



Turning policy into place

October 6, 2021

State Department of Housing and Community Development
c/o Land Use and Planning Unit
2020 West El Camino Avenue, Suite 500
Sacramento, CA 95833

RE: City of La Cañada Flintridge Draft Housing Element

To Whom it May Concern,

Enclosed/attached is the Draft Housing Element for the City of La Cañada Flintridge for your review. Please note the document was made available to the public on September 21, 2021 and remains available for public review on the City's website. No comments were received from the public during the first two weeks of public review. A public workshop is scheduled for October 21, 2021, which will provide ongoing opportunities for input from the community and other stakeholders and interested parties.

If you need any additional information, please don't hesitate to call me at (858) 245-8597, or email me at claudia.tedford@cityplaceplanning.com.

Sincerely,

A handwritten signature in black ink that reads "Claudia M. Tedford". The signature is written in a cursive style.

Claudia Tedford, AICP
Principal

encl.



CITY OF LA CAÑADA FLINTRIDGE

2021-2029 Housing Element

Public Review Draft
September 2021

DRAFT

City of La Canada Flintridge
Community Development Department
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HOUSING ELEMENT

9.1 Introduction

9.1.1 Statutory Framework

The Housing Element is an integral component of the City’s General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in La Cañada Flintridge. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in the city.

Recognizing the importance of providing adequate housing in all communities, the state of California (state) mandated a Housing Element within every General Plan since 1969. It is one of the seven required elements. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of “...an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.” The contents of the element must be consistent with the other elements of the General Plan [Government Code § 65300.5].

Meeting the housing needs established by the state is an important goal for the City of La Cañada Flintridge (the City or City, as the local government). As the population of the state continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City’s quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties as a result of the COVID-19 pandemic in both the public and private sectors.

Section 65583(b)(2) states, “It is recognized that the total housing needs...may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements... Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved...”

This 2021-2029 La Cañada Flintridge Housing Element is prepared in compliance with state law and covers the period of October 15, 2021 through October 15, 2029.

9.1.2 Purpose

The state has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, the government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan. Further, State Housing Element law requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation;
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments; and
- An assessment of fair housing practices in order to develop policies and programs designed to affirmatively further fair housing.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and

development of diverse types and costs of housing throughout the City of La Cañada Flintridge.

9.1.3 Organization

This Housing Element is organized into five primary chapters:

- **9.1 – Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **9.2 – Community Profile:** Provides a summary of the City’s demographic and housing characteristics, and associated housing needs.
- **9.3 – Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **9.4 – Housing Opportunities and Resources:** Provides an inventory of resources available for meeting the City’s existing and projected housing needs.
- **9.5 – Housing Plan:** Outlines the City’s commitments to providing and preserving housing opportunities in the community.

Additional data and background information are provided in appendices.

9.1.4 Relationship to Other General Plan Elements

The La Cañada Flintridge General Plan was adopted in 2013 and consists of eight elements: 1) Land Use; 2) Open Space and Recreation; 3) Conservation; 4) Safety; 5) Circulation; 6) Noise; 7) Air Quality; and 8) Housing. All elements carry equal weight and are designed to be consistent with each other.

State law requires that “...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. The Housing Element is being updated at this time in conformance with the 2021-2029 update cycle for jurisdictions in the SCAG region and has been reviewed with the rest of the General Plan to ensure internal consistency. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

California Senate Bill 1241 (SB 1241) was passed by the California legislature in 2012, which required jurisdictions to update their Safety Elements upon the next revision of the Housing Element, on or after January 1, 2014. Subsequently, Government Code § 65302, subd(g)(3.2) was changed to address fire hazard planning. The Safety Element has been updated concurrently with the Housing Element update and has incorporated housing-related discussions and policies on flood hazards, wildfire, emergency preparedness, and climate change.

The Safety Element outlines hazards related to development in the City. The entire City of La Cañada Flintridge is located in the Very High Fire Hazard Severity Zone, as defined by CAL FIRE. Twelve neighborhoods in the City, representing 838 residences, approximately 10% of the City’s housing stock, have a single point of access and egress which can result in difficulty evacuating neighborhoods in the event of a wildfire. For these neighborhoods, a new Safety Element policy is proposed to prohibit the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) and prohibit the conversion of existing spaces to ADUs and JADUs.

9.1.5 Public Outreach

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the housing needs of La Cañada Flintridge. The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs. The residents of La Cañada Flintridge were provided with ample opportunities to provide early input into the development of the draft Housing Element and to review and comment on the City’s draft Housing Element and recommend programs before it was sent to HCD for review, and again prior to adoption. This section provides an overview of the public outreach process and input received. Details are provided in Appendix A. Due to the COVID-19 pandemic, public engagement was held virtually.

9.1.5.1 Community Workshops

Two virtual joint Housing Element and Safety Element community workshops were conducted, on March 11, 2021, and June 10, 2021, hosted by the City’s Planning Commission, specifically for the purpose of informing the community and stakeholders about what the Housing and Safety Elements include, why they must be updated, and receiving Planning Commission and public input regarding the update of the City’s Housing and Safety Elements. These workshops were advertised via display ad in the local paper and posted on the City’s website and at City Hall. Special notices were also sent to community stakeholders and developers. Additional advertisement of the workshops was via an email distribution list of interested parties. This included developers and an active group of community members interested in housing as it impacts the City’s ability to meet goals outlined within the Climate Action Plan. The workshops were also publicized during both City Council and Planning Commission meetings, both of which are broadcast on cable television and livestreamed via the City’s website and during meetings of the Business Support and Development Committee, which includes business owners, residents, the Chamber of Commerce, representatives from religious organizations that are located within and/or serve the community, and City representatives.

The first workshop (March 11, 2021) provided an overview of the requirements of a Housing Element, a review of the Regional Housing Needs Allocation

(RHNA) that was assigned to the City by the Southern California Association of Governments (SCAG), a discussion of strategies to meet the RHNA, and opportunities for the Planning Commission and community to ask questions and provide preliminary suggestions.

A second public workshop was held on June 10, 2021. The City provided options for ways to accommodate the RHNA and presented constraints to development that had been identified through preparation of the Constraints section of the Housing Element and input from stakeholders (see the following section regarding focus group sessions). Comments and questions from the public at the second public workshop were varied and included inquiry about whether the projected number of ADUs was accurate, and concerns that reducing parking requirements for future multi-family development would not provide adequate parking. A participant commented that the cost of housing in the city is so high, and the affordable options so low, younger people are being priced out of housing in the city, and that even young people born in La Cañada Flintridge are not able to remain once they reach adulthood. A question was raised asking what the City could do to incentivize affordable housing, and another suggested asking religious institutions whether they are interested in being part of a proposed overlay to allow housing on their parking lots. The Planning Commission suggested including all religious institutions in the city in the proposed overlay, and some additional sites for potential consideration were suggested by the Commissioners. City staff followed up with a review of the suggested religious institution sites and additional locations in the city. As a result, one religious institution was added to the sites inventory, although others were not included because of site constraints.

A segment of the Safety Element portion of the workshop discussed the city's fire hazards, which are also a constraint to development of new housing in the city. A participant suggested prohibiting ADUs in neighborhoods of La Cañada Flintridge where a significant number of homes are served by a single access point, creating a challenge for emergency access and evacuations. The Safety Element incorporates this suggestion as a new proposed policy, and the Housing Element includes a policy to prohibit the development of ADUs in specific areas of the city identified by the Safety Element.

9.1.5.2 Focus Group Sessions

Two focus group sessions were held on May 5, 2021. Participants were invited by an email invitation sent by the City's Community Development Director. One of the meetings was with parties potentially interested in building affordable housing, including representatives of local religious facilities who have contacted the City about the possibility of building affordable housing on their campuses, and Habitat for Humanity, who has recent experience with building both low income and housing for the homeless in the Los Angeles area. One of the comments received was similar to comments received at the public workshop in that younger people who grew up in the City cannot return as young adults because they cannot afford the cost of housing. The second session was held with

developers of market rate housing. Both groups discussed constraints to building housing in the City, such as a severe shortage of available sites and very high land values. The market rate developers discussed some of the development standards that are difficult to implement, such as the way the City measures building height, and parking standards that increase the cost of development. Section 9.4 includes various programs to reduce constraints to development of housing, including revising the methods the City uses to measure height, increasing the maximum height of structures and revising the way height is measured, increasing allowable floor area ratio (FAR), and reduced parking standards.

9.1.5.3 Housing Element Webpage

The City created a webpage on its website that is dedicated to the Housing Element update. It includes background information; announcements for the public workshops; the announcement for and link to the Notice of Preparation (NOP) for the Initial Study/Negative Declaration prepared for the Housing Element update; and links to the PowerPoint presentations that were presented at the public workshops. It also includes both an online form to fill out to submit questions and comments as well as an email address to which interested persons can submit questions and comments. The City will post the Draft Housing Element for the public to review.

9.1.5.4 Draft Housing Element Review

The City is planning to conduct a community workshop during public review of the draft Housing Element. The exact date is to be determined. To solicit input from supportive service and housing providers, the City will send notices of the availability of the draft Housing Element and the public meeting directly to housing developers and professionals; to agencies that serve or represent the interest of lower and moderate income households and persons with special housing needs; and to representatives of the five religious institutions in the city whose properties are included in the Sites Inventory. In addition, anyone who requested to be added to the notification list during the update process will be sent a notice.

The City will also advertise the availability of the Housing Element for public review in accordance with the advertising conducted for the Community Workshops (see Section 9.1.5.1).

9.1.5.5 Adoption Hearings

For the adoption hearings, the City will conduct public hearings before the Planning Commission and City Council in winter of 2021. (To be updated prior to final submittal to HCD)

9.1.5.6 Summary of Public Comments and City Responses

To be completed

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9.2 Community Profile

City of La Cañada Flintridge

Encompassing approximately 8.6 square miles, La Cañada Flintridge is an attractive, suburban community situated at the base of the San Gabriel Mountains, 18 miles northeast of downtown Los Angeles. Located along the 210 Freeway (I-210) and Angeles Crest Highway, the community is bordered by the Angeles National Forest to the north and the nearby cities of Pasadena to the east, Glendale to the south, and the unincorporated County communities of La Crescenta and Montrose on the west. Characterized by semi-rural neighborhoods and carefully maintained homes, La Cañada Flintridge is home to approximately 20,261 residents. Although not incorporated until 1976, the community was largely established by this time as two distinct residential communities of La Cañada and Flintridge. These areas experienced the majority of development before the 1960s, with the subdivision of ranchland to create large lot estate and single-family homes in the early part of the century. Rapid development that characterized much of the surrounding region was largely precluded in La Cañada Flintridge due to the area's steeply sloping hillsides and limited water and sewer infrastructure.

Today the community is largely built-out. The city saw a slight increase of approximately 21 dwelling units between 2013 and 2020. While housing stock is relatively stable, the city has experienced changes in its population characteristics, which impacts housing needs. For example, while the city's population grew by only 1.1 percent between 2010 and 2020, it has seen a considerable increase in its Asian population, growing from 26 percent to 31 percent between 2010 and 2019.

The age distribution in the community has also shifted over the period. Between 2010 and 2019, the median age in the community decreased slightly from 45.9 to 45.1 years. In 2010 seniors 55 years and over accounted for 31 percent of the population, with this proportion increasing to 35 percent between 2010 and 2019 as persons in their 50s and early 60s aged in place. The city currently lacks housing options tailored for seniors.

