development approval process and/or fees are found to be a constraint to affordable housing development, the City shall establish expedited processing procedures and/or fee waivers.

Objective:	Expedited processing/ fee waivers for affordable housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Review and revise process and fees, as appropriate, by January 2015

Policy HE 5.3

Provide flexible development standards

Action HE 5.3a Reasonable Accommodation Procedures

In compliance with SB-520, the City will analyze and determine the existing constraints on the development, maintenance, and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. Flyers explaining the reasonable accommodation the City will provide will be periodically included with utility bills mailed to residents of the City. In addition, the flyer will be posted on the City's website and at the City's recreational center.



Housing Sub-Element

Objective:	Reasonable accommodation procedures
Responsible Agency:	Planning/Building Department
Funding Source:	General Fund
Time Frame:	January 2015

Action HE 5.3b Revise Parking Requirements for Housing for the Elderly and Persons with Disabilities

To encourage development of housing for the elderly and persons with disabilities, the City shall review and revise, as appropriate, the parking requirements in the Zoning Code to allow greater flexibility for elderly and special needs residential developments.

Objective:	Review and Revise as Appropriate Parking Requirements for Housing for the Elderly and Persons with Disabilities
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	January 2015

Action HE 5.3c Review and Revise Multi-family Parking Requirements

The City understands that parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City's parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate income households, the City shall review the existing parking requirements and revise the requirements, as appropriate.

The following items will be evaluated and implemented, as found appropriate:

- Reductions in the number of spaces required for affordable housing projects, if it can be demonstrated



Housing Sub-Element

that the expected tenants will own fewer cars than the regular standards anticipate.

- Allowances for some of the spaces to be covered or uncovered space in-lieu of enclosed spaces in multi-family projects.

Objective:	Review and Revise Multi-family Parking Requirements
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	January 2015



C. QUANTIFIED OBJECTIVES SUMMARY

Table H5-1 summarizes the quantified objectives for the 2014-2021 Planning Period.

Table H5-1 2014-2021 Quantified Objectives	
Program/ Income Level	Objective
New Construction	
Extremely Low (subset of the Very Low Income Objective)	16
Very Low	31
Low	18
Moderate	20
Above Moderate	51
Total	120
Rehabilitation	
Extremely Low	80 (10 households annually)
Very Low	
Low	
Moderate	--
Above Moderate	--
Total	80
Preservation/Conservation	0



Appendix A: Community Outreach

A. INTRODUCTION

In 2013, the City sought input on the concerns and ideas of community members and housing stakeholder groups through community outreach activities. The City held a Housing Element Information Booth at the Diwali Mela Festival on November 10, 2013. The City also mailed letters to local housing service providers and other community organizations inviting them to participate in the Housing Element update at the booth or through direct communication with City staff.

B. HOUSING ELEMENT INFORMATION BOOTH

The City had a Housing Element Information Booth at the annual Diwali Mela Festival on Pioneer Boulevard on November 20, 2013. The event was open to the public and drew local residents as well as community members from surrounding areas. At the booth, community members were provided with information about the Housing Element update and were asked to provide input on any housing challenges in Artesia and ideas to improve housing in Artesia. The following are the comments written by comment members at the booth. The comments are provided verbatim.

What are the housing challenges in Artesia?

- Parking
- People driving fast on local street
- Where does the money come from?
- Parking
- Why are water rates so high?
- Better parks

What are your ideas for improving housing in Artesia?

- Parks!!!
- A non-profit organization women's transitional home
- Skatepark
- Teen center
- Senior center

C. STAKEHOLDER ORGANIZATION INVITEES

The following housing service providers and other stakeholder organizations were specifically invited to participate in the Housing Element update via mail.

ULI Los Angeles
Attn: Phillip S. Hart
444 S. Flower Street, 34th Floor
Los Angeles, CA 90071



Chamber of Commerce
11748 E. 187th Street
Artesia, CA 90701

Housing Authority of the County of Los Angeles
2 Coral Circle
Monterey Park, CA 91755

Fair Housing Foundation
200 Pine Avenue
Long Beach

Los Angeles Neighborhood Housing Services
3926 Wilshire Blvd, Suite 200
Los Angeles, CA 90010

A Community of Friends
3345 Wilshire Boulevard
Suite 1000
Los Angeles, CA 90010

Habitat for Humanity LA
17700 S. Figueroa Street
Gardena, CA 90248



APPENDIX B: RESIDENTIAL LAND RESOURCES

A. AVAILABILITY OF SITES FOR HOUSING

State Housing Element Law mandates that each city show it has adequate sites available through appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents a planning goal and not a requirement for actual production of housing within the planning period. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing.

The DOF is responsible for developing the total statewide housing demand projection. With HCD, this demand is apportioned to each of the state's regions. The demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-residential uses and to allow for a future vacancy rate conducive to healthy functioning of the housing market.

SCAG, the Council of Governments (COG) representing the region, in cooperation with local jurisdictions is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the Regional Housing Needs Assessment (RHNA) and the goals are referred to as the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction. Cities must also plan for the growth needs in the extremely low income category (30 percent or less than the median income). The extremely low income need is assumed to be 50 percent of the very low income allocation. The allocation is divided into four income categories:

- Very Low Income- 31 to 50 percent of the median income;
- Low Income- 51 to 80 percent of the median income;
- Moderate Income- 81 to 120 percent of the median income; and,
- Above Moderate Income- more than 120 percent of the median income.

The RHNA prepared by SCAG for the planning period of January 1, 2014 through October 15, 2021 identifies the City of Artesia's share of the region's housing needs as 120 new housing units. The City's share of the region's housing needs for 2014-2021, as determined by SCAG, is the projected housing need used in this evaluation. The analysis of adequate sites represents planning goals, not a goal for actual production of housing within the Planning Period.



APPENDIX B: RESIDENTIAL LAND RESOURCES

During the 2006-2014 Planning Period, the City had a RHNA need of 131 housing units. The City identified candidate sites that would be rezoned to address the RHNA need by allowing additional mixed use and residential development. These identified areas were not rezoned, but the City did rezone alternate sites that accommodated the City's Moderate Income and Above Moderate Income need, as well as a portion of the lower-income RHNA need. Based on the provisions of AB 1233, the City must identify sites that are appropriately zoned, or will be appropriately zoned within the first year of the new planning period to accommodate the unaccommodated lower-income need. This requirement is in addition to the requirement to identify other sites to accommodate the RHNA need for the 2014-2021 Planning Period. The City may not count capacity on the same sites for both planning periods. Refer to the sections below for discussion of capacity to accommodate the current and previous RHNA need.

1. 2006-2014 Unaccommodated RHNA Need

During the 2006-2014 Planning Period, 39 new housing units were constructed in the City. The City also adopted the Artesia Boulevard Corridor Specific Plan which permits mixed-use and residential development along a corridor that was historically composed of industrial and commercial uses. The Artesia Boulevard Corridor Specific Plan permits residential uses in three of its four quadrants. Quadrants 1 and 4 permit residential uses at densities up to 10 du/ac. Quadrant 3 permits residential uses at densities up to 30 du/ac. Based on the Specific Plan Build-out Assumptions provided in Appendix C of the Specific Plan, 149 new dwelling units could be constructed on sites anticipated to be redeveloped as part of the Specific Plan. Sites within Quadrant 3 could accommodate 107 new dwelling units at 30 du/ac, above the "default" density standard of 20 du/ac established by AB 2348 and accepted by HCD as appropriate for accommodating the lower-income housing need. Sites within Quadrants 1 and 4 are assumed to accommodate the Moderate and Above Moderate Income need.

Table B-1 summarizes the City's unaccommodated RHNA need. While the Artesia Boulevard Corridor Specific Plan accommodates a total number of new residential units exceeding the City's RHNA need, AB 2348 requires that at least 50 percent of the RHNA need be accommodated on sites zoned exclusively for residential use. Therefore, the City has an unaccommodated RHNA need of 27 lower-income units on sites with residential-only zoning.



APPENDIX B: RESIDENTIAL LAND RESOURCE

Table B-1 Unaccommodated Need, 2006-2014					
	Affordability Level				Total Units
	Very Low	Low	Moderate	Above Moderate	
2006-2014 RHNA Allocation	33	20	22	56	131
Construction Achievements	0	0	0	39	39
Capacity of Sites Rezoned (Artesia Boulevard Corridor Specific Plan)	107 ¹		42 ²		149
Unaccommodated Need	27 ³		0	0	27
Notes:					
1. Development of 75% of the total residential capacity on sites identified in Appendix C of the Specific Plan as "anticipated to be redeveloped as part of the specific plan" in Quadrant 3 at 30 du/ac. 2. Development of 75% of the total residential capacity on sites identified in Appendix C of the Specific Plan as "anticipated to be redeveloped as part of the specific plan" in Quadrants 1 and 4 at 10 du/ac. 3. 50% of the City's RHNA need is required to be provided on sites with zoning for residential uses only. The Artesia Boulevard Corridor Specific Plan accommodates the portion of the City's lower income RHNA need that can be provided on sites not exclusively zoned for residential use.					
Source: Regional Housing Needs Assessment, SCAG, 2007 and City of Artesia					

2. Vacant Land

Artesia is generally built-out and there are few pieces of vacant land remaining throughout the City. Table B-2 summarizes the capacity for new units on these vacant parcels. Exhibit B-1 shows the location of the vacant parcels. Based on the provisions of AB 2348, jurisdictions in Los Angeles County with a population less than 25,000 are considered suburban jurisdictions. Therefore, the default density of at least 20 du/ac would allow Artesia to accommodate housing for lower-income households. Parcels located in the MR zone (shown in bold text) have the potential to develop at a net density of 21 du/ac based on the permitted density and lot development standards including setbacks and lot coverage requirements, however none of the sites have the capacity to accommodate 16 dwelling units on a single site. Therefore, the capacity of the vacant land of 19 dwelling units is assumed to be used towards the City's above-moderate income need.