La Cañada Flintridge's excellent schools, attractive neighborhoods, and high quality homes are attributes that attract many potential homebuyers and renters, resulting in a housing market in high demand. Home prices in La Cañada Flintridge are significantly higher than those in most surrounding communities, with the typical sales price as of July 30, 2021 for a single-family home in the middle price tier at nearly \$2 million, according to Zillow. According to Zumper, as of August 16, 2021, only three properties were available for rent in the city. One two-bedroom apartment was available for \$2,495/month, and two four-bedroom single-family homes were offered for rent at \$7,000/month and \$9500/month. In addition, land, environmental, and infrastructure constraints combine to keep land prices high, and housing growth has not occurred aside from the construction of accessory dwelling units on single-family parcels.

The City’s 2021-2029 Housing Element will address the community’s regional share of housing growth through a variety of means, including mixed use and senior housing in the downtown area and other sites along Foothill Boulevard and Verdugo Boulevard, single-family infill, and provisions for accessory dwelling units (outside of the twelve city neighborhoods with a single-point of access and egress).

Data Sources

This section utilizes a variety of sources to compile the most updated data, to the extent feasible. Data sources include: Decennial Census; American Community Surveys (ACS); SCAG projections and forecasts; State Employment Development Department employment and wage data; State Department of Finance estimates; Home Mortgage Disclosure Act (HMDA) data on mortgage financing; and Corelogic home sales data; among others. (Note: Because multiple sources were used to prepare the Community Profile, at times the data is not completely consistent.)

The ACS, the Census Bureau’s annual sample survey, is designed to provide more detailed information about a community. Depending on the size of the community, ACS may collect annual estimates, three-year estimates, or five-year estimates. Given La Cañada Flintridge’s population over 20,000, ACS surveys the city at least once every five years. The majority of variables used in this Housing Element are obtained from the 2014 – 2019 five-year estimates. Sources are denoted below each table.

9.2.1 Population Characteristics

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

9.2.1.1 Population Growth

Prior to its incorporation in 1976, the La Cañada Flintridge area was already fully developed and well established as two County areas: La Cañada to the north and Flintridge to the south. In the 1920s, developers began to subdivide the land and attract buyers. The largest subdivisions included Alta Canyon, developed by Edwin T. Earl (inventor of the refrigerated fruit railroad car); Descanso/Central La Cañada, carved out of the Lanterman family holdings; and Flintridge, laid out by U.S. Senator Frank P. Flint.

During the regional building boom years of the late 1940s and early 1950s, limited new growth in La Cañada Flintridge was the result of insufficient water supply and water rights, which translated into Los Angeles County’s 1948

Zoning Code provisions. Although the Foothill Municipal Water District was annexed to the Los Angeles Metropolitan Water District in 1953, major land development patterns were already established in the city by this time. Further growth in the region through the 1950s and 1960s was frequently driven by the accessibility of freeways; however, in La Cañada Flintridge, the Glendale Freeway (SR-2) and the I-210 were not completed through the city until the early 1970s.

Today, La Cañada Flintridge is largely built-out and the City’s adopted policy is to retain the community’s natural hillsides and semi-rural character. In addition, the presence of environmental and infrastructure constraints (e.g., hillside topography, wildfire hazards, lack of public sanitary sewers or acceptable percolation rates for septic) on the few remaining vacant parcels in the city precludes extensive development. The population of the city has been relatively stable since 1980 with only minor fluctuations.

Table HE-1 shows population growth in La Cañada Flintridge and other cities in the region between 2010 and 2020. As shown in the table, the city’s population increased by only 15 persons between 2010 and 2020, whereas other nearby cities experienced modest growth.

Table HE-1. Regional Population Growth

City	2010	2020	Change (2010–2020)	
Los Angeles	3,792,621	4,010,684	218,063	5.7%
Glendale	191,719	205,331	13,612	7.1%
Pasadena	137,122	144,842	7,720	5.6%
La Cañada Flintridge	20,246	20,261	15	0%

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.1.2 Age Characteristics

Demand for housing is often affected by the age composition of a community. Different age groups demand certain types of housing that correspond to different circumstances and ability to afford housing. Traditionally, young adults prefer affordable apartments, condominiums, and small single-family units. Middle aged adults typically prefer larger homes as they raise families. As circumstances change and children leave home, older adults often trade in their larger homes for smaller, moderately priced condominiums and smaller single-family units. As seniors continue to age, many require housing with supportive services to assist in activities of daily living.

Table HE-2 illustrates the city population by age group. The data shows modest reduction in the numbers of children between 0 – 19, and a slight increase in the population of people between 20 and 34 and over. Most striking are the changes in the 55+ age groups from 2010 to 2019, which increased substantially over this

time period, while the number of people in the 35-54 age groups decreased. The data suggests that as the middle-aged population ages, it is not being replaced by younger residents. One explanation could be that younger people are being priced out of housing in the city, and that even young people born in La Cañada Flintridge are not able to remain once they reach adulthood, consistent with the comments made by stakeholders during the community outreach meetings.

Table HE-2. Age Characteristics

Age Group	2010		2019	
	Number	Percent	Number	Percent
0–14	3,965	19.6	3,831	18.9
15–19	1,852	9.1	1,809	8.9
20–24	861	4.3	952	4.7
25–34	1,021	5.0	1,523	7.5
35–44	2,136	10.6	1,978	9.8
45–54	4,039	19.9	3,086	15.2
55–64	3,185	15.7	3,314	16.4
65–74	1,695	8.4	2,280	11.3
75–84	1,068	5.3	928	4.6
85+	424	2.1	560	2.8
Total	20,246	100.0	20,261	100.0
Under 65	17,059	84.3	16,493	81.4
Over 65	3,187	15.7	3,768	18.6

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.1.3 Race and Ethnicity

Race and ethnicity of the population are important factors for an analysis of housing needs and conditions for several reasons. A community’s racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. A household/person is considered to be experiencing a cost burden if it spends more than 30 percent of its gross income on housing. Perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families, tend to vary among racial and ethnic groups.

Table HE-3 shows that the city’s primary ethnicities are persons of White and Asian origins. Combined, the White and Asian populations account for over 90 percent of the population in La Cañada Flintridge. According to the 2019 American Community Survey 5-year estimates, persons who categorized themselves as Hispanic represent 10 percent of La Cañada Flintridge’s population, compared to over 48 percent of the population in Los Angeles County as a whole. In general, Hispanic and Asian/Pacific Islander households exhibit a greater propensity for living in extended families or other household arrangements than the White population. Communities with larger proportions of Hispanic and Asian households tend to have larger average household sizes. The Pew Research Center reported that multigenerational households – defined as “including two or more adult generations or including grandparents and grandchildren younger than 25” – were more likely in Asian and Hispanic households than white households.¹

Table HE-3. Race and Ethnicity

Category	La Cañada Flintridge		Los Angeles County
	Number	Percent	Percent
White	12,224	60.3	52.1
Black	154	0.8	8.1
American Indian	0	0.0	0.8
Asian	6,302	31.1	14.7
Native Hawaiian/Other	374	1.8	20.2
Two or More Races	1,207	6.0	4.1
Total	20,261	100.0	100.0
Hispanic Origin ¹	2,029	10.0	48.6

¹ Of any race.

Source: American Community Survey 2014-2019 estimates.

9.2.1.4 Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determine the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as communities with military installations, college campuses, and large amounts of seasonal

¹ Pew Research Center. (April 15, 2018). A record 64 million Americans live in multigenerational households. <https://www.pewresearch.org/fact-tank/2018/04/05/a-record-64-million-americans-live-in-multigenerational-households/>

agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

Between 2010 and 2018, the two largest occupational categories for city residents were Management, Business, Science and Arts; and Sales and Office occupations, making up 90% of the civilian employed population over age 16. Table HE-4 shows the largest employment sectors were:

- Education & Social Services
- Professional Services
- Information/Finance

Jobs in these fields often require specialized knowledge and, in many cases, advanced degrees. Some examples may include lawyers, engineers, accountants, and research and development professionals.

Table HE-4. Employment by Industry

Industry	Number	Percent
Agriculture	23	0.3
Construction/Manufacturing	569	6.3
Wholesale/Retail Trade	1,071	11.8
Transportation	216	2.4
Information/Finance	1,596	17.6
Professional Services	1,820	20.1
Education & Social Services	2,700	29.8
Arts/Entertainment/Recreation	507	5.6
Other	274	3.0
Public Administration	292	3.2
Total Employed	9,068	100.0

Source: American Community Survey 2014-2019 5-year estimates

Wages reported by the California Department of Employment Development show that the average salary in the Los Angeles Metropolitan area was \$62,006 in 2020 (see Table HE-5). Of the employed residents in La Cañada Flintridge, more than 30 percent worked in the education and social services industries. The average salaries for these occupations ranged from \$71,575 for education to \$61,628 for social service occupations. Health care practitioners earned an average of \$100,721, while healthcare support services employees earned an average salary of \$34,776.

Approximately 20 percent of the population worked in professional services. These are higher paying industries with salaries averaging \$136,326 for

management and \$93,101 for all science occupations. Professional occupations also include legal, computer and mathematical, and architecture and engineering professions, which earned average salaries ranging from \$102,452 to \$132,857.

Table HE-5. Occupational Wages, Los Angeles–Long Beach Metropolitan Statistical Area

Occupations	Average Salary
Management	\$136,326
Legal	\$132,857
Architecture and engineering	\$103,804
Computer and mathematical	\$102,452
Healthcare practitioners and technical	\$100,721
Life, physical, and social science	\$93,101
Art, design, entertainment, sports, and media	\$88,286
Business and financial operations	\$85,015
Educational instruction and library	\$71,575
Protective service	\$63,864
<i>Mean</i>	<i>\$62,006</i>
Construction and extraction	\$61,850
Community and social service	\$61,628
Installation, maintenance, and repair	\$57,329
Sales	\$48,351
Office and administrative support	\$46,703
Transportation and material moving	\$42,940
Production	\$40,879
Buildings and grounds cleaning and maintenance	\$38,450
Personal care and service	\$37,086
Farming, fishing, and forestry	\$36,516
Healthcare support	\$34,776
Food preparation and serving	\$32,238

Source: California Employment Development Department (EDD) Occupational Employment and Wage Data, 2020 - 1st Quarter.

9.2.2

Household Characteristics

The Census defines a household as “all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together.” Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. This section details the various household characteristics affecting housing needs.

9.2.2.1 Household Type and Size

Households are constantly changing form. Even in periods of static population growth, household characteristics are subject to change as adult children leave home, divorces occur, and the population ages. As shown in Table HE-6, there were a total of 6,423 households in the city in 2019, a decrease of 6.2 percent from 2010.

The number of households in Los Angeles County has been increasing at a stable and higher rate than the city’s number of households since 2010. Households increased in Los Angeles County by nearly 2.3 percent, or an average of 0.25 percent annually.

Table HE-6. Household Trends

Year	Number	Change	% Change	Average Annual % Change
City of La Cañada Flintridge				
2010	6,849			
2019	6,423	-426	-6.2	-0.7
Los Angeles County				
2010	3,241,204			
2019	3,316,795	75,591	2.3	0.25

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. As shown in Table HE-7, households containing two persons represented the largest single share of owner-occupied households in the city (32%) in 2019, followed by four-person households (27%). In renter-occupied households, four-person households were the largest share (27%), followed by single-person households (24%).

When compared to the SCAG region overall, La Canada Flintridge has a lower share of single-person households (14% vs. 23.4%) and a lower share of 7+ person households (0.6% vs. 3.1%). Household size trends combined with the city’s age trends suggest that there may be a larger proportion of households with older adults living as couples, and families with young children in the city. The average household size in La Cañada Flintridge is larger than the average in Los Angeles County and most surrounding communities (Table HE-8).