APPENDIX B: RESIDENTIAL LAND RESOURCES

**Table B-2
Vacant Land Permitting Residential**

APN	Zoning	General Plan	Square Feet	Permitted Density	Net Density	Projected Units	Notes
7033-019-013	MR	CCMU	8,276	1 du/ 1,800 sq. ft.	21 du/ac	--	Within proposed Housing Opportunity Overlay- refer to Table B1-1
7033-091-012	MR	CCMU	7,840	1 du/ 1,800 sq. ft.	21 du/ac	--	Within proposed Housing Opportunity Overlay- refer to Table B1-1
7033-091-011	MR	CCMU	7,840	1 du/ 1,800 sq. ft.	21 du/ac	--	Within proposed Housing Opportunity Overlay- refer to Table B1-1
7035-010-039	R-1	LDR	10,332	1 du/ 6,000 sq. ft.	7 du/ac	2	
7039-007-059	R-1	LDR	12,460	1 du/ 6,000 sq. ft.	7 du/ac	2	
7039-009-008	MR	HDR	8,525	1 du/ 1,800 sq. ft.	21 du/ac	4	
7039-017-019	MR	CG	8,003	1 du/ 1,800 sq. ft.	21 du/ac	4	
7039-025-018	MR	LDR	11,905	1 du/ 1,800 sq. ft.	21 du/ac	6	
7054-009-007	R-1	LDR	4,280	1 du/ 6,000 sq. ft.	7 du/ac	1	
Total						19	

Source: City of Artesia Planning Department




City of Norwalk

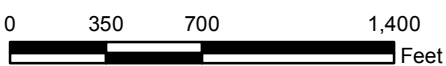
City of Cerritos

City of Cerritos



Legend

-  Vacant
-  Parcels
-  City Boundary



Source:



12/30/2013 11:04:13 AM \\data\137059\GIS\MXD\ExB-1_Artesia_HousingElement.mxd JIMCIPHERSON



APPENDIX B: RESIDENTIAL LAND RESOURCES

This page is intentionally blank.



APPENDIX B: RESIDENTIAL LAND RESOURCE

3. Artesia Boulevard Corridor Specific Plan

The Artesia Boulevard Corridor Specific Plan allows for redevelopment of underutilized commercial areas along Artesia Boulevard to mixed use development. A parcel inventory is provided in Appendix B1-3 and includes the existing use, size and anticipated buildout for each parcel. All of the parcels are zoned Artesia Boulevard Corridor Specific Plan and are designated as Gateway Community Commercial in the General Plan.

Quadrant 3 allows for residential development at 30 du/ac, meeting the default density threshold for lower income units under AB 2348. Quadrants 1 and 4 allow residential development at 10 du/ac and are assumed to provide for moderate and above-moderate income units. The location of Quadrant 3 is shown on Exhibit B-2. This Housing Element assumes that 75 percent of the total residential capacity on sites identified in Appendix C of the Artesia Boulevard Corridor Specific Plan as "anticipated to be redeveloped as part of the specific plan" in Quadrant 3 will be developed at 30 du/ac. The Housing Element also assumes that 75 percent of the total residential capacity on sites identified in Appendix C of the Specific Plan as "anticipated to be redeveloped as part of the specific plan" in Quadrants 1 and 4 will be developed at 10 du/ac.

4. Rezoning Program

Pursuant to AB 2348, jurisdictions with a shortfall of vacant and underutilized residential land to meet its RHNA needs must commit to a rezoning program to provide adequate sites to meet its housing growth needs. The program must adhere to the following parameters:

- Sites must be rezoned to accommodate 100 percent of the RHNA shortfall for lower-income units
- Rezoned sites must accommodate owner-occupied and multi-family residential uses by-right
- At least 50 percent of the very-low and low income housing need shall be accommodated on sites designated for residential use and for which nonresidential use or mixed uses are not permitted.

In order to accommodate both the 2006-2014 unaccommodated RHNA need and the remaining 2014-2021 RHNA need, the City will develop and implement a Housing Opportunities Overlay zone on underutilized sites within the City. The City has identified a number of parcels that will be included in the Housing Opportunities Overlay zone to allow exclusive by-right residential development at a minimum net density of 20 du/acre. These parcels are designated City Center Mixed Use in the General Plan and are currently zoned for single family or multifamily residential use. Exhibit B-3 shows the location of the Housing Opportunities Overlay Zone. Appendix B1, Table B1-1 summarizes the candidate parcels to be included in the Overlay zone. The sites within



APPENDIX B: RESIDENTIAL LAND RESOURCES

the proposed Overlay zone are generally developed with marginal or underperforming uses in older structures. Within the areas proposed to be included in the Housing Opportunity Overlay and the Mixed Use Overlay there have been a number of developments and development proposals that have consolidated parcels in order to develop multiple units. The New Man Horizons project located on Alburdis Avenue consolidated parcels to develop new senior housing units in 2005. Currently under construction on 186th Street is a 12-unit apartment project that consolidated two smaller parcels of land. There have also been proposals to consolidate lots and develop new residential units on Arline. During the recent improvement in the housing market, there has been interest by property owners throughout the area in consolidating parcels and redeveloping the sites with new uses. After accounting for existing residential units in the proposed Overlay Zone area, there is capacity for 130 new residential units. Based on the provisions of AB 2348, only sites large enough to accommodate at least 16 units can be counted towards meeting the City's lower income RHNA needs. The proposed Overlay Zone will create capacity for 110 new units on sites allowing at least 16 units per site at 20 du/ac. The remaining 20 units are assumed to provide for moderate and above moderate income needs.

In addition to the Housing Opportunities Overlay zone, the City will develop and implement a Mixed Use Overlay zone on sites currently designated City Center Mixed Use in the General Plan and currently zoned for commercial use. The City has identified a number of parcels that will be included in the Mixed Use Overlay zone to allow mixed use development with a residential component at with a maximum density of 40 du/acre. Exhibit B-3 shows the location of the Mixed Use Overlay Zone. Appendix B1, Table B1-2 summarizes the candidate parcels to be included in the Mixed Use Overlay zone. Based on the provisions of AB 2348, the capacity for 1,599 new dwelling units for these sites can be counted towards meeting the City's lower-income RHNA needs.

5. Sites Summary

Table B-3 summarizes the 2006-2014 and 2014-2021 RHNA need, and vacant and underutilized land capacity within Artesia. The table also demonstrates the City's ability to provide for adequate sites to accommodate the remaining lower-income growth needs.

Table B-3 Sites Summary					
	Total	Very-low Income	Low Income	Moderate Income	Above- moderate Income
2006-2014 RHNA Unaccommodated Need	27	27 ¹		0	0
2014-2021 RHNA Need	120	31	18	20	51
Total 2006-2014 and 2014-2021 RHNA Need	147	76 (52 on residential -only sites²)		20	51



APPENDIX B: RESIDENTIAL LAND RESOURCE

**Table B-3
Sites Summary**

	Total	Very-low Income	Low Income	Moderate Income	Above- moderate Income
Vacant Land Permitting Residential	19	0	0	0	19
Artesia Blvd. Corridor Specific Plan	149	107 ³		42 ⁴	
Candidate Sites for Exclusively Residential - Housing Opportunities Overlay	130	110		20	
Candidate Sites for Mixed Use Overlay	1,599	1,599			

Notes:

¹ Units must be accommodated on sites zoned exclusively for residential use per AB 2348.

² Includes the 2006-2014 unaccommodated RHNA need of 27 units on residential-only sites and 2014-2021 remaining RHNA need of 25 units on residential-only sites.

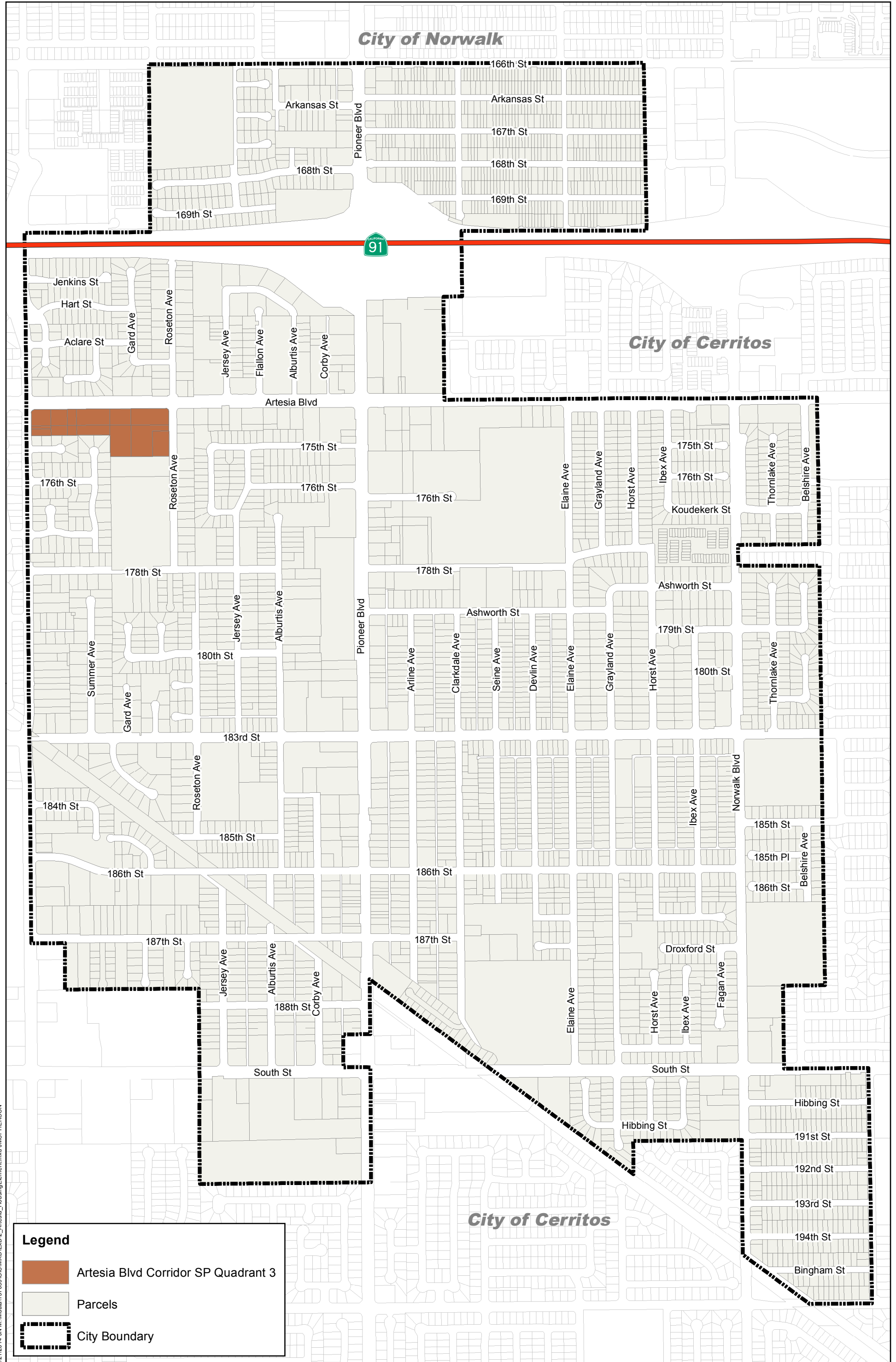
³ Capacity of parcels within Quadrant 3 of the Specific Plan.

⁴ Capacity of parcels within Quadrants 1 and 4 of the Specific Plan.

City of Norwalk

City of Cerritos

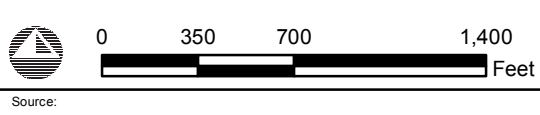
City of Cerritos



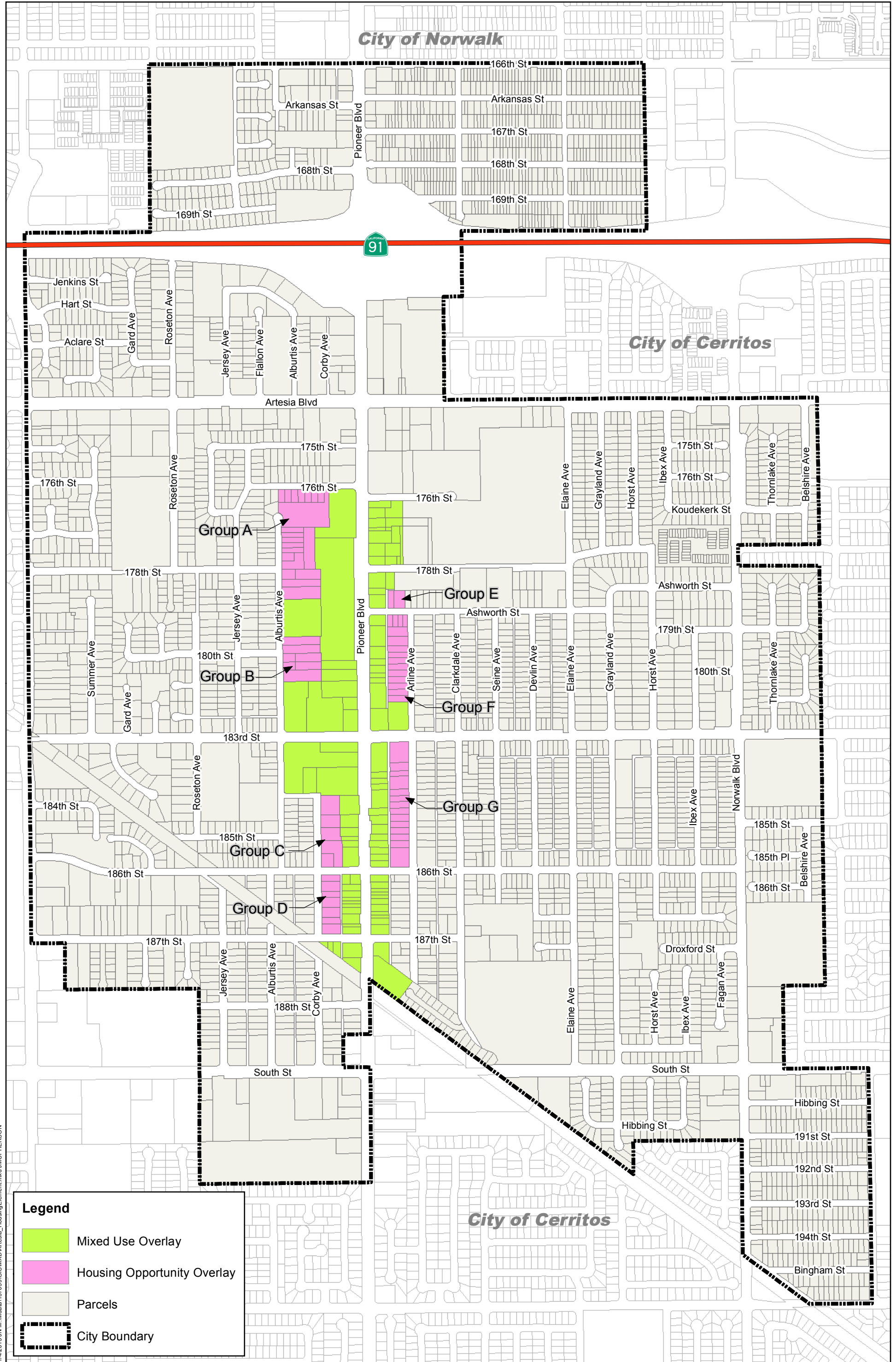
Legend

- Artesia Blvd Corridor SP Quadrant 3
- Parcels
- City Boundary

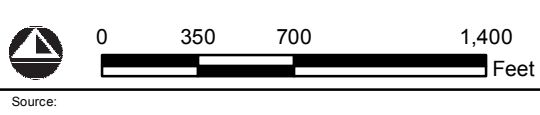
1/21/2014 JN M:\Midata\137059\GIS\MXD\EXB-2_Artesia_HousingElement.mxd JMC PHERSON



ARTESIA HOUSING ELEMENT
Artesia Boulevard Corridor Specific Plan



11/4/2013 JUN 11:04:13 AM \\data\137059\GIS\MXD\Artesia_HousingElement.mxd JIMCIPHERSON



ARTESIA HOUSING ELEMENT
Housing Opportunity Overlay & Mixed Use Overlay



APPENDIX B: RESIDENTIAL LAND RESOURCES

B. PRESERVATION OF ASSISTED UNITS AT RISK OF CONVERSION

State Housing Element Law requires the analysis of government-assisted housing that is eligible to change from low-income to market-rate housing within the next 10 years (through 2023). Housing assistance could be a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions. The City of Artesia does not have any units at risk of conversion through 2023.