Table HE-7. Household Size

Household Size (Persons)	Owner-Households		Renter-Households	
	Number	Percent	Number	Percent
1	721	12.4	141	24.0
2	1,837	31.5	122	20.7
3	964	16.5	100	17.0
4	1,563	26.8	159	27.0
5	555	9.5	62	10.5
6	160	2.7	4	0.7
7+	35	0.6	0	0.0
Total	5,835	100.0	588	100.0
Avg. Household Size		3.17*		2.93

Source: American Community Survey 2014-2019 estimates.

Table HE-8. Average Persons per Household

Jurisdiction	2020 Average Household Size
La Cañada Flintridge	3.15*
Burbank	2.47
Pasadena	2.45
South Pasadena	2.60
Glendale	2.66
Los Angeles County	2.99

Source: American Community Survey 2014-2019 estimates.

*Note: A slight discrepancy in the data reported accounts for the difference in persons/household.

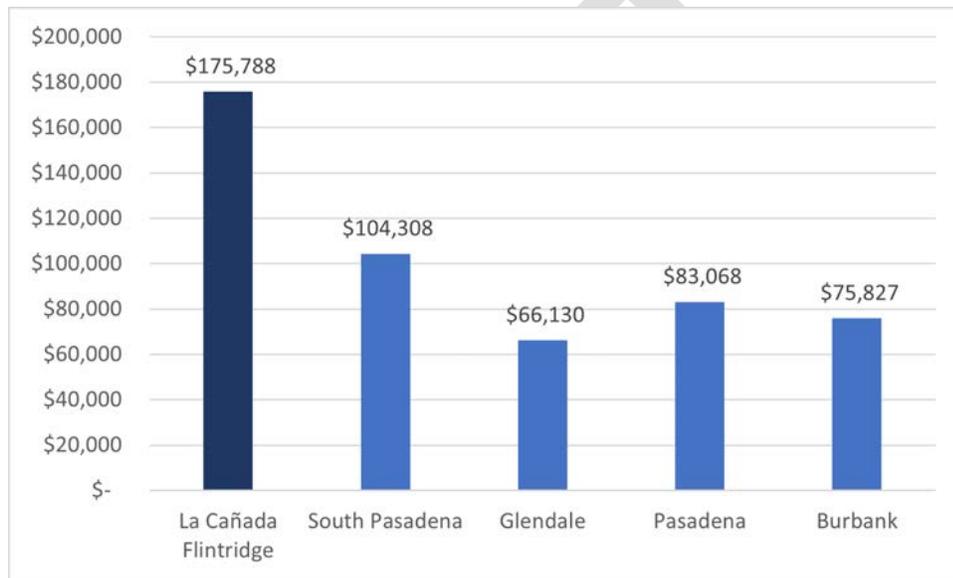
9.2.2.2 Household Income

Household income is an indication of wealth in a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is to own a home. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of households occupying unsound and overcrowded housing increases.

Household income data for La Cañada Flintridge is available from the American Community Survey (2019 5-year estimates). Figure HE-1 shows that La Cañada

Flintridge’s median household income, which is \$175,788, is significantly higher than the median incomes of all neighboring communities. It is \$70,000 more than the next-highest community of South Pasadena, and more than twice the Los Angeles County median income of \$68,044 per household for the same period. In 2019, over 40 percent of city households were estimated to have incomes of \$200,000 or more, constituting the largest income group in the community (Table HE-9).

Figure HE-1. Median Household Income Comparison



Source: American Community Survey 2014-2019 estimates.

Table HE-9. Household Income

Income Range	2019	
	Number	Percent
Less than \$10,000	128	2.0
\$10,000 to \$14,999	77	1.2
\$15,000 to \$24,999	231	3.6
\$25,000 to \$34,999	186	2.9
\$35,000 to \$49,999	218	3.4
\$50,000 to \$74,999	482	7.5
\$75,000 to \$99,999	475	7.4
\$100,000 to \$149,999	976	15.2
\$150,000 to \$199,999	829	12.9
\$200,000 or more	2,820	43.9
Total	6,423	100.0
Median Income	\$175,788	

Source: American Community Survey 2014-2019 estimates.

9.2.2.3 Households by Income Group

For purposes of the Housing Element, the State of California has established five income groups based on income limits provided by the Department of Housing and Community Development (HCD). The established standard income groups are generally defined as follows:

- **Extremely low income:** households earning 0 to 30 percent of the Area Median Income (AMI) of the County of Los Angeles;
- **Very low income:** households earning between 30 and 50 percent of the AMI;
- **Low income:** households earning between 50 percent and 80 percent of the AMI;
- **Moderate income:** households earning between 80 percent and 120 percent of the AMI; and
- **Above moderate income:** households earning over 120 percent of the AMI.

For a household of four in Los Angeles County, the AMI for 2020 was \$77,300. Table HE-10 is based on the estimated household income for La Cañada Flintridge for 2013-2017. The proportions of extremely low, very low, and low income groups comprised approximately 15 percent of city households.

Approximately 77 percent of households in the city are classified as above moderate income.

Table HE-10. Households by Income Groups

Income Group	% of County Median	Income Range (\$)¹	% of Households²
Extremely low	0–30	\$23,700-\$36,550	4.5%
Very low	30–50	\$39,450-\$60,850	4.5%
Low	50–80	\$63,100-\$97,350	6.4%
Moderate	80–120	\$64,900-\$100,150	7.4%
Above moderate	>120		77.2%

Notes:

1. Income range based on 1 to 5 person households for 2020.
2. Income distribution is based on SCAG RHNA Methodology (2013-2017 ACS) data.

Sources: SCAG RHNA Methodology, 2020; HCD Income Limits - Los Angeles County, 2020.

9.2.3 Housing Problems

9.2.3.1 Cost Burden

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “overpayers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use cost burden/overpayment indicators to determine the extent and level of funding and support that should be allocated to a community.

State and federal programs typically define overpayers as those paying over 30 percent of household income for housing costs. For this evaluation, household income is based on HUD Area Median Family Income (HAMFI), which is estimated annually for each metropolitan area using data from the American Community Survey (Median Family Income in the Past 12 Months). A household is considered to be experiencing a cost burden if it spends more than 30 percent of its gross income on housing and experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table HE-11 shows that 34.88 percent of La Cañada Flintridge households were overpaying for housing during the period 2013-2017. The percentage of households overpaying was significantly higher for lower-income households compared to those with higher incomes. Nearly 90 percent of households in the lowest income category (0-30 percent of HAMFI) were overpaying for housing, compared to less than 25 percent of households in the highest income category (over 100 percent of HAMFI).

Table HE-11. Households With Cost Burden

Household Income	Percent of Overpaying Households		
	Total Renters	Total Owners	Total Households
0-30% HAMFI	100.00%	87.72%	88.71%
31-50% HAMFI	61.90%	71.01%	68.89%
51-80% HAMFI	64.58%	58.62%	61.32%
81-100% HAMFI	28.57%	63.04%	58.49%
>100% HAMFI	28.99%	24.09%	24.43%
Total households	47.65%	33.22%	34.88%

Source: HUD CHAS Data (2013-2017 ACS), 2020.
 HAMFI = HUD Area Median Family Income.
 Cost Burden = Paying over 30% of HH income in housing costs

9.2.3.2 Overcrowding

Overcrowding is defined by state law as having more than one person per room in a single housing unit. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room; bathrooms and kitchens are not considered. There were a total of 59 overcrowded households in La Cañada Flintridge in 2019, all of which were owner-occupied (Table HE-12).

Table HE-12. Overcrowded Households

Persons per Room	Renter-Households	Owner-Households	Total Households
1.01-1.50	0	50	50
1.51+	0	9	9
Total Households	0	59	59

Source: American Community Survey 2014-2019 estimates.

9.2.4 Special Needs Groups

Certain segments of the population require special needs for housing. These special needs groups include seniors, disabled, female-headed households with children, large households, farmworkers, and the homeless. Often, these are low income households who have limited access to housing choices.

Table HE-13 shows the presence of special needs populations in La Cañada Flintridge. Senior-headed households (34.3%) were the largest special needs group in the City, followed by persons aged 65 and older (18.7%) and large households (12.7%). The specifics of special needs groups will be explored in the following discussions.

Table HE-13. Special Needs Populations

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Persons 65+	3,768	–	–	18.7
Senior-headed households	2207	2073 (94%)	134 (6%)	34.3
Seniors living alone	662	552 (83%)	110 (17%)	10.3
Persons with Disabilities	1,118	–	–	5.5
Large households	816	750 (92%)	66 (8%)	12.7
Female-headed households with children	221	--	--	3.4
Farmworkers	33	--	--	0.2
Homeless	2	--	--	0

Sources: American Community Survey 2014-2019 estimates.

9.2.4.1 Seniors

Seniors often age in place, which can result in many seniors living in housing that is too expensive for their fixed incomes or that structurally does not accommodate their specific needs for assistance. Even though seniors may have difficulty living in their own homes, oftentimes they do not have the option or mobility afforded to other segments of the population to relocate to a more suitable housing arrangement. They commonly have to leave their home community and relocate away from family and friends to find a suitable unit. The purpose of this section is to determine the housing needs of the senior community, which is defined as persons aged 65 or over.

As shown in Table HE-14, 3,187 seniors resided in La Cañada Flintridge in 2010, representing 12 percent of the total population. As of 2019 the senior population had risen to 3,768 persons or 18.2 percent of the total population.

Table HE-14. Senior Population

Year	Number of Seniors	Change	% Change	Average Annual % Change
2010	3,187			
2019	3,768	581	15	1.7

Sources: Bureau of the Census, 2010 and 2019.

Table HE-15 shows the number of homes within the City that were occupied by seniors. The 2010 Census estimates that 1,916 households (28 percent) in the city were occupied by seniors and that number grew to 2,207 in 2019, more than a

15% change. In 2010, there were 559 seniors living alone; by 2019, that number rose to 662 seniors. These trends indicate a need for more of a variety of housing options for seniors in the community. This is a need that was identified in the City’s Land Use Element (2013), which included specific polices to address the need.

Table HE-15. Senior Household Trends

Year	Number of Senior Occupied Homes	Change	% Change
2009-11	1,916		
2019	2,207	291	15.2

Sources: Bureau of the Census 2009-2011, and 2019 American Community Survey

As shown in Table HE-16, only 4.4 percent of seniors in the city were renters in 2010. In Los Angeles County, 36 percent of the senior households rented their housing. The number of senior renters in La Cañada Flintridge increased slightly between 2010 and 2019, where approximately six percent of the senior households in the city were renters.

Senior homeowners are considerably more prevalent in La Cañada Flintridge than renters. Senior homeowners represented 94 percent of all senior households in 2019. Seniors are more inclined to be homeowners because they tend to have lived in the community for an extended period of time and were able to secure homeownership before the price of housing increased over the past several decades.

Table HE-16. Senior Households by Tenure

Senior Occupied Households	2010		2019	
	Number	Percent	Number	Percent
Owner	1,832	95.6	2,073	93.9
Renter	85	4.4	134	6.1

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.4.2 Persons with Disabilities

Persons with disabilities include those who are physically, mentally, and/or developmentally disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, and medical services. Both physical and mental disabilities can hinder access to traditional housing facilities and the ability to earn adequate income. Disabled individuals have particular housing needs in terms of location and design requirements. For example, physically disabled individuals may require special housing design features, such as wheelchair ramps, holding bars, special bathroom designs,

wider rooms, and other features. Similar to older adults, persons with disabilities also have special housing needs in terms of location, and often need to be located near public facilities and alternative transportation services.