Table B1-1: Housing Opportunity Overlay

Group #	AIN	Proposed Overlay Zone	Existing Use	Current General Plan Designation
Group A	7035014024	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group A	7035014025	Housing Opportunity Overlay	Multi-Family Apt 9+ Units	City Center Mixed Use
Group A	7035014026	Housing Opportunity Overlay	Multi-Family Apt 9+ Units	City Center Mixed Use
Group A	7035014027	Housing Opportunity Overlay	Multi-Family Apt 9+ Units	City Center Mixed Use
Group A	7035019023	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019024	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019025	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019026	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019027	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019028	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019029	Housing Opportunity Overlay	Single Family Attached Triplex	City Center Mixed Use
Group A	7035019030	Housing Opportunity Overlay	Single Family Attached Triplex	City Center Mixed Use
Group A	7035019031	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019032	Housing Opportunity Overlay	Single Family Attached Triplex	City Center Mixed Use
Group A	7035019033	Housing Opportunity Overlay	Single Family Attached Triplex	City Center Mixed Use
Group A	7035019034	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group A	7035019035	Housing Opportunity Overlay	Single Family Attached Other	City Center Mixed Use
Group A	7035019036	Housing Opportunity Overlay	Multi-Family Residential	City Center Mixed Use
Group B	7035012027	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group B	7035012028	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group B	7035012031	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group B	7035012032	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group B	7035012044	Housing Opportunity Overlay	Multi-Family Apt 9+ Units	City Center Mixed Use
Group B	7035014032	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group B	7035014033	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use

Table B1-1: Housing Opportunity Overlay

Group #	AIN	Proposed Overlay Zone	Existing Use	Current General Plan Designation
Group C	7039002014	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group C	7039002018	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group C	7039002020	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group C	7039002900	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group C	7039002901	Housing Opportunity Overlay	Parking Lot	City Center Mixed Use
Group D	7039011016	Housing Opportunity Overlay	Single Family Detached Other	City Center Mixed Use
Group D	7039011017	Housing Opportunity Overlay	Single Family Detached Other	City Center Mixed Use
Group D	7039011020	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group D	7039011021	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group D	7039011024	Housing Opportunity Overlay	Single Family Attached Duplex	City Center Mixed Use
Group D	7039011025	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group D	7039011026	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group E	7033017005	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group E	7033017006	Housing Opportunity Overlay	Parking Lot	City Center Mixed Use
Group F	7033018008	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group F	7033018009	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group F	7033018010	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group F	7033018011	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group F	7033018012	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group F	7033018013	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group F	7033018014	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group F	7033019010	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group F	7033019011	Housing Opportunity Overlay	Vacant	City Center Mixed Use
Group F	7033019012	Housing Opportunity Overlay	Vacant	City Center Mixed Use
Group F	7033019013	Housing Opportunity Overlay	Vacant	City Center Mixed Use
Group F	7033019014	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group F	7033019015	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use

Table B1-1: Housing Opportunity Overlay

Group #	AIN	Proposed Overlay Zone	Existing Use	Current General Plan Designation
Group F	7033019016	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group F	7033019017	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group G	7040017001	Housing Opportunity Overlay	Single Family Detached	City Center Mixed Use
Group G	7040017002	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group G	7040017008	Housing Opportunity Overlay	Multi-Family Apt 9+ Units	City Center Mixed Use
Group G	7040018001	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group G	7040018002	Housing Opportunity Overlay	Single Family Attached Triplex	City Center Mixed Use
Group G	7040018004	Housing Opportunity Overlay	Single Family Attached Duplex	City Center Mixed Use
Group G	7040018005	Housing Opportunity Overlay	Single Family Attached Duplex	City Center Mixed Use
Group G	7040018006	Housing Opportunity Overlay	Single Family Attached Duplex	City Center Mixed Use
Group G	7040018015	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group G	7040019003	Housing Opportunity Overlay	Parking Lot	City Center Mixed Use
Group G	7040019004	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group G	7040019018	Housing Opportunity Overlay	Church	City Center Mixed Use
Group G	7040019019	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use
Group G	7040019021	Housing Opportunity Overlay	Multi-Family Apt 2-8 Units	City Center Mixed Use

Table B1-1: Housing Opportunity Overlay

Current Zoning	Existing Residential Units	Acres	Proposed Density (du/ac)	Net Unit Capacity	Unit Capacity with Lot Consolidation
Multiple Family Residential	00004	0.19	20	0	25
Multiple Family Residential	00001	0.37	20	6	
Multiple Family Residential	00001	0.40	20	7	
Multiple Family Residential	00016	0.71	20	0	
Single Family Residential	00001	0.12	20	1	
Single Family Residential	00001	0.13	20	1	
Single Family Residential	00001	0.12	20	1	
Single Family Residential	00001	0.12	20	1	
Single Family Residential	00001	0.12	20	1	
Single Family Residential	00001	0.13	20	1	
Multiple Family Residential	00002	0.17	20	1	
Multiple Family Residential	00002	0.16	20	1	
Multiple Family Residential	00002	0.16	20	1	
Multiple Family Residential	00002	0.16	20	1	
Multiple Family Residential	00002	0.17	20	1	
Multiple Family Residential	00001	0.15	20	1	
Multiple Family Residential	00018	0.37	20	0	
Multiple Family Residential	14	0.67	20	0	
Multiple Family Residential	00001	0.16	20	2	23
Multiple Family Residential	00006	0.33	20	0	
Multiple Family Residential	00002	0.30	20	3	
Multiple Family Residential	00001	0.14	20	1	
Multiple Family Residential	00007	0.63	20	5	
Multiple Family Residential	00002	0.45	20	6	
Multiple Family Residential	00002	0.44	20	6	

Table B1-1: Housing Opportunity Overlay

Current Zoning	Existing Residential Units	Acres	Proposed Density (du/ac)	Net Unit Capacity	Unit Capacity with Lot Consolidation
Multiple Family Residential	00009	0.37	20	0	14
Multiple Family Residential	00010	0.36	20	0	
Multiple Family Residential	00016	0.52	20	0	
Multiple Family Residential	00001	0.24	20	3	
Multiple Family Residential	0	0.56	20	11	
Multiple Family Residential	00001	0.27	20	4	16
Multiple Family Residential	00001	0.17	20	2	
Multiple Family Residential	00002	0.27	20	3	
Multiple Family Residential	00004	0.17	20	0	
Multiple Family Residential	00001	0.18	20	2	
Multiple Family Residential	00002	0.27	20	3	
Multiple Family Residential	00003	0.26	20	2	
Multiple Family Residential	00001	0.29	20	4	
Multiple Family Residential		0.15	20	2	6
Multiple Family Residential	00001	0.10	20	0	16
Multiple Family Residential	00001	0.09	20	0	
Multiple Family Residential	00001	0.09	20	0	
Multiple Family Residential	00002	0.08	20	0	
Multiple Family Residential	00006	0.27	20	0	
Multiple Family Residential	00001	0.28	20	4	
Multiple Family Residential	00004	0.19	20	0	
Multiple Family Residential	00004	0.15	20	0	
Multiple Family Residential	0	0.18	20	3	
Multiple Family Residential	0	0.18	20	3	
Multiple Family Residential	0	0.19	20	3	
Multiple Family Residential	00004	0.18	20	0	
Multiple Family Residential	00002	0.19	20	1	

Table B1-1: Housing Opportunity Overlay

Current Zoning	Existing Residential Units	Acres	Proposed Density (du/ac)	Net Unit Capacity	Unit Capacity with Lot Consolidation
Multiple Family Residential	00007	0.18	20	0	30
Multiple Family Residential	00001	0.19	20	2	
Multiple Family Residential	00001	0.15	20	2	
Multiple Family Residential	00002	0.22	20	2	
Multiple Family Residential	00015	0.55	20	0	
Multiple Family Residential	00001	0.35	20	6	
Multiple Family Residential	00002	0.17	20	1	
Multiple Family Residential	00001	0.17	20	2	
Multiple Family Residential	00001	0.18	20	2	
Multiple Family Residential	00001	0.17	20	2	
Multiple Family Residential	00004	0.19	20	0	
Multiple Family Residential	0	0.18	20	3	
Multiple Family Residential	00003	0.18	20	0	
Multiple Family Residential	0	0.54	20	10	
Multiple Family Residential	00004	0.18	20	0	
Multiple Family Residential	00004	0.18	20	0	
	Total	16.89			
			at least 16 units per site		110

Table B1-2: Mixed Use Overlay

AIN	Proposed Overlay Zone	Current General Plan Designation	Current Zoning	Acres	Proposed Density (du/ac)	Residential Unit Capacity
7033007001	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.08	40	3
7033007002	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.42	40	16
7033007003	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.42	40	16
7033007004	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.20	40	8
7033007006	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.30	40	12
7033007007	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.28	40	11
7033007009	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.20	40	8
7033007010	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.14	40	5
7033007011	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.05	40	1
7033007016	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.22	40	8
7033007017	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.24	40	9
7033007018	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.38	40	15
7033007019	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.22	40	8
7033007020	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.23	40	9
7033007021	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.15	40	6
7033017003	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.15	40	6
7033017008	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.39	40	15
7033017029	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.21	40	8
7033017032	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.33	40	13
7033018001	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.26	40	10
7033018015	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.28	40	11
7033018016	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.47	40	18
7033019005	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.11	40	4
7033019006	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.12	40	4
7033019007	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.17	40	6
7033019008	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.15	40	5
7033019027	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.58	40	23
7033019030	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.57	40	22
7033019031	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.82	40	32
7035012030	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.45	40	18
7035012037	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.84	40	33