The ACS estimates that 2,879 residents (14.1 percent of the population) in La Cañada Flintridge had one or more disabilities in 2019. The majority of the city’s disabled population is comprised of seniors with self-care and independent living difficulties (Table HE-17). Two residential care facilities in the city provide 12 beds for elderly care.

Table HE-17. Disability Status

Type of Disability	Population with Disabilities			Total %
	Age 5–17	Age 18–64	Age 65+	
Hearing	0	152	300	15.7
Vision	0	59	159	7.6
Cognitive	59	159	242	16.0
Ambulatory	8	192	557	26.3
Self-Care	32	76	262	12.9
Independent Living	0	172	450	21.6
Total Disabled Persons	99	810	1,970	2,879

Note: A person can have multiple disabilities.

Source: American Community Survey 2014-2019 estimates.

A recent change in state law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by state law, “developmental disability” means a severe, chronic disability of an individual that:

- is attributable to a mental or physical impairment or combination of mental and physical impairments;
- is manifested before the individual attains age 18;
- is likely to continue indefinitely;
- results in substantial functional limitations in three or more of the following areas of major life activity: self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living; or economic self- sufficiency; and
- reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. Many developmentally disabled persons can live and work independently within a conventional

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

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features commonly necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in new multi-family housing is especially important to provide the widest range of choices for the disabled. Housing that applies universal design principles² is considered barrier free and accessible to persons of a wide range of abilities/disabilities.

State and federal legislation mandate that a specified portion of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited mobility.³ The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. The City works with applicants who need special accommodations in their homes to ensure that application of zoning and building code requirements does not create a constraint. In 2014, the City adopted a formal procedure for review and approval of reasonable accommodation requests (Ordinance 419 § 39).

9.2.4.3 Large Households

Large households are defined as households consisting of five or more persons. Generally speaking, the needs of large households are not targeted in the housing market, especially in the multi-family housing market. As shown in Table HE-18, approximately 13 percent or 816 households in La Cañada Flintridge met the definition of large households. Homeowners comprised 92%

² The seven principles of universal design are: Equitable Use; Flexibility in Use; Simple and Intuitive Use; Perceptible Information; Tolerance for Error; Low Physical Effort; and Size and Space for Approach and Use.

³ The State of California regulates accessibility through Title 24 of the California Building Standards Code and federal Americans with Disabilities Act mandate residential accessibility requirements.

of the large households in the city, while eight percent are renters. The city has a substantial number of large homes which could accommodate the needs of large households, but it is not known if large households occupy these homes. The County had a slightly larger percentage of large households at 14 percent.

Table HE-18. Household Size by Tenure

Household Size (Persons)	Owner	Renter	Total	Percentage
1	721	141	862	13.4
2	1,837	122	1959	30.5
3	964	100	1064	16.6
4	1,563	159	1722	26.8
5	555	62	617	9.6
6	160	4	164	2.6
7 +	35	0	35	0.5
Total	5,835	588	6,423	100.0

Source: American Community Survey 2014-2019 estimates.

9.2.4.4 Single-Parent Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

As shown in Table HE-19, a significant portion of single-parent households had a female as the head of the household. The 2010 Census counted 2,738 family households with children under 18 years of age in La Cañada Flintridge. Of these households, 345 or about 7 percent were headed by a single adult, with the majority being headed by females. In 2019 the number of households with children under 18 years of age decreased slightly to 2,643. Of the households headed by a single adult, the majority continued to be headed by females.

In La Cañada Flintridge, 49 (.7 %) of the female-headed households were living in poverty. In addition, 15 (.2 %) of the female-headed families with children were living in poverty.

Table HE-19. Households with Children

Household Type	2010		2019	
	Number	Percent	Number	Percent
Married couple households	5,029	73.4	4,938	76.9
With children under 18 years old	2,393	47.6	2,363	47.9
With no children	2,636	52.4	2,575	52.1
Female householder*	525	7.7	1,016	15.8
With children under 18 years old	243	46.3	221	21.8
With no children	282	53.7	795	78.2
Male householder*	214	3.1	469	7.3
With children under 18 years old	102	47.7	59	12.6
With no children	112	52.3	410	87.4
Non-family households	1,081	15.8	973	15.1
Total Households	6,849	100.0	6,423	100.0

*No spouse present

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.4.5 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal (migrant) agricultural labor. Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, farm workers earned an average annual salary of \$36,516 (Table HE-5).⁴ This limited income is exacerbated by their tenuous and/or seasonal employment status. According to the 2014-2018 ACS, 50 persons in the City of La Cañada Flintridge were employed in the agriculture, forestry, fishing, hunting, and mining industry. The La Cañada Flintridge farmworker population accounts for 0.54% of the total employment in the City. Because no land within the City is designated for agricultural use and the City’s farmworker population is small, the housing needs of this group are addressed through standard affordable housing strategies.

9.2.4.6 Homeless Population

Factors contributing to the rise in homelessness include high rates of unemployment and underemployment, a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-

⁴ California Employment Development Department, Occupational Wage Data (1st Quarter, 2019).

institutionalization of the mentally ill. Homelessness has long been an issue in Los Angeles County, reflecting high costs of housing in the region. Along with cuts in public funding, lasting impacts of the Great Recession, and recent economic and social impacts related to the COVID-19 pandemic, local communities are increasingly strained in their limited resources to provide assistance to the homeless.

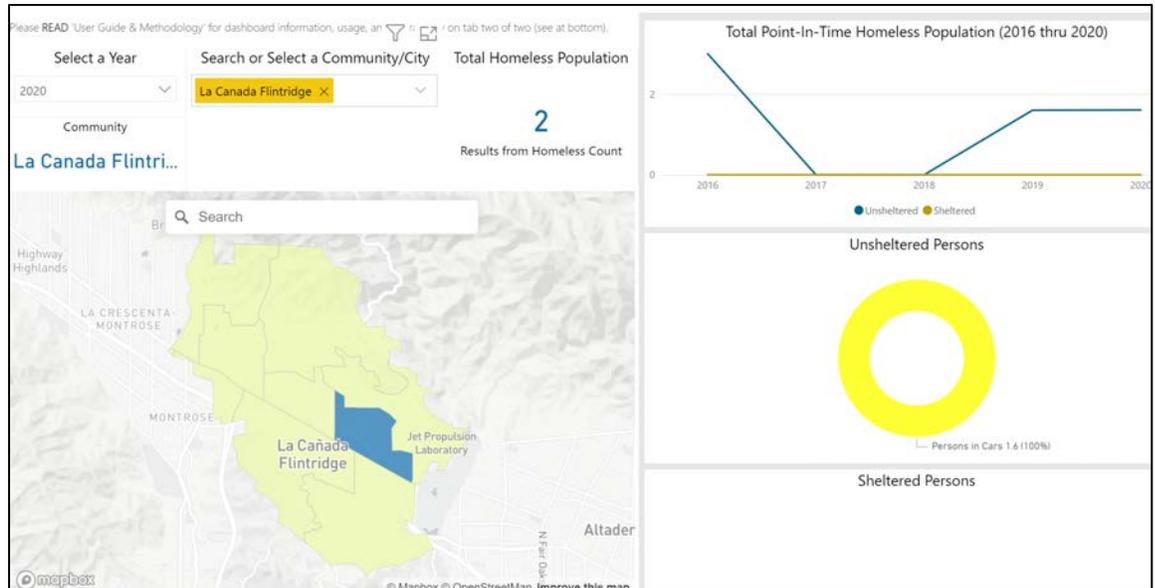
Section 65583(1)(7) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by HUD, describes:

- Individuals/families who lack a fixed, regular, and adequate nighttime residence, including:
 - Place not meant for human habitation;
 - Living in a shelter; or
 - Exiting an institution.
- Individuals/families who will imminently (within 14 days) lose their primary nighttime residence.
- Unaccompanied youth (under 25 years of age) or families with children/youth.
- Individuals/families fleeing or attempting to flee domestic violence.

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

The Los Angeles Homeless Services Authority (LAHSA) is a Joint Powers Authority established in 1993 as an independent agency by the County and the City of Los Angeles. As the lead agency in the Los Angeles Continuum of Care, LAHSA coordinates and manages over \$67 million dollars annually in federal, state, County, and city funds for homeless services across Los Angeles County. LAHSA also performs policy and planning research and analysis, with the goal of supporting, creating, and sustaining solutions to homelessness. In January 2020, LAHSA conducted the annual Greater Los Angeles Homeless Count. The count showed that there were two people experiencing homelessness in La Cañada Flintridge.

Figure HE-2. 2020 Homeless Count by Community/County



Source: Greater Los Angeles Homeless Count (2020), Los Angeles Homeless Services Authority (LAHSA)

In February 2014, the City amended the Zoning Code to create an emergency shelter overlay zone to provide locations in the city where an emergency shelter is identified as a permitted use. Given the small number of homeless persons in the city, no homeless shelters or service centers are located in La Cañada Flintridge. Program 15 demonstrates the City’s commitment to maintain an emergency shelter ordinance consistent with state law. Table HE-20 provides an inventory of services and facilities located in the area.

Table HE-20. Inventory of Homeless Services and Facilities

Name	Services	Location
Elizabeth House	Residential shelter for pregnant women 18 and older and their children. Also offers classes in parenting, health education, job skills training, and weekly counseling.	760 Santa Barbara St. Pasadena, CA
Union Station Foundation	Operates an intake center, a family center (50 beds), adult center (56 beds), a transitional apartment complex, and a career development program.	825 E. Orange Grove Blvd. Pasadena, CA
Beacon House	Operates the Lowe House Program with 9 beds for single women and women with children and low income families	Pasadena, CA
Hathaway Sycamores Child and Family Services	Youth CES assessments and access center storage is available by appointment.	Pasadena, CA
Hillsides Youth Moving On	Youth CES assessments, shower and laundry facilities are available by appointment only.	Pasadena, CA
Friends in Deed	Drop-in shelter for women that provides shower and laundry facilities, clothing and other services.	Pasadena, CA

Source: Veronica Tam & Associates.

9.2.5 Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of La Cañada Flintridge to identify how well the current housing stock meets the needs of current and future residents of the city.

9.2.5.1 Housing Growth

La Cañada Flintridge experienced very modest housing growth between 2013 and 2020 (Table HE-21). The housing stock increased by 21 units, from 7,095 to 7,116, representing an increase of .3 percent. This slight increase in the housing stock was in contrast to the 3.7 percent increase experienced by the County, but was comparable to the other nearby cities of South Pasadena and Burbank, where the increase in number of units was also less than 1 percent. Glendale and Pasadena both experienced small increases in the number of housing units in the same time period. La Cañada Flintridge has very little remaining vacant land for development, and majority of vacant parcels are within areas that are constrained by topography.

Table HE-21. Housing Growth

Jurisdiction	2013	2020	2013–2020
			Percent Change
La Cañada Flintridge	7,095	7,116	0.3
South Pasadena	11,125	11,183	0.5
Pasadena	60,314	62,753	4.0
Glendale	76,375	81,019	6.1
Burbank	44,626	44,978	0.8
Los Angeles County	3,463,492	3,590,574	3.7

Sources: State Department of Finance, 2013 and 2020.

9.2.5.2 Housing Type

Providing for a diverse range of housing types is an important consideration in a community. A diverse range of housing types helps ensure that all households in a community, regardless of income level, size, age, and family type, have the ability to find adequate housing that meets their needs.

Table HE-22 shows the composition of La Cañada Flintridge’s housing stock by unit type in 2013 and 2020. The composition of the city’s housing stock has remained virtually unchanged over the timeframe, with single-family detached homes comprising the majority of the housing stock in La Cañada Flintridge (92 percent). The remaining share of homes in La Cañada Flintridge consists of

mobile homes, multi-family units, and single-family attached units, which together accounted for approximately 8 percent of units.