Table B1-2: Mixed Use Overlay

AIN	Proposed Overlay Zone	Current General Plan Designation	Current Zoning	Acres	Proposed Density (du/ac)	Residential Unit Capacity
7035012038	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.25	40	10
7035012042	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.48	40	19
7035012045	Mixed Use Overlay	City Center Mixed Use	Service and Professional	0.59	40	23
7035012904	Mixed Use Overlay	City Center Mixed Use	Service and Professional	2.09	40	83
7035012905	Mixed Use Overlay	City Center Mixed Use	Commercial General	1.69	40	67
7035014038	Mixed Use Overlay	City Center Mixed Use	Specific Plan	6.13	40	245
7035014050	Mixed Use Overlay	City Center Mixed Use	Commercial General	2.03	40	81
7035019042	Mixed Use Overlay	City Center Mixed Use	Commercial General	2.09	40	83
7039001002	Mixed Use Overlay	City Center Mixed Use	Commercial General	1.65	40	65
7039001003	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.50	40	20
7039001005	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.55	40	21
7039001009	Mixed Use Overlay	City Center Mixed Use	Commercial General	2.85	40	113
7039002003	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.24	40	9
7039002004	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.10	40	3
7039002005	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.15	40	5
7039002013	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.35	40	14
7039002019	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.55	40	21
7039002022	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.47	40	18
7039011001	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.18	40	7
7039011002	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.09	40	3
7039011008	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.09	40	3
7039011009	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.09	40	3
7039011010	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.09	40	3
7039011012	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7039011013	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7039011014	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.15	40	6
7039011015	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.12	40	4
7039011027	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.18	40	7
7039011028	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.24	40	9
7039012003	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.41	40	16
7039012007	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.15	40	6

Table B1-2: Mixed Use Overlay

AIN	Proposed Overlay Zone	Current General Plan Designation	Current Zoning	Acres	Proposed Density (du/ac)	Residential Unit Capacity
7039012008	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.07	40	2
7039012009	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.04	40	1
7039012010	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.23	40	9
7040017006	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.14	40	5
7040017007	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.70	40	28
7040018014	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.13	40	5
7040018800	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.14	40	5
7040018801	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.44	40	17
7040018802	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.19	40	7
7040018804	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.23	40	9
7040019008	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7040019010	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7040019011	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7040019012	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.18	40	7
7040019013	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7040019022	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.24	40	9
7040020015	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7040020016	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.08	40	3
7040020017	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.09	40	3
7040020018	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.18	40	7
7040020019	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.16	40	6
7040020020	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.09	40	3
7040020021	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.08	40	3
7040020022	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.08	40	3
7040020024	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.17	40	6
7040020025	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.18	40	7
7040020029	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.25	40	10
7040022028	Mixed Use Overlay	City Center Mixed Use	Commercial General	0.38	40	15
7040023002	Mixed Use Overlay	City Center Mixed Use	Commercial General	1.43	40	57
			Total	41.13		1,599

Table C-2: Specific Plan Build-out Assumptions

APN	Address	Parcel Size (Acres)	Parcel Size (Sq Ft)	Existing Use	Existing Residential Units	DU/AC	Existing Residential Sq. Ft.	Existing Non-Residential Building Sq Ft	Anticipated to be Redeveloped as Part of SP	Non-Residential Full Buildout	Non-Residential 75% Capacity	Residential Full Buildout	Residential 75% Capacity	Residential 75% Capacity - Square Footage
Quadrant 1 - 1.0 FAR & 10 DU/AC														
7035-003-033	11405 Artesia Blvd.	0.39	16,988.40	Vacant	0	0.00	0	6,234	Yes	11,892	8,919	1,170	878	878
7035-003-034	11425 Artesia Blvd.	0.46	20,037.60	Sonora Mexican Restaurant	0	0.00	0	960	Yes	14,026	10,520	1,380	1,035	1,035
7035-003-053	11515 Artesia Blvd.	0.53	23,086.80	Office (Data Processing)	0	0.00	0	5,092	Yes	16,161	12,121	1,590	1,193	1,193
7035-003-060	17327 Roseton Ave.	0.27	11,761.20	Industrial Scrap Metal (Vacant)	0	0.00	0	0	Yes	8,233	6,175	810	608	608
7035-003-058	17312 Roseton Ave.	0.17	7,405.20	Industrial (Friar Manufacturing)	0	0.00	0	1,610	Yes	5,184	3,888	510	383	383
7035-003-059	17311 Roseton Ave.	0.16	6,969.60	Industrial (Friar Manufacturing)	0	0.00	0	3,600	Yes	4,879	3,659	480	360	360
7035-003-054	11521 Artesia Blvd.	0.54	23,522.40	Retail (Benjamin Moore)	0	0.00	0	7,545	No	7,545	7,545	0	0	0
7035-003-055	11545 Artesia Blvd.	0.17	7,405.20	Avis Car Rentals	0	0.00	0	1,652	No	1,652	1,652	0	0	0
TOTAL		2.69	117,176.40		0	0.00	0	26,693		69,571	54,478	5,940	4,455	4,455
Quadrant 2 - 1.5 FAR														
7035-004-075	11601 Artesia Blvd.	0.27	11,761.20	Industrial (Scrap Metal)	0	0.00	0	2,854	Yes	17,642	13,231	0	0	0
7035-004-074	11611 Artesia Blvd.	0.13	5,662.80	Residential	1	7.69	760	0	Yes	8,494	6,371	0	0	0
7035-016-066	11635 Artesia Blvd.	1.53	66,646.80	Public Storage	0	0.00	0	60,270	No	60,270	60,270	0	0	0
7035-016-067	11645 Artesia Blvd.	0.61	26,571.60	Retail (Hair, Pizza, Etc.)	0	0.00	0	11,631	No	11,631	11,631	0	0	0
7035-016-064	11709 Artesia Blvd.	3.29	143,312.40	California Dairies	0	0.00	0	6,814	No	6,814	6,814	0	0	0
TOTAL		5.83	253,954.80		1	7.69	760	81,569		104,851	98,317	0	0	0
Quadrant 3 - 2.0 FAR & 30 DU/AC														
7035-005-001	11414 Artesia Blvd.	0.46	20,037.60	Retail (Market, Liquor, Cleaners)	0	0.00	0	20,112	Yes	28,053	21,039	1,380	1,035	1,035
7035-005-002	11414 Artesia Blvd.	0.09	3,920.40	Retail (Market, Liquor, Cleaners)	0	0.00	0	2,260	Yes	5,489	4,116	270	203	203
7035-005-053	17420 Gridley Rd.	0.19	8,276.40	Driving School	0	0.00	0	1,825	Yes	11,587	8,690	570	428	428
7035-005-042	11504 Artesia Blvd.	0.49	21,344.40	Gold Star RV Storage	0	0.00	0	2,000	Yes	29,882	22,412	1,470	1,103	1,103
7035-005-043	NA	0.94	40,946.40	Gold Star RV Storage	0	0.00	0	0	Yes	57,325	42,994	2,820	2,115	2,115
7035-005-049	11540 Artesia Blvd.	0.9	39,204.00	Vacant (Former Nursery)	0	0.00	0	20,404	Yes	54,886	41,164	2,700	2,025	2,025
7035-005-050	11540 Artesia Blvd.	1.1	47,916.00	Vacant (Former Nursery)	0	0.00	0	32,214	Yes	67,082	50,312	3,300	2,475	2,475
7035-005-048	17501 Roseton Ave.	0.61	26,571.60	Residential	1	1.64	1,837	0	Yes	37,200	27,900	1,830	1,373	1,373
7035-005-051	11428 Artesia Blvd.	0.38	16,552.80	Office (Attorney, Realty, Etc.)	0	0.00	0	10,008	No	10,008	10,008	0	0	0
7035-005-052	11428 Artesia Blvd.	0.23	10,018.80	Office (Attorney, Realty, Etc.)	0	0.00	0	6,133	No	6,133	6,133	0	0	0
7035-005-025	11436 Artesia Blvd.	0.22	9,583.20	Retail (Optometry, Etc.)	0	0.00	0	4,599	No	4,599	4,599	0	0	0
7035-005-026	11436 Artesia Blvd.	0.13	5,662.80	Retail (Optometry, Etc.)	0	0.00	0	0	No	0	0	0	0	0
7035-005-074	11446 Artesia Blvd	0.78	33,976.80	East West Ice Palace	0	0.00	0	44,408	No	44,408	44,408	0	0	0
7035-005-075	11446 Artesia Blvd	0.47	20,473.20	East West Ice Palace	0	0.00	0	0	No	0	0	0	0	0
TOTAL		6.99	304,484.40		1	1.64	1,837	143,963		356,652	283,776	14,340	10,755	10,755
Quadrant 4 - 1.0 FAR & 10 DU/AC														
7035-017-011	11600 Artesia Blvd.	0.4	17,424.00	Retail (Repair Shop)	0	0.00	0	2,076	Yes	12,197	9,148	1,200	900	900
7035-017-010	NA	0.2	8,712.00	Vacant	0	0.00	0	0	Yes	6,098	4,574	600	450	450
7035-017-042	11654 Artesia Blvd.	0.51	22,215.60	Vacant	0	0.00	0	1,272	Yes	15,551	11,663	1,530	1,148	1,148
7035-017-040	NA	0.2	8,712.00	Vacant	0	0.00	0	0	Yes	6,098	4,574	600	450	450
7035-021-032	11658 Artesia Blvd.	0.33	14,374.80	Vacant (Collision Auto Center)	0	0.00	0	16,975	Yes	10,062	7,547	990	743	743
7035-021-033	11658 Artesia Blvd.	0.1	4,356.00	Vacant (Collision Auto Center)	0	0.00	0	3,415	Yes	3,049	2,287	300	225	225
7035-021-051	11704 Artesia Blvd.	0.41	17,859.60	Daycare	2	4.88	5,438	0	Yes	12,502	9,376	1,230	923	923
7035-021-043	11732 Artesia Blvd.	0.81	35,283.60	Alberto's Mexican Restaurant	0	0.00	0	2,349	Yes	24,699	18,524	2,430	1,823	1,823
7035-017-014	11634 Artesia Blvd.	0.13	5,662.80	Residential	4	30.77	2,880	0	Yes	3,964	2,973	390	293	293
7035-017-025	11636 Artesia Blvd.	0.21	9,147.60	Korean Restaurant	0	0.00	0	1,000	Yes	6,403	4,802	630	473	473
7035-017-024	11638 Artesia Blvd.	0.07	3,049.20	Residential	2	28.57	1,440	0	Yes	2,134	1,601	210	158	158
7035-017-043	11644 Artesia Blvd.	0.4	17,424.00	Retail (Hair, Auto, Office, Equip., Etc.)	0	0.00	0	5,192	Yes	12,197	9,148	1,200	900	900
7035-021-050	11708 Artesia Blvd.	0.4	17,424.00	Office (Accounting Insurance)	0	0.00	0	5,120	No	5,120	5,120	0	0	0
7035-017-013	11622 Artesia Blvd.	0.34	14,810.40	Retail (Repair Shop)	0	0.00	0	4,320	No	4,320	4,320	0	0	0
7035-017-028	11614 Artesia Blvd.	0.53	23,086.80	Auto Repair	0	0.00	0	8,400	No	8,400	8,400	0	0	0
7035-017-015	11634 Artesia Blvd.	0.33	14,374.80	Retail (Hair, Tailor, Etc.) & Residential	0	0.00	0	1,872	No	1,872	1,872	0	0	0
TOTAL		5.37	233,917.20		8	64.22	9,758	51,991		134,667	105,928	11,310	8,483	8,483
GRAND TOTAL & AVERAGES		20.88	909,532.80		10	73.55	12,355	304,216		665,741	542,498	31,590	23,693	23,693
ADDITIONAL UNITS TO BE DEVELOPED IN QUADRANT 3												60,000	60,000	60,000
LESS EXISTING DEVELOPMENT										304,216	304,216	12,355	304,216	12,355
TOTAL IMPACT										361,525	238,282	79,235	-220,524	71,338