Table HE-22. Housing Unit Types

Housing Type	2013		2020	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Single-Family				
Detached	6,519	91.9	6,537	91.9
Attached	186	2.6	189	2.7
Subtotal	6,705	94.5	6,726	94.6
Multi-Family				
2-4 units	96	1.4	96	1.3
5+ Units	250	3.5	250	3.5
Subtotal	346	4.9	346	4.9
Mobile homes	44	.6	44	0.6
Total units	7,095	100	7,116	100
Vacancy rate		2.4		3.1

Source: State Department of Finance 2013 and 2020.

9.2.5.3 Housing Availability and Tenure

Household tenure, or the ratio between owner- and renter-occupied households, can be influenced by many factors, such as: housing cost (including interest rates, economics, land supply, and development constraints), housing availability, income, employment structure, and consumer preference. As shown below in Table HE-23, homeowners in La Cañada Flintridge outnumber renters nine-to-one. In comparison to Los Angeles County, the city has a substantially higher proportion of homeownership. In 2019, city homeownership rate (at 90.8%) is double the County rate (45.3%).

Table HE-23. Tenure Comparison

Occupied Units	2010		2019	
	Number	Percent	Number	Percent
Los Angeles County				
Owner	1,544,749	47.7	1,511,628	45.3
Renter	1,696,455	52.3	1,816,770	54.7
Total	3,241,204	100.0	3,328,398	100.0
La Cañada Flintridge				
Owner	6,120	89.4	5,835	90.8
Renter	729	10.6	588	9.2
Total	6,849	100.0	6,423	100.0

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

Table HE-24 shows the average household size by tenure. In both 2010 and 2019, the average household size for renter-occupied households was slightly higher than that for owner-occupied households, with both average household size for owner-occupied households and renter-occupied households trending upward.

Table HE-24. Household Size by Tenure (2010-2019)

Tenure	Average Household Size	
	2010	2019
Owner	2.94	3.17
Renter	2.93	2.93
Total	2.94	3.05

Sources: U.S. Census Bureau. (2010). American Community Survey 2014-2019 estimates.

9.2.5.4 Vacancy Rate by Tenure

Vacancy rates are an important housing indicator because they demonstrate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up, making it more difficult for low and moderate income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing, while a vacancy rate of five to six percent for multi-family housing is considered healthy.

According to the American Community Survey (2014-2019 estimates), the city’s homeowner vacancy rate was 0.4 percent, and the rental vacancy rate was 4.7 percent, although the data does not explain what portion of the rental vacancy rate is for single family or multi-family housing. Both rates indicate housing choice is very limited in La Cañada Flintridge.

9.2.5.5 Housing Age and Condition

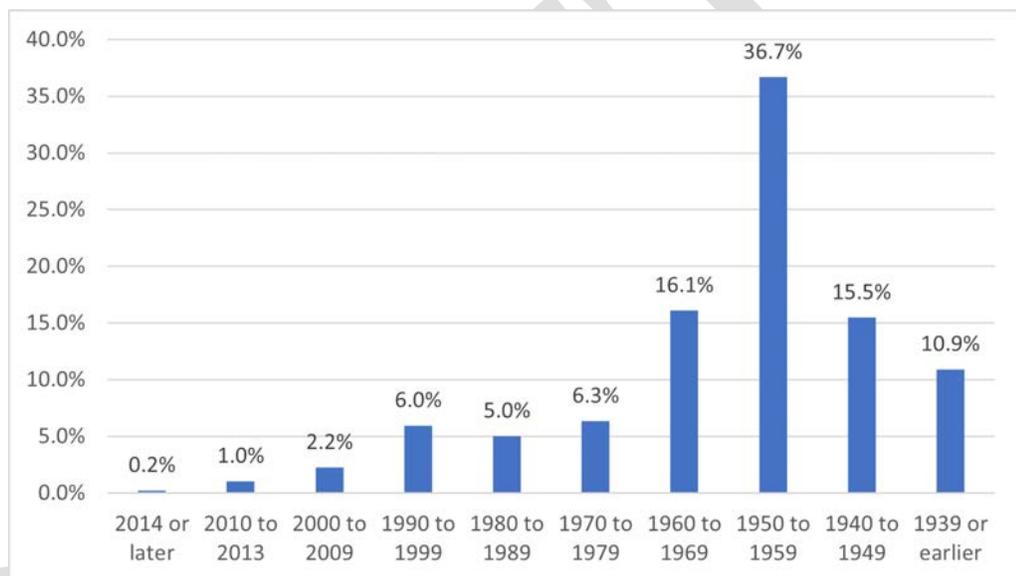
Generally, housing older than 30 years of age will require minor repairs and modernization improvements. Housing units over 50 years of age are more likely to require major rehabilitation, such as roofing, plumbing, and electrical system repairs. After 70 years of age a unit is generally deemed to have exceeded its useful life without major repairs or renovations.

Homes in La Cañada Flintridge are generally older than those of many communities in Los Angeles County. The city developed as a residential community, beginning with the Flintridge and Alta Canyon subdivisions in the 1920s. As shown in Figure HE-3, the largest proportion of La Cañada Flintridge’s housing (37%) was built between 1950 and 1959, making it approximately 62 to 71 years old. Housing units of this age are more likely to

require major rehabilitation and repairs. The city has few newer units, as nearly 80 percent of the housing stock was built before 1970.

Overall, the housing stock in the city is generally in excellent condition. Presumably homeowners with higher incomes, such as those in La Cañada Flintridge, can afford to repair and renovate when needed. According to City staff, there are approximately 7 current code compliance cases related to property maintenance issues, with the latest being initiated in 2018. Abatement of property maintenance issues has been difficult over the past 18 months due to material and labor shortages related to the COVID-19 pandemic.

Figure HE-3. Year Housing Units Built



Source: American Community Survey 2014-2019 estimates.

9.2.6 Housing Cost and Affordability

Housing costs vary widely from one community to the next, being affected by a range of factors. The type and style of homes, neighborhood characteristics, quality of schools and public services, crime rates, and access to employment opportunities are qualities that many home buyers consider when looking for a new home in a particular community.

La Cañada Flintridge’s attractive hillside homes, tree-lined streets, low crime rate, and highly ranked school district are all factors that contribute to the high quality of life in the community. According to local realtors, the primary reasons cited by home buyers that relocate to La Cañada Flintridge are the high caliber of the local school district and the quality of homes in the community. These qualities make La Cañada Flintridge a highly desirable location for families with school-aged children.

9.2.6.1 Ownership Housing Costs

The city has some of the region’s highest single-family housing prices. According to SCAG data, median home prices in La Cañada Flintridge increased 200% between 2000 and 2018, while prices in the SCAG region increased 151percent. As shown in Table HE-25, the city’s median home price was approximately \$1,435,500 in December 2020, and due to steeply rising home prices in the first one-half of 2021, Zillow reported the price of a typical home in the middle price range as nearly \$2 million as of July 30, 2021.

Table HE-25. Home Prices

City/Community	Median Home Price	Distance from La Cañada Flintridge
La Crescenta	\$1,010,000	2.8 miles
Glendale	\$1,038,500	6.0 miles
Altadena	\$960,000	6.3 miles
Pasadena	\$916,000	7.8 miles
Burbank	\$894,750	11.2 miles
La Cañada Flintridge	\$1,435,000	–

Source: Redfin, December 2020

9.2.6.2 Rental Housing Costs

According to the 2013-2019 ACS, the median contract rent was \$2,858 in La Cañada Flintridge, compared to \$1,614 for Los Angeles County. Few homes are available for rent as of August 2021. Rental listings on Zillow.com indicate the following rental rates as of August 2021:

- One-bedroom apartment/house: none available
- Two-bedroom apartment: \$1,950
- Three-bedroom house: \$2,895, \$5,220
- Four-bedroom house: \$6,950, \$10,520
- Five-bedroom house: none available

9.2.6.3 Housing Affordability by Income Level

The ability to afford a home is an important factor affecting the quality of life in a community. Housing affordability in La Cañada Flintridge can be determined by comparing the costs of owning or renting a home with the maximum amount which households with different income levels can afford to pay for housing. This information can reveal what type and size of housing is affordable in the

community and what types of households will likely experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, as of 2017, the income distribution of La Cañada Flintridge households was as follows (See Table HE-9):

- Extremely Low income: 4.5%
- Very Low income: 4.5%
- Low income: 6.4%
- Moderate or Above Moderate income: 84.6%

The maximum affordable home and rental prices for residents in Los Angeles County are shown in Table HE-26. This amount can be compared to current housing asking prices (Table HE-25) and market rental rates (Section 9.2.7.2) to determine what types of housing opportunities a household can afford.

Extremely Low Income Households

Extremely low income households earn 30 percent or less of the County AMI, up to \$23,700 for a one-person household and up to \$36,550 for a five-person household in 2020. An extremely low income household can generally afford homes offered at prices between \$61,790 and \$86,953, adjusting for household size. After deductions for utilities, a one-person extremely low income household could afford to pay up to \$442 in rent per month and a five-person low income household could afford to pay as much as \$650. Extremely low income households cannot afford market-rate rental or ownership housing in La Cañada Flintridge without assuming a cost burden.

Very Low Income Households

Very low income households earn between 31 and 50 percent of the County AMI – up to \$39,450 for a one-person household and up to \$60,850 for a five-person household in 2020. A very low income household can generally afford homes offered at prices between \$129,241 and \$191,020, adjusting for household size. Given the costs of ownership housing in La Cañada Flintridge, very low income households would not be able to afford a home in the city. Very low income renters would not be able to find affordable appropriately-sized market-rate rental units in La Cañada Flintridge without assuming a cost burden.

Low Income Households

Low-income households earn between 51 percent and 80 percent of the County AMI – up to \$63,100 for a one-person household and up to \$97,350 for a five-person household in 2020. The affordable home price for a low income household at the maximum income limit ranges from \$230,534 and \$347,334. Based on the average home sale price of \$1,435,000 in 2020 (Table HE-27), ownership housing would not be affordable to low income households. After deductions of utilities, a one-person low income household could afford to pay up to \$1,427 in rent per month and a five-person low income household could afford to pay as much as \$2,170. A low income household in La Cañada Flintridge would not be able to find adequately sized affordable apartment units without assuming a cost burden.

Moderate Income Households

Moderate-income households earn between 81 percent and 120 percent of the County AMI – up to \$100,150 depending on household size in 2020. The maximum affordable home price for a moderate income household is \$238,233 for a one-person household and \$359,325 for a five-person family. Moderate income households in La Cañada Flintridge are not able to afford adequately-sized homes. The maximum affordable rent payment for moderate income households is between \$1,472 and \$2,240 per month. Appropriately-sized market-rate rental housing would not be affordable to moderate income households in this income group.

Table HE-26. Housing Affordability by Income Group

Household (Persons)	Annual Income	Affordable Costs	Utilities	Taxes, Ins., HOA (Ownership)	Affordable Rent	Affordable Home Price
Extremely Low Income (0–30% AMI)						
1	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31–50% AMI)						
1	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51–80% AMI)						
1	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Moderate Income (81–120% AMI)						
1	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325

Assumptions: 2020 HCD income limits; 30 percent of gross income as affordable housing cost; 35 percent of monthly affordable cost for taxes and insurance in determining ownership housing affordable price; 10 percent down payment and 3.0 percent interest rate for 30-year fixed-rate mortgage loan; utilities based on Los Angeles County Utility Allowance.

Sources:

1. State Department of Housing and Community Development 2020 Income Limits.
2. Veronica Tam and Associates, 2021.

9.2.6.4 Affordable Housing

No publicly assisted affordable housing project is located in La Cañada Flintridge.

9.3 Housing Constraints

A variety of factors can constrain the development, maintenance, and improvement of housing. The following section explores various housing constraints in La Cañada Flintridge, including market conditions, governmental regulations, and environmental and infrastructure constraints.

9.3.1 Market Constraints

The price of land, construction costs, and market financing contribute to the cost of housing and can potentially hinder the production of both market rate and affordable housing units. These potential market constraints are driven by market conditions over which the City has little control. Direct public subsidies that lower the cost of housing development, such as land write-down or fee waivers, can be an effective way to lessen the impacts of market conditions. The City can also participate in programs to enhance access to credit for mortgage and home improvement financing for low- and moderate-income households.

9.3.1.1 Construction Costs

Depending on the type of development, construction costs can vary widely, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of the unit, amenities, finishing details provided, and whether structured parking is necessary for multifamily and mixed use development, which increases the overall cost of construction. An important factor in the cost of a housing development is the type and number of improvements that must be made to raw land in order to construct housing. Construction costs for residential units in La Cañada Flintridge can rise above regional averages due to the steeply sloping hillsides that characterize much of the remaining vacant land in the community. These topographical features can increase construction costs by as much as 15 to 25 percent over non-hillside development areas, due to the following factors:

- additional soils and geological engineering reports;
- complex foundations, which include exotic caisson and grade beam foundation designs or foundations that incorporate massive retaining walls;
- intensified percolation difficulties leading to more costly onsite septic systems; and
- increased grading required to create adequate building pads.

Areas designated for multi-family developments (including properties designated for mixed use developments) are located on or near Foothill Boulevard in non-hillside locations and are therefore much less likely to be

associated with the topographic constraints that result in these additional costs and factors.

9.3.1.2 Land Costs

Critical determinants in the price of raw land include location, size of parcel, zoning, and supply. La Cañada Flintridge's regional location, attractive neighborhoods, and high caliber school district are qualities that make the community highly desirable for potential homebuyers. This demand, coupled with the built-out status of the community and steep topography of many residential areas, keep land costs high regardless of local controls. According to current listings of vacant land on Realtor.com, the average price per square foot of vacant single-family residential land is approximately \$70 for large sites. In January 2021, there were a total of five vacant single-family parcels for sale, ranging from \$550,000 for approximately 0.4 acre to \$3,995,000 for a 1.05-acre lot. No vacant multi-family parcels were listed for sale.

9.3.1.3 Financing Costs

The availability and cost of mortgage financing directly impact the affordability of housing. Increases in mortgage interest rates can significantly impede housing opportunities, especially for first-time homebuyers, while reductions in interest rates can introduce more potential buyers into the housing market. Over the past 30+ years, interest rates have fluctuated significantly, reaching peak levels of over 12 percent in the late 1980s. Since that period, interest rates have fallen dramatically, with mortgage rates for 30-year fixed rate loans ranging from around 2.7 to 3.3 percent for people with good credit in January 2021.

For the most part, economic conditions and national policies influence mortgage rates and there is little that local governments can do to affect these rates. However, public and private entities can offer interest rate write-downs to expand home purchase opportunities to lower income households, and government-insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all home loan applications, including those financed at market rate or through government assistance. The following discussion presents the lending patterns in the city in 2019.

Home Purchase Loans

There was a total of 682 conventional loan applications in the city in 2019. Of those applications, 63 percent received approval (Table HE-27), though only 59 percent were originated, that is, four percent were not accepted by the applicant. There were 17 applications for government-backed loans during 2019. Nine of

the loans were approved and originated. A similar proportion of conventional and government-backed loans were denied, withdrawn, or incomplete.

There were also significant applications for home improvement (253) and refinancing (1,585) loans. Low interest rates have made refinancing especially popular in recent years. Approval rates for refinancing loans were comparable to conventional purchase loans, at nearly 60 percent with 57 of loans originated. Home improvement loans had slightly lower approval rates at about 53 percent with all but one approved application originating.

Table HE-27. Disposition of Conventional Home Purchase Loans—2019

Loan Purpose/Type	Total Applications	Loans Originated		Approved not Accepted		Denied		Withdrawn or Incomplete		Loans Purchased	
		#	%	#	%	#	%	#	%	#	%
Purchase - Conventional	656	388	59.15%	26	3.96%	47	7.16%	113	17.23%	82	12.50%
Purchase - Government	17	9	52.94%	0	0.00%	2	11.76%	3	17.65%	3	17.65%
Home Improvement	253	133	52.57%	1	0.40%	87	34.39%	29	11.46%	3	1.19%
Refinancing	1,585	909	57.35%	40	2.52%	178	11.23%	271	17.10%	187	11.80%
Total	2,511	1,439	57.31%	67	2.67%	314	12.50%	416	16.57%	275	10.95%

Note: An originated loan is one that is approved by the lender and accepted by the applicant.

Source: LendingPatterns.comTM, HMDA 2019, La Cañada Flintridge.

Foreclosures

Los Angeles County, and the Southern California region in particular, experienced soaring home prices coupled with low interest rates from 2000 to 2005. The new financing (adjustable rate mortgages) as well as predatory lending practices (aggressive marketing, hidden fees, and negative amortization) allowed people to purchase homes beyond their means. However, changes in the state and national economy led to rising interest rates in 2006 and nationwide home prices declined. As the interest rates increased and home prices decreased, many households that were trapped in adjustable rate mortgages were unable to refinance their loans with fixed rates. Foreclosure rates reached national highs, and many California cities were affected. As of August 2007, the Los Angeles/Long Beach metro area ranked 29th on a list of highest foreclosure rates nationally.⁵⁶

⁶ http://money.cnn.com/2007/08/14/real_estate/California_cities_lead_foreclosure/index.htm?postversion=2007081411

Foreclosures peaked at 29 in La Cañada Flintridge 2010, after which the number of foreclosures has steadily to only a few foreclosures annually. There were 145 total foreclosures in La Cañada Flintridge between 2007 and 2018, but only one in 2018. However, it is possible that the economic impacts of the COVID-19 pandemic may lead to an increase in foreclosure rates in the future.

9.3.2 Government Constraints

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act (CEQA), and rezoning and General Plan amendment procedures required by the California Government Code can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

City policies can also impact the availability and affordability of housing. Land use controls, building codes, site improvement requirements, fees, and other local programs to improve the overall quality of housing may serve as constraints to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

9.3.2.1 Land Use Controls

The La Cañada Flintridge General Plan and Zoning Code provide for a range of land use designations/zones in the city that can accommodate residential units. The City's Downtown Village Specific Plan applies to the downtown core of the city and provides development guidance and standards for that portion of La Cañada Flintridge. Residential land use designations and corresponding zones are presented in Table HE-28. The distribution of land use by zoning is presented in Figure HE-4.

Table HE-28. Residential Land Use Designations

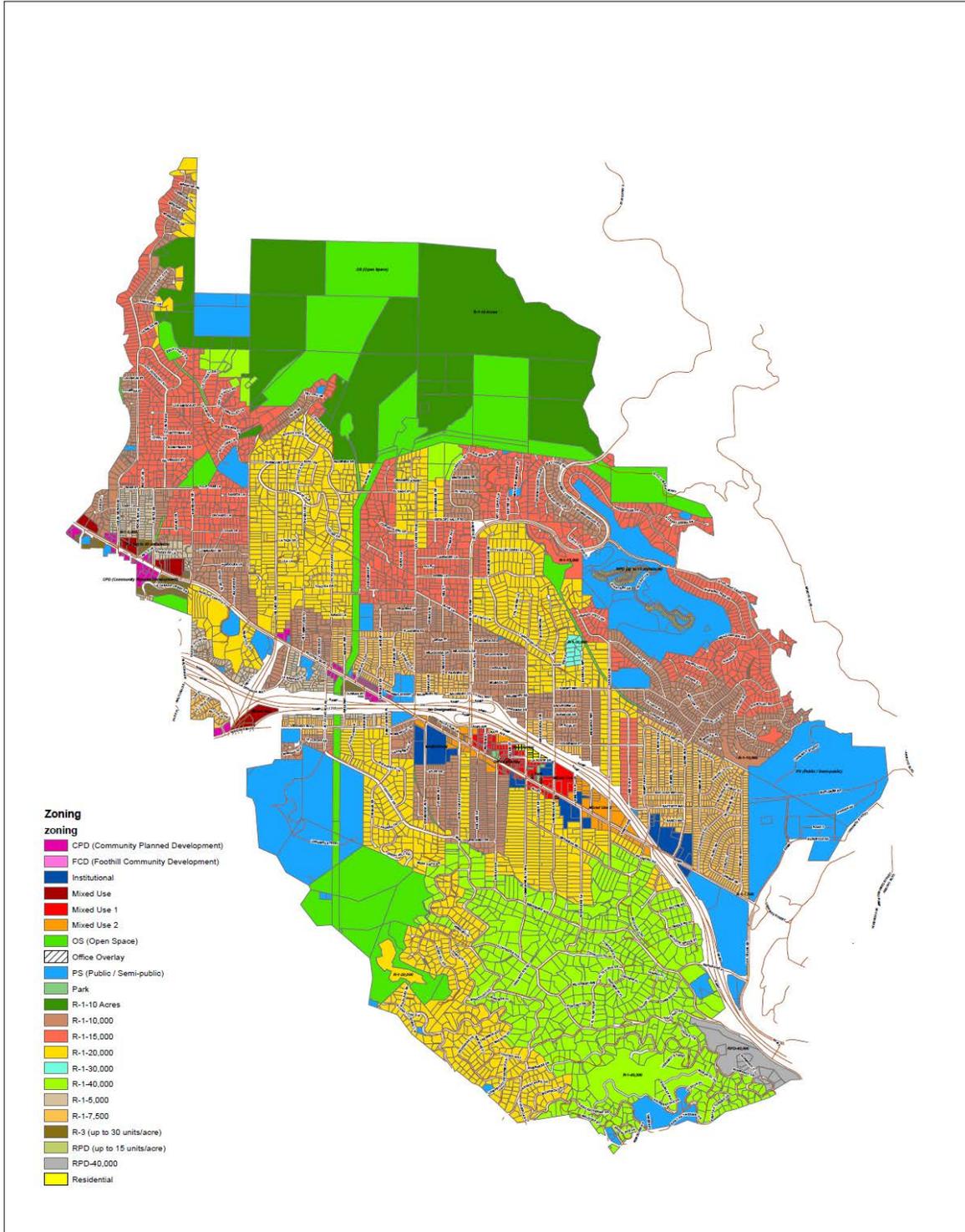
Residential Land Use Category	Corresponding Zone/District	Maximum Density	Description
Single-Family Residential			
Hillside Residential	R-1-10 acre	1 du/10 acre	Extremely low density development in steeply sloping hillside areas in the northern portion of the city. The minimum lot size is 10 acres.
Estate Residential	R-1-40,000	1 du/acre	Extremely low density development for single-family homes with a minimum lot size of 40,000 SF.
Very Low Density	R-1-20,000 and R-1-30,000	2 du/acre	Very low density development for single-family homes with a minimum lot size of 20,000 SF or 30,000 SF.
Low Density Residential	R-1-10,000 and R-1-15,000	4 du/acre	Low density residential development for single-family homes with a minimum lot size of 10,000 SF or 15,000 SF
Medium Density Residential	R-1-5,000 and R-1-7,500	8.7 du/acre	Medium density single-family residential development with a minimum lot size of 5,000 or 7,500 SF.
Medium Density Residential	Residential Planned Development (RPD)	4 du/ac	Single-family residential development is allowed in the RPD zone consistent with the zoning and development standards required of the R-1-5,000 zone
Multi-Family			
High Density Residential	R-3	20-30 du/acre	High and transitional and supportive housing.
High Density Residential	RPD	20-30 du/acre	Differs from R-3 by providing opportunities to: <ul style="list-style-type: none"> ▪ To encourage compatibility of multifamily projects with adjacent uses; ▪ To promote high standards of site planning, architecture and landscape design; ▪ To provide opportunities for design flexibility while maintaining high quality in multifamily residential developments; ▪ To avoid overloading of utilities; ▪ To provide for orderly transition between the types of residential land uses, and between residential and commercial land uses, as outlined in the land use element of the general plan; ▪ To promote internal compatibility of each project’s architecture, landscaping, and use of open space to achieve a high quality residential environment; and ▪ To assure that sufficient open space is provided for both private and common areas.
Mixed Use			
Mixed Use	MU	30 du/acre	Provides for a mix of residential and non-residential uses within a single development. The uses can be vertically and horizontally mixed.