Notes:

- Mixed Use development in Quadrants 1, 3, & 4 is assumed to be 30% residential and 70% non-residential uses.
- Residential densities and FARs vary by Quadrant.
- Columns G and J reflect the approximate number of existing residential units and an estimate of non-residential square footage that currently exist in the Specific Plan Area today.
- It is assumed that an additional 60 residential units will be developed in Quadrant 3



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1 Review of Housing Element Past Performance	
Goal/Policy/Action	Progress in Implementation
Goal HE 1 Provide affordable, decent, safe and sanitary housing of all types and costs, regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability.	
Policy HE 1.1 Provide homeownership assistance to low- and moderate-income households.	
Action HE 1.1a Mortgage Credit Certificate Program Continue to promote the California Housing Finance Agency (CalHFA) Mortgage Credit Certificate (MCC) Tax Credit Program for first-time homebuyers through handouts available at City Hall and announcements in the City's website and cable television station (RTA).	The City continues to promote the CalHFA MCC Tax Credit Program for eligible first-time homebuyers by providing information at City Hall.
Policy H 1.2 Increase the extremely low, very low, low and moderate income housing stock.	
Action HE 1.2a Redevelopment Housing Set Aside Fund Implement the Redevelopment Plan for the Artesia Redevelopment Project Area which will provide low- and moderate-income housing through Housing Set-Aside funds. The Redevelopment Agency is required to set aside 20 percent of the tax increment to a special Low and Moderate Income Housing Fund. The Housing Fund must be used to increase, improve and preserve the community's supply of low- and moderate-income housing. As part of the implementation of the Redevelopment Plan, the City, through the Agency, shall use the Housing Set-Aside funds to write-down the cost of land and assist in assembling property for the development of extremely low, very low, low- and moderate-income housing.	The Artesia Redevelopment Agency was dissolved in February 2012, consistent with the dissolution of redevelopment agencies statewide. As a result, the Low and Moderate Income Housing Fund is no longer available.



APPENDIX C: REVIEW OF PAST PERFORMANCE

**Table C-1
Review of Housing Element Past Performance**

Goal/Policy/Action	Progress in Implementation
<p>Action HE 1.2b Maximize External Funding Resources</p> <p>Maximize use of external funding resources for affordable housing construction, rehabilitation, and rental assistance. The City shall monitor available County, State, and Federal funds and pursue funds based on the City's eligibility.</p>	<p>The City continues to monitor external grant and other funding opportunities that will assist in funding affordable housing construction, rehabilitation and rental assistance. The City is evaluating use of funds such as State and Federal funds for housing assistance for veterans and rehabilitation loan programs.</p>
<p>Action HE 1.2c Compliance with State Density Bonus Law</p> <p>To encourage affordable housing development, the City currently offers density bonuses and developer incentives in Article 43 of the Municipal Code. To provide further incentives for affordable housing development and to comply with the provisions of State Density Bonus Law, City shall review and revise Article 43 of the Municipal Code.</p>	<p>The City has not yet revised Article 43 of the Municipal Code to reflect the requirements set forth in the State Density Bonus Law. However, the City continues to encourage affordable housing development by offering density bonuses and developer incentives for affordable housing.</p>
<p>Action HE 1.2d Participation in Gateway Cities Council of Governments</p> <p>Continue to participate in the Gateway Cities Council of Governments' effort to develop strategies to increase the sub-region's housing stock. Tasks include identifying available financial resources, modeling housing costs, and formulating programs that the sub-region could sponsor to help overcome some of the constraints to housing development. Potential categories of housing assistance could include programs to help meet infrastructure needs, impact predevelopment and feasibility costs, and undertake redevelopment with pooled funds.</p>	<p>The City continues to participate in the Gateway Cities COG. During the Planning Period, the Gateway Cities COG developed a subregional sustainable communities strategy and undertook initiatives to reduce homelessness, address air quality, and study transportation corridors.</p>
<p>Action HE 1.2e Second Units</p> <p>The City understands that second units are an opportunity to provide affordable housing while maintaining the character of single-family neighborhoods. The City currently allows second unit housing on R-1 lots if the unit meets the requirements of the Second Unit Ordinance. The City shall review the Second Unit Ordinance and consider revisions or incentives</p>	<p>The City continues to permit second units in the R-1 zone. The City continues to evaluate and monitor development of second units in single-family neighborhoods. The City plans on developing outreach information that will be available on their website in the future.</p>



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1 Review of Housing Element Past Performance	
Goal/Policy/Action	Progress in Implementation
to encourage development of second units. The City shall develop outreach materials to inform residents of the Second Unit Ordinance. The City will also implement a monitoring program that inventories the second units.	
<p>Action HE 1.2f Housing for Extremely-Low Income Households</p> <p>Encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers on at least an annual basis, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice during the planning period and/or offering additional incentives beyond the density bonus provisions.</p>	The City is currently soliciting non-profits and developers to develop a senior housing project for extremely-low income units. At this time, the City is working on Response for Qualifications (RFQs) and may result in future Response for Proposals (RFPs).
<p>Policy HE 1.3 Encourage mixed-use (residential/commercial) development on existing commercial zoned land.</p>	
<p>Action HE 1.3a Mixed Use in the C-G Zone</p> <p>Amend the C-G zone of the Municipal Code to conditionally permit mixed-use development. Mixed-use development is intended to increase the supply of affordable housing in the city while promoting pedestrian access. The conditionally permitted uses shall include multiple-family dwelling units sited together with typical permitted commercial uses of the C-G zone, with the exception of uses that are incompatible with residential uses, such as light manufacturing, automotive servicing or other uses that may pose potential health and safety risks or nuisances to residents of the mixed-use development. In addition, development standards for mixed use residential</p>	The City has not implemented amendments to the C-G zone of the Municipal Code. However, the City adopted the Artesia Boulevard Corridor Specific Plan (ABCSP) on December 13, 2011 that encourages mixed-use development that is compatible with surrounding uses along Artesia Boulevard.