Residential Land Use Category	Corresponding Zone/District	Maximum Density	Description
Downtown Village Specific Plan	Mixed Use 1 (MU-1)	15 du/ac	MU-1 allows various combinations of retail, office, and multi-family residential and senior housing. Residential is only allowed on the upper level of a building w/a CUP and must have retail or other non-residential uses on the ground floor.
Downtown Village Specific Plan	Mixed Use 2 (MU-2)	15 du/ac	MU-2 allows various combinations of retail, office, and multi-family residential and senior housing, as well as stand-alone residential. Unlike MU-1, MU-2 does not limit MF residential to the upper level, although it also requires a CUP.
Downtown Village Specific Plan	Residential	SF: up to 8.7 du/ac MF: up to 15 du/ac	Detached single-family (min. lot size 5,000 SF) and multi-family residential developments are permitted.
Public	Public and Semi-Public	See description	One detached, single-family dwelling unit per lot

Land Use Element (2013), Downtown Village Specific Plan and Zoning Ordinance (2021).

Higher densities are not considered feasible in many areas of the La Cañada Flintridge due to environmental and infrastructure constraints. However, multi-family development in the R3 and RPD zones requires a minimum density of 20 dwelling units per acre with a maximum density of 30 dwelling units per acre, and the Mixed Use zone allows up to 30 dwelling units per acre, both of which encourage development at higher densities within these zones.

Figure HE-4. Zoning Map



Prepared by the Community Development Department

City of La Cañada Flintridge Zoning Map



Updated April 2016

9.3.2.2 Residential Development Standards

The City’s Zoning Code contains development standards for each zoning district consistent with the land use designations of the Land Use Element of the General Plan. The La Cañada Flintridge Zoning Code establishes development standards for each zone to ensure quality development in the community. Development criteria, as specified in the Zoning Code, are presented in Table HE-29.

The City is currently preparing a comprehensive update to the Zoning Code, which will result in changes to certain land uses, development standards, and permit processes. Because the updated Zoning Code will not be adopted prior to the adoption of the 6th Cycle Housing Element, the existing Zoning Code is being used to identify constraints to development. However, as noted in this chapter and in Chapter 9.5, many of the constraints are already being addressed as part of the Zoning Code update. Additional revisions to mitigate constraints will be considered as the comprehensive update to the Zoning Code progresses.

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Table HE-29. Basic Residential Development Standards

Standards	R-1	R-3/RPD	DVSP: MU1, MU2, Residential	MU	PS
Min. Lot Size	Varies from 5,000 sf to 10 acres	R-3: Sites less than 7,500 sf can only be developed with a SF residence RPD: 0.5 acre	SF: 5,000 sf MF: 1.0 acre	5,000 sf	0.5 acre
Max. Floor Area/Lot Coverage	Less than 80 ft. of frontage: floor area review required when exceeding 4,500 sf 10,000 sq. ft. or less: 36% of lot area 10,001 to 15,000 sf: 3,600 sf + 23% of lot area over 10,000 sf 15,001 sf or more – 4,750 sq. ft.+ 20% of lot area over 15,000 sf. ¹	SF: Same as R-1-5,000 MF: 50%	MF: Average open space of 600 sq. ft. per dwelling unit	80%	35%
Setback: Front	Flag lots, minimum of 25 ft. For all other lots: front yard setback is based on the average depth of the front setback of the properties along the same side of the block, subject to available data.	SF: Same as R-1-5,000 MF: 25 ft. arterial streets; 20 ft. local streets	SF: same as R-1 MF: No required front yard setback, although setbacks required for a multi-family are subject to CUP review. MU: Contiguous with front property line, or up to 10 ft in the Village Center.	0-5 ft. average	25 ft
Setback: Side Yard	First Floor Interior Side Yard: Min. 5 ft or 10% of the average lot width (whichever is greater) Max. 20 ft Lots with 80 ft or less average lot width, and total floor/roofed area exceeding 4,500 sf: Interior side yard min. 8 ft	SF: Same as R-1-5,000 MF: Interior side: 10 ft.,	SF: Same as R-1 MF: No required side yard setbacks, although setbacks required for a multi-family are subject to CUP review. MU: No required side yard setbacks	0 ft., 15 ft. if adjacent to residential zone	

Standards	R-1	R-3/RPD	DVSP: MU1, MU2, Residential	MU	PS
	Exterior side yard min. 16 ft				
Setback: Corner (Street) Side Yard	Min. 10 ft or 20% of the average lot width Max. 20 ft	SF Same as R-1-5,000 MF: 15 ft. arterial street; 10 ft. local street Reverse corner side: 20 ft	SF: Same as R-1 MF: No required side yard setbacks, although setbacks required for a multi-family are subject to CUP review MU: No required side yard setbacks.	0 ft., or 15 ft if adjacent to residential zone	25 ft.
Setback Required: Rear Yard	15 ft.	SF: Same as R-1-5,000 MF: 25 ft.	SF: Same as R-1 MF: 15 ft. MU: No required rear setbacks, except a min. 15 feet is required for any use adjacent to residential zones on the south side of Foothill Boulevard in Village Center.	5 ft., or 15 ft. if adjacent to residential zone	25 ft.
Height	28 ft. - lots < 10,000 sq. ft., all hillside lots, or lots of less than 65 ft. of frontage 32 ft. - lots > 10,000 sq. ft.	SF: Same as R-1-5,000 MF: 35 ft.	SF: Same as R-1 5,000 MF: two stories, or 32 ft. MU: Fronting Foothill Blvd in Village Center: - buildings less than 35,000 sq. ft. floor area: 24 ft. -buildings more than 35,000 sq. ft. floor area: 32 ft. Not fronting Foothill Blvd: 32 ft.	35 ft.	35 ft.

Source: La Canada Flintridge Zoning Code (2as of 021) and DVSP (as of 2021)

La Cañada Flintridge’s development standards are typical for the region, and establish opportunities for a diverse housing mix, while retaining the existing residential characteristics of the community and protecting environmentally sensitive hillside areas. Maximum height requirements range from 28 feet to 35 feet. In some cases, this has been found to constrain housing development as projects have been unable to achieve allowable densities and heights without exceptions to the zoning standards. The technique for measuring allowable heights has also presented a constraint to development. The City is currently in the process of updating the development standards in its zoning code to facilitate housing development. Program 3 includes modifications to allowable heights, measurement standards, and other changes to remove constraints and ensure that properties can be developed at the full allowable densities. Program 3 also includes preparation of objective design standards for the R-3 and MU zones

In order to accommodate residential growth, the City allows for higher density in the mixed use and Specific Plan areas. The Mixed Use land use designation facilitates higher density residential development in the city outside of the Downtown Village Specific Plan area. Development standards adopted for the Mixed Use designation permit densities of 30 units per acre for multi-family projects and 35 units per acre for mixed-use buildings.

The City’s Downtown Village Specific Plan (DVSP) provides for integration of residential uses along Foothill Boulevard at densities of up to 15 units per acre. The DVSP replaced the Foothill Community District, Community Planned Development, and Public/Semi-Public zones that previously existed for this area with Mixed Use 1, Mixed Use 2, Residential, Institutional, and Park zones. Land use zones within the DVSP include a combination of single-family detached, single-family attached, and multi-family residential uses. The DVSP designates three Land Use Districts that can accommodate residential development:

- **Mixed Use 1:** Retail on the ground floor with office uses and residential uses permitted on upper levels only (CUP required).
- **Mixed Use 2:** Multi-family residential, office, and retail mix. Office use is permitted on upper levels only, and multi-family use is permitted on ground or upper levels (CUP required).
- **Residential:** This area is exclusively designated for residential development. Single-family homes, condominiums, townhomes, and apartments are permitted.

A new Mixed Use 3 (MU-3) district is being proposed for the DVSP as part of a pipeline project that is currently in the City’s approval process concurrently with the Housing Element update. The proposed density is 30 dwelling units per acre. If approved, it will become a part of the DVSP.

Program 4 includes changes to the DVSP to encourage additional residential development within the DVSP, including increasing the density in the MU-2 district from 20 to 25 dwelling units per acre and modifying development

standards, eliminating the restriction in the MU-1 district for residential only to be allowed on the upper level within a mixed use development, and eliminating the CUP requirement for mixed use and multifamily development.