APPENDIX C: REVIEW OF PAST PERFORMANCE

**Table C-1
Review of Housing Element Past Performance**

Goal/Policy/Action	Progress in Implementation
<p>and commercial uses shall be subject to the same development standards of the C-G zone as commercial use unless otherwise stated. However, certain development standards (parking requirements, and development fees, and maximum floor area) for mixed use development projects providing affordable housing shall be flexible. If affordable housing is provided in a mixed-use development project, the City shall amend the Municipal Code to provide for the following: a) the maximum allowable floor area of the commercial component may be increased by up to 10%; b) the parking requirement for both the commercial and the residential components shall be reduced; and c) development fees shall be waived.</p>	
<p>Action HE 1.3b Amend the South Specific Plan</p> <p>Amend the South Specific Plan to designate the site as an Affordable Housing Optional Overlay (AHO) District which will allow higher commercial densities to the developer if affordable housing is provided. To facilitate affordable housing, and specifically very low- and low-income housing, the AHO designation will require that no less than 30 percent of the housing units be available to families of very low-income and 20 percent to families of low-income. The remaining 50% of the units shall be at market rate. In addition, the minimum housing density shall be 21 units per acre and the maximum 24 units per acre. However, the developer would retain the option of building at the lower density permitted by the Specific Plan's development standards. In addition, amend the Specific Plan to allow residential units to be developed above the first floor of commercial buildings. The specific development and design standards will reflect the residential and commercial goals of the City, and will be developed with the assistance of planners, architects, landscape architects, designers, and engineers.</p>	<p>The City has not implemented amendments to the South Specific Plan. However, the City continues to encourage affordable housing development by offering density bonuses and developer incentives for affordable housing.</p>



APPENDIX C: REVIEW OF PAST PERFORMANCE

**Table C-1
Review of Housing Element Past Performance**

Goal/Policy/Action	Progress in Implementation
<p>Action HE 1.3c Adopt the Downtown Specific Plan</p> <p>The City shall adopt the Downtown Specific Plan to provide increased opportunities for housing development. The Downtown Specific Plan shall permit residential units at a minimum density of 20 du/ac within the Mixed Use Overlay.</p>	<p>The City has not adopted the Downtown Specific Plan. However, the City continues to pursue the process of developing public improvements to the downtown area along Pioneer Blvd. between 183rd Street and 188th. The next phase will be toward improvements along Pioneer Boulevard with the intent to make the City's downtown a safe, vibrant, transit-friendly, outdoor shopping area. The City is evaluating creating a mixed-use overlay for the downtown area in-lieu of a specific plan.</p>
<p>Policy HE 1.4 Provide housing opportunities for the special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).</p>	
<p>Action HE 1.4a Expedited Processing for Special Needs Housing</p> <p>Expedite processing for housing development projects for the special needs groups, giving highest priority to rental units with more than 3 bedrooms.</p>	<p>The City continues to expedite processing for special needs housing with higher priority status given to large renter occupied households.</p>
<p>Action HE 1.4b Technical Assistance for Special Needs Housing Development</p> <p>Assist developers proposing special needs housing in applying for federal and state funding utilizing tax credit and/or bond processing.</p>	<p>The City continues to assist developers in appropriate federal and state funding applications for special needs housing development including the Community Development Block Grant (CDBG) and the HOME Program.</p>
<p>Action HE 1.4c Adequate Sites for Emergency Shelters and Transitional Housing</p> <p>In compliance with SB 2, the City will analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing and supportive services to homeless individuals and families. The City will comply with the requirements of the State in the following manner:</p>	<p>The City is in the process of amending the Zoning Code to permit emergency shelters, transitional housing and supportive services to comply with SB-2. The City Council introduced the ordinance on November 12, 2013 and anticipates the second reading will occur in December 2013.</p>



APPENDIX C: REVIEW OF PAST PERFORMANCE

**Table C-1
Review of Housing Element Past Performance**

Goal/Policy/Action	Progress in Implementation
<ul style="list-style-type: none"> • Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters. The City will amend the M-1, or other suitable zone(s) with sufficient capacity, to permit emergency shelters by-right and without a condition use or other discretionary • Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards. • Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development. • Amend the Zoning Code to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone. 	
<p>Action HE 1.4d Revise the City's Definition of "Family"</p> <p>According to case law Santa Barbara v. Adamson (1980), the Supreme Court found that a definition of "family" that made a distinction between related and unrelated persons in setting occupancy limits for single-family homes was unconstitutional. Therefore, the City will revise the current definition of "family" in the Municipal Code to comply with the definition found in the State's Health and Safety Code and in the Welfare and Institutions Code.</p>	<p>The City has revised the definition of "family" in the Municipal Code to: Family shall mean a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit in a bachelor apartment or dwelling unit. Family shall also include a group of not more than five (5) persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit."</p>



APPENDIX C: REVIEW OF PAST PERFORMANCE

**Table C-1
Review of Housing Element Past Performance**

Goal/Policy/Action	Progress in Implementation
Policy HE 1.5 Encourage energy conservation in new residential development and rehabilitation or remodeling of existing housing units.	
<p>Action HE 1.5a Green Building Practices and Energy Conservation</p> <p>To encourage the use of green building, energy conserving and sustainable development practices, the City shall conduct a comprehensive review of existing local zoning and development standards, policies and programs. The City will analyze current trends and best practices and based on its findings, establish and market a program of information resources and/or incentives that will facilitate and encourage the incorporation of materials and technologies that promote green building and energy conservation and efficiency in new residential construction and remodeling. Potential incentives that will be evaluated include technical assistance, concessions, priority processing or other strategies to further encourage green building and energy conservation.</p> <p>Additionally, the City will continue to promote energy conservation programs provided by the local utility providers by providing educational handouts and workshops in partnership with those providers.</p>	<p>The City has adopted the Los Angeles County Building Code. Accordingly, the LA County adopted the Green Building Program in 2008 and thereby addresses mandates set forth in CALGreen (2010 California Green Building Standards Code) for energy conservation, green building practices and sustainable construction standards. As such, the City continues to promote best practices that fall in line with the LA County Building Code and Green Building Program.</p>
Goal HE 2 Maintain and Improve the Existing Housing Stock in Artesia.	
Policy HE 2.1 Encourage the rehabilitation of the City's existing low- and moderate-income housing.	
<p>Action HE 2.1a Housing Rehabilitation Loans</p> <p>Continue to offer low interest, deferred payment loans to eligible low-income homeowners for home repair. The City will distribute and make information available to homeowners regarding program eligibility, funding uses and assistance, and counseling at City Hall and on the City's</p>	<p>This program is no longer available as funding is no longer available. However, the City is currently providing a Pilot Residential Home Improvement Program offering financial incentives to homeowners to improve the physical appearance, structural integrity and neighborhood safety of private residential properties in the City. The City has appropriated \$50,000 for</p>



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1 Review of Housing Element Past Performance	
Goal/Policy/Action	Progress in Implementation
website.	home rehabilitation with eligibility requirements and property improvement standards addressed for individual loans.
<p>Action HE 2.1b Outreach to Spanish-Speaking Residents</p> <p>Continue to implement the outreach program in Spanish to inform Spanish-speaking residents of the low interest, deferred payment loans available for home repairs. The City shall also conduct housing assistance workshops that provide information on home rehabilitation programs available to the residents of the City.</p>	The City continues provides outreach information in Spanish upon request. An outreach workshop/Town Hall Meeting is planned to be held on November 21, 2013 and will provide information on the Home Improvement Grant/Fund and development incentives for lot consolidation targeted areas in the City.
<p>Action HE 2.1c Amend Redevelopment Plan</p> <p>Conduct a feasibility study to amend the Redevelopment Plan to add targeted residential areas into the redevelopment project area. This will enable residents in the project area to take advantage of new rehabilitation programs available through tax increment as well as residents throughout the City with the additional funds from Redevelopment Housing Set-Aside which can be used for the purpose of increasing, improving, and preserving the City's supply of low- and moderate-income housing. If a new redevelopment project area is established in the residential area of the City, redevelopment funds shall be used to purchase and assemble residential properties for higher density residential use.</p>	The Artesia Redevelopment Agency was dissolved in February 2012, consistent with the dissolution of redevelopment agencies statewide. As a result, redevelopment funds are not available.
<p>Policy HE 2.2 Encourage the rehabilitation of the City's mobile homes in order to continue providing the residents with affordable housing.</p>	
<p>Action HE 2.2a Rehabilitation Loans for Mobile Homes</p> <p>Continue to offer HOME home improvement loans for the rehabilitation of mobile homes.</p>	This program is no longer available as funding is no longer available. However, the City is currently providing a Pilot Residential Home Improvement Program offering financial incentives to homeowners to improve the physical appearance, structural integrity and neighborhood safety of private residential properties in the City. The City has appropriated \$50,000 for



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1 Review of Housing Element Past Performance	
Goal/Policy/Action	Progress in Implementation
	home rehabilitation with eligibility requirements and property improvement standards addressed for individual loans.
Policy HE 2.3 Continue to enforce the City's Municipal Code to ensure that the existing housing stock does not pose serious health and safety hazards to its occupants.	
Action HE 2.3a Priority Code Enforcement Identify target areas within the city that will require priority attention by the Code Enforcement Department. The City shall utilize the Artesia Housing Conditions Survey as the basis for identifying target areas. Subsequent to target area identification, prioritize the areas for proactive code enforcement programs.	The City continues to utilize the Housing Conditions Survey to target priority areas that require appropriate attention by the Code Enforcement Department.
Goal HE 3 Provide suitable sites for housing development to accommodate all ranges of housing type, size, location, and price	
Policy HE 3.1 Identify properties within the City that are suitable for housing development.	
Action HE 3.1a Land Inventory Maintain an updated land inventory that identifies vacant residential land and underutilized properties suitable for higher density residential development within the City. This land use and housing database shall be updated and enlarged annually by the City's Planning Department in conjunction with the Code Enforcement Department.	The City continues to maintain the land inventory as previously identified in the prior 2006-2014 Housing Element Update.
Action HE 3.1b Redevelopment of Underutilized Sites To encourage recycling of sites for residential development, the City shall work with interested developers to facilitate redevelopment of non-residential sites for residential use. In addition, the Redevelopment Agency shall evaluate purchasing underutilized sites offered for sale in the project area for future affordable housing development. These sites would be	The Artesia Redevelopment Agency was dissolved in February 2012, consistent with the dissolution of redevelopment agencies statewide. As a result, redevelopment funds are not available for purchase of underutilized sites. The City is currently working with developers to reuse non-residential sites for housing on a case-by-case basis and provides appropriate information upon request.



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1 Review of Housing Element Past Performance	
Goal/Policy/Action	Progress in Implementation
<p>promoted to housing developers through informational bulletins and the City's website.</p>	
<p>Action HE 3.1b Provide for Adequate Sites for Housing Development</p> <p>To provide for adequate sites to accommodate the City's remaining very-low, low, and moderate income growth need of 75 dwelling units, the City shall re-zone a minimum of 3.75 acres of land to permit owner-occupied and rental single family and multifamily development by-right with a minimum net density of 20 du/ac. A minimum of 1.3 acres of the rezoned land shall allow exclusively by-right residential development to accommodate at least 50 percent of the City's very-low and low income growth need. The very-low and low income housing need shall be accommodated on sites with densities and development standards that permit at minimum of 16 units per site.</p> <p>A portion of the City's unmet lower-income growth need is provided for through the adoption of the Downtown Specific Plan (Action 1.3c).</p>	<p>Due to various circumstances, the City was unable to rezone areas identified in the 2006-2014 Housing Element. At this time, the City continues to monitor adequate sites to accommodate the growth need for dwelling units in the future. Areas are identified in this Housing Element to accommodate the shortfall from the 2006-2014 Planning Period as well as the new 2014-2021 RHNA.</p>
<p>Goal HE 4 Continue to provide free housing choice, equal opportunity, and access for all Artesia citizens, housed and non-housed alike.</p>	
<p>Policy HE 4.1 Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.</p>	
<p>Action HE 4.1a Fair Housing Referrals</p> <p>Continue to refer inquiries related to housing discrimination and fair housing practices to the Fair Housing Foundation. The Fair Housing Foundation provides fair housing education and outreach as well as tenant-landlord resolution, and investigates reports of discrimination. The City shall provide information about the Foundation's services in English, Spanish, and other languages, as found necessary, at City Hall and on the City's website and cable television station.</p>	<p>The City continues to refer fair housing related cases to the Fair Housing Foundation. The City plans on providing referral information on the City's website in the future.</p>



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1 Review of Housing Element Past Performance	
Goal/Policy/Action	Progress in Implementation
Policy HE 4.2 Support local, non-profit agencies near Artesia that serve the homeless.	
Action HE 4.2a Coordination with Homeless Service Providers Coordinate efforts with the various non-profit organizations such as the Lutheran Social Services of Southern California in Long Beach and the L. A. Coalition to End Hunger and Homelessness.	The City continues to participate in the Gateway Cities COG, which is leading a regional effort to address homelessness. The COG has created a Committee on Homelessness and is undertaking a variety of activities with community partners.
Policy HE 4.3 Provide rental assistance to low-income households.	
Action HE 4.3a Section 8 Housing Choice Vouchers Continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website.	The City continues to assist the public with information on Section 8 by posting reference materials on to the City Hall's bulletin board. In addition, the City continues to refer eligible low-income household residents to the LA County Housing Authority for Section 8 rental assistance.
Goal HE 5 Remove governmental constraints to development, maintenance, and improvement of housing stock.	
Policy HE 5.1 Provide guidance for decision-making regarding quality, inventory, and conservation of the City's housing stock	
Action HE 5.1a Informational Manuals/Handouts Continue to provide explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits.	The City continues to provide handouts and informational materials online and at City Hall to assist applicants.
Action HE 5.1b Annual Housing Report In compliance with State Law, the City shall submit an annual housing report to HCD. The report should describe changes to the City's housing stock and the progress in implementing the Housing Element policy program.	The City will prepare and submit the annual housing report to the HCD discussing the City's housing stock changes and the status and progress in implementing the Housing Element.



APPENDIX C: REVIEW OF PAST PERFORMANCE

**Table C-1
Review of Housing Element Past Performance**

Goal/Policy/Action	Progress in Implementation
Policy HE 5.2 Provide efficient development of project processing	
Action HE 5.2a Development Review Process Handouts To assist the public in understanding the application and approval process, the City shall continue to distribute "The Development Review Process" handout to applicants. The City shall modify the handout as needed to reflect changes in the application process, timelines or requirements.	The City continues to assist the public with the development review process. In addition, the City continues to revise handouts to reflect updated changes, as appropriate.
Action HE 5.2b Pre-Application Coordination with Developers Continue to meet with prospective developers prior to formal submittal of a building permit application. The City will inform the applicant of the City's requirements as they apply to the proposed development project, review the procedures outlined in the Municipal Code, explore possible alternatives or modification of the project, and identify any necessary technical studies or other required information relating to future entitlement review.	The City continues to meet with developers prior to project application on an on-going basis.
Action HE 5.2c Expedited Processing and Fee Waivers To encourage construction of affordable housing projects, the City shall review the existing development application, approval process, and required development fees. If the development approval process and/or fees are found to be a constraint to affordable housing development, the City shall establish expedited processing procedures and/or fee waivers.	The City continues to evaluate development applications, processing timelines and development fees to promote construction of affordable housing projects. The City has not identified any constraints requiring a change to processing or fees to date.
Policy HE 5.3 Provide flexible development standards	
Action HE 5.3a Reasonable Accommodation Procedures In compliance with SB-520, the City will analyze and determine the existing constraints on the development, maintenance, and improvement of	The City has not adopted reasonable accommodation procedures. The City continues to monitor the existing constraints upon the development, maintenance and improvement of housing for persons with disabilities and will address any constraints if found in



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1 Review of Housing Element Past Performance	
Goal/Policy/Action	Progress in Implementation
<p>housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. Flyers explaining the reasonable accommodation the City will provide will be periodically included with utility bills mailed to residents of the City. In addition, the flyer will be posted on the City's website and at the City's recreational center.</p>	<p>these areas. The City has not identified any constraints requiring a change to date.</p>
<p>Action HE 5.3b Revise Parking Requirements for Housing for the Elderly and Persons with Disabilities</p> <p>To encourage development of housing for the elderly and persons with disabilities, the City shall remove constraints associated with parking requirements. The City will review the Zoning Code and, based on its findings, revise the parking requirements to allow greater flexibility for elderly and special needs residential developments.</p>	<p>The City continues to monitor constraints associated with parking requirements to provide increased flexibility for the elderly and persons with disabilities. The City has not identified any constraints requiring a change to date.</p>
<p>Action HE 5.3c Review and Revise Multi-family Parking Requirements</p> <p>The City understands that parking requirements may impact the feasibility of residential development, especially the development of multi-family units. To ensure the City's parking requirements are not a constraint to residential development, especially new housing units affordable to lower and moderate income households, the City shall review the existing parking requirements and revise the requirements, as appropriate. Further study of these revisions shall be conducted as part of anticipated Zoning Code revisions as provided in this Housing Element.</p> <p>The following items will be evaluated and implemented, as found appropriate:</p>	<p>The City continues to evaluate the existing parking requirements and how it may impact residential developments. The City has not identified any constraints requiring a change to date.</p>



APPENDIX C: REVIEW OF PAST PERFORMANCE

Table C-1
Review of Housing Element Past Performance

Goal/Policy/Action	Progress in Implementation
<ul style="list-style-type: none">• Reductions in the number of spaces required for affordable housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate.• Allowances for some of the spaces to be covered or uncovered space in-lieu of enclosed spaces in multi-family projects.	



APPENDIX D, REVIEW OF PAST PERFORMANCE

**Table C-2
Progress in Achieving
Housing Element Quantified Objectives 2006-2014**

Program	Quantified Objective	Level of Achievement
New Construction		
Extremely-low (subset of Very-low)	17	0
Very-low	33	0
Low	20	0
Moderate	22	0
Above-moderate	56	39
Total	132	39



APPENDIX C: REVIEW OF PAST PERFORMANCE

This page is intentionally left blank.



Appendix D: Glossary

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.

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 Section 221 (d) (3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, Farmer's Home Administration Section 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). (1) 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 entitlement communities and 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.")



Appendix D: Glossary

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 or her 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.



Appendix D: Glossary

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Housing 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 [California].

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.



Appendix D: Glossary

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 than between 51 percent and 80 percent 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 §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.



Appendix D: Glossary

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.

Overcrowding 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



Appendix D: Glossary

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 SCAG 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.

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”



Appendix D: Glossary

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. 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 §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 of 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, 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.

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.



Appendix D: Glossary

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% to be used to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is "owned" 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 owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," 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 provide to the homeless for an extend 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 are designated as "undevelopable" by the City.



Appendix D: Glossary

Acronyms Used

ACS:	American Community Survey
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
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
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



Appendix D: Glossary

This page is intentionally blank.