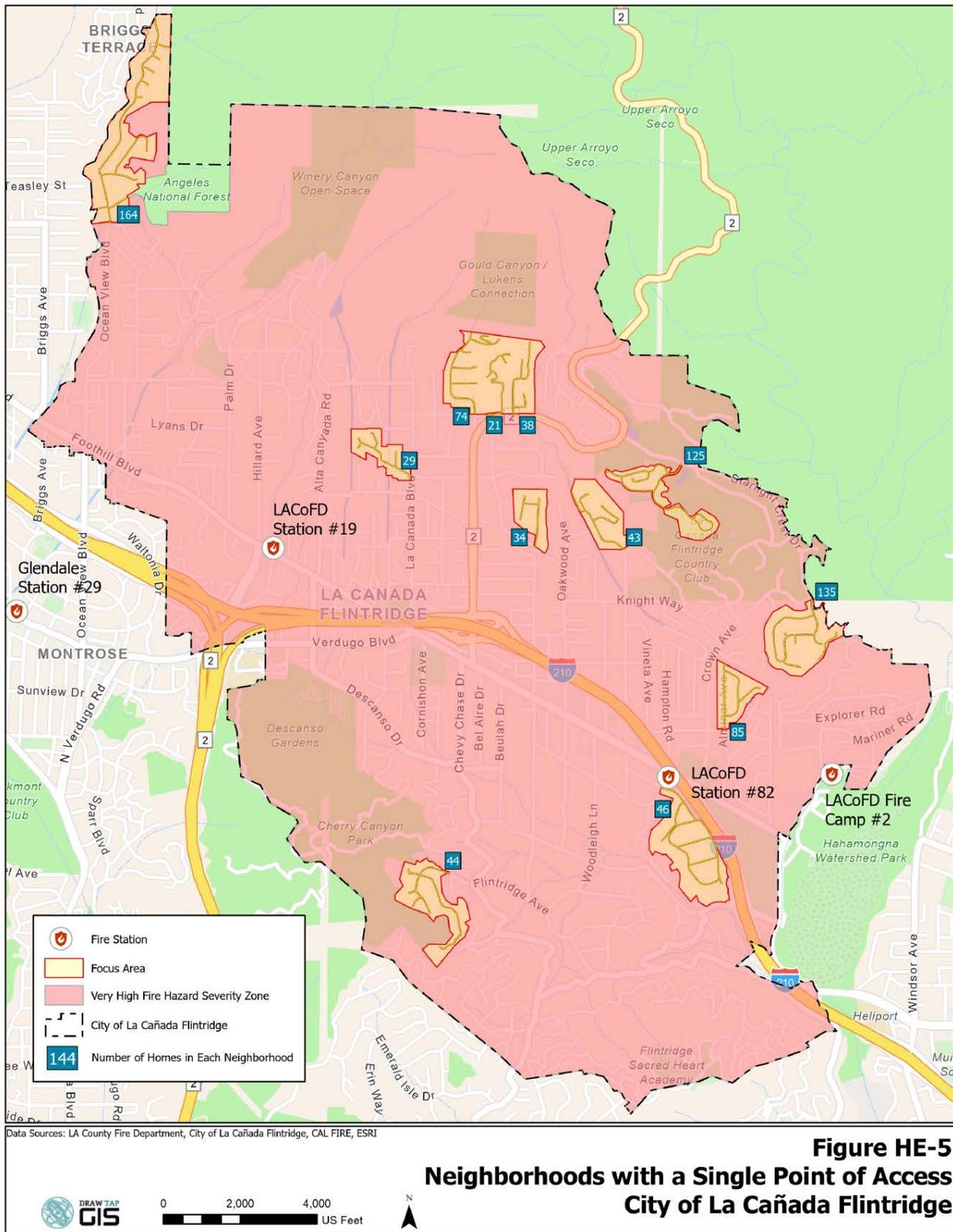
Hillside Development

The City recognizes that the community's hillside areas provide an important aesthetic, environmental, and recreational resource to the community. To preserve habitat areas and natural characteristics of the city's hillside areas, additional development standards are imposed on hillside properties based on topographic and viewshed concerns.

However, some of the hillside areas of La Cañada Flintridge, which were developed into the steep terrain, resulted in long, winding roads that terminate on the sides and tops of ridges leading to single-family residences. This creates a challenge for emergency vehicles which may, at times, have difficulty accessing homes due to inadequate roadway widths, while vehicles parked on-street within the right-of-way further narrow the drive lanes. There are 12 neighborhoods in La Cañada Flintridge, totaling 838 houses, with a single point of access and egress, and several of these areas are in the hillsides of the city. See Figure HE-5 for the locations of these areas.

Depending on the location and slope of the lot, the General Plan and the Zoning Code establish standards to provide limitations on residential densities and the maximum size of dwelling units. Due to geological and construction constraints and safety issues, the City permits only low-intensity developments and ADUs as required by state law in the hillside areas. However, the City's Safety Element, which is concurrently undergoing an update, is proposing to prohibit accessory dwelling units and junior accessory dwelling units in the 12 neighborhoods shown in Figure HE-5 due to safety issues.

Figure HE-5. Neighborhoods with a Single Point of Access



Parking Requirements

As shown in Table HE-30, the City’s Zoning Code contains provisions for parking based on unit type, and on a per-bedroom basis for multi-family units. Although off-street parking requirements are typical for the region, the City is currently considering a further reduction of off-street parking requirements for residential uses via the comprehensive update to the Zoning Code. As parking construction can contribute significantly to the cost of a project, any reduction in required parking would lower development costs and further lessen any constraint on housing development created by parking requirements. Program 3 includes modifications to off-street parking requirements for residential uses, so that they are appropriate for the size, scale, and type of residential development.

Table HE-30. Parking Requirements

Unit Type	Parking Requirement
Single-Family:	2 spaces in a fully enclosed garage space
Multi-Family and Mixed Use:	Zero to one bedrooms: 1 parking space/unit Two bedrooms: 2 parking spaces/unit 3 bedrooms: 2.25 parking spaces/unit Four or more bedrooms: 2.5 parking spaces/unit One guest parking space per four units. Minimum one covered space per unit.
Emergency Shelters:	One space for every four beds, one-half space for every bedroom designated for families, and one space per each staff member.
Single Room Occupancy (SRO):	One space per employee or resident manager, and one space per unit.
Transitional Housing Units:	Subject to the same parking standards that apply to comparable residential uses in the same zone
Supportive Sousing:	Subject to the same parking standards that apply to comparable residential uses in the same zone
Downtown Village Specific Plan:	The parking standards of the Zoning Code apply in the DVSP unless a Parking District is established.

Source: La Cañada Flintridge Zoning Code (as of 2021), Downtown Village Specific Plan (as of 2021).

Reduced parking is allowed for affordable housing consistent with the City’s Affordable Housing Density Bonus, which is also in the process of being updated to maintain compliance with state law, or by provision of a parking study that justifies a reduced rate. The comprehensive update of the Zoning Code proposes further reductions to multifamily residential and mixed use parking standards and also proposes new parking standards for senior housing at rates that are lower than for non-senior multifamily housing (see Program 3). Additionally, the City’s existing parking standard for emergency shelters will be revised to maintain consistency with state law (Program 15).

9.3.2.3 Provision for a Variety of Housing Types

State housing law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all segments of the population, including multi-family rental housing, factory built housing, mobile homes, emergency shelters, transitional housing, supportive housing, single room occupancy facilities, and low barrier navigation centers (a new state requirement since the last update of the Housing Element).

Table HE-31 summarizes the housing types permitted in each of the residential zoning districts, as described in the City’s current Zoning Code, while Table HE-32 summarizes the housing types permitted in the DVSP. The comprehensive update of the Zoning Code will include updates to modernize language and ensure residential development standards comply with state law. Where residential uses are outdated or vague, the update will provide clarity to ensure the code complies with state law regarding what uses must be permitted in each zone. For example, Program 3 adds a new provision for senior housing that has reduced parking standards; Program 6 will require by-right approval for projects with 20 percent affordable housing; Program 8 ensures the City’s ADU ordinance remains consistent with state law; Program 12 updates the condominium conversion ordinance; Program 14 updates the density bonus ordinance; Program 15 updates the special needs housing ordinance;

Although not a part of the current comprehensive update of the Zoning Code, Program 4 proposes updates to the Downtown Village Specific Plan to incentivize residential development, including increased density in the MU-2 district, modification of development permits to allow residential development by right, modifications to development standards to reduce constraints, and preparation of objective design standards that apply in the DVPS. Program 15 provides for updating the Zoning Code to add a provision for low barrier navigation centers and to make any other changes to ensure that ordinances regarding special needs housing uses (e.g., emergency shelters, low barrier navigation centers, transitional and supportive housing, and single-room occupancy facilities (SROs) provided and maintained consistent with state law.

Table HE-31. Housing Types by Zoning District

R-1	R-3	RPD	CPD	PS	MU	OS
Single-family residences	One detached single-family residence/lot	One detached single-family residence/lot	Emergency shelters (necessary for city’s homeless population) in the Emergency Shelter Overlay Zone	One detached single-family residence/lot	Apartments and condominiums	Residence, caretaker, for use by a caretaker or supervisor and his or her immediate family where continuous supervision is required. (subject to director’s review)
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Duplex, triplex, or MF dwellings, apartments, and dwelling groups with 2 or more units	Duplex, triplex, or MF dwellings, apartments, and dwelling groups with 2 or more units	Institutions for aged persons or children, private	Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Rooming and boarding houses	
Child day care, adult day care, foster care, or home for the aged as mandated by state law	Residential condominium projects	Residential condominium projects	Rooming and boarding houses		Accessory Dwelling Unit or Junior Accessory Dwelling Unit	
Transitional housing	Family day care home, small or large, as permitted by state law;	Foster family homes for senior citizens or developmentally disabled, 6 or fewer, as permitted by state law	Emergency shelters (beyond necessary for city’s homeless population) in the Emergency Shelter Overlay Zone with a CUP		Transitional housing	
Supportive housing	Foster family homes for senior citizens or developmentally disabled, 6 or fewer,	Foster home facilities for children, 6 or fewer, as permitted by state law	Single room occupancy (SRO) facilities		Supportive housing	

R-1	R-3	RPD	CPD	PS	MU	OS
	as permitted by state law					
	Foster home facilities for children, serving six or fewer children, as permitted by state law	Accessory Dwelling Unit or Junior Accessory Dwelling Unit				
	Accessory Dwelling Unit or Junior Accessory Dwelling Unit					
Transitional housing	Transitional housing	Transitional housing				
Supportive housing	Supportive housing	Supportive housing				

Source: La Canada Flintridge Zoning Code (as of 2021)

Table HE-32. Housing Types by Zoning District in the Downtown Village Specific Plan

MU-1	MU-2	R	I
Permitted			
		Single-family dwelling	
Conditionally Permitted			
Multiple family dwelling (upper level only)	Multiple family dwelling		Residential care home and facilities
Senior multiple family dwelling (upper level only)	Senior multiple family dwelling	Senior multiple family dwelling	

Source: Downtown Village Specific Plan (as of 2021)

Single-Family Housing

Single-family detached housing is permitted in the R-1, R-3, RPD, and PS zones, as well as the Residential zone in the DVSP. Attached single-family housing is also permitted in R-3 and RPD zones.

Multi-Family Housing

The City's Zoning Code and General Plan identify several areas in the community for multi-family residential uses, including the R-3, RPD, and MU zones, as well as the MU-1, MU-2, and R land use districts in the DVSP. Allowable densities in these zones are 20-30 units per acre in the RPD, R-3, and MU zones, while in the DVSP area density is limited to 15 units per acre in the MU-1 and MU-2 districts. As noted above, Program 4 proposes to increase the maximum density in the MU-2 district of the DVSP.

As part of the Zoning Code update, the City is proposing to add a new senior citizen multifamily residential ordinance to the Zoning Code to facilitate development of senior housing to address the Housing Element Needs Assessment (Chapter 9.2) and to implement Goal 6 of the Land Use Element (Program 3). The purpose is to encourage a mix of residential types to satisfy a variety of senior housing needs and to ensure that multifamily housing that is designed for senior citizens facilitates their ability to live independently and provides enhanced safety and convenience features. It will apply to senior citizen multifamily housing development in the R-3, RPD, and MU zones of the Zoning Code, and in the Residential, Mixed Use 1, and Mixed Use 2 districts of the Downtown Village Specific Plan.

The City is also proposing to add a religious institution overlay zone to facilitate and incentivize affordable multifamily residential housing on property owned by religious institutions (Program 5).

Condominiums

In order to preserve the existing multifamily rental housing in the community, the City has adopted a condominium conversion ordinance that includes tenant provisions and a number of standards and criteria. Before a multifamily rental property is converted to condominium ownership, the applicants must provide an information report on the rental and vacancy rate of the property and provide an analysis of the effect of the proposed conversion of the property on the City's low- and moderate-income housing supply. The applicant must also follow stringent development standards and an extensive review process by the City. These changes are intended to preserve the limited apartment stock in the city for rental use. Program 12 updates this ordinance.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an attached or detached residential unit that provides complete independent living facilities for one or more people. A Junior Accessory Dwelling Unit (JADU) is an ADU contained entirely within a single-family residence. Twenty ADUs were approved in the City between 2018 and 2020 – five in 2018, two in 2019, and 13 in 2020. As of the end of August 2021, 17 ADUs have been approved; if that trend continues, the City will be on track to approve a total of approximately 25 ADUs by the end of 2021.

In May 2020, the City adopted new regulations for ADUs to comply with state legislation, including AB 68, AB 881, AB 587, AB 671, and SB 13. This legislation promotes the construction of new ADUs and JADUs and limits the ways cities can regulate their design. Under the new regulations, ADUs and JADUs are permitted with a Zoning Clearance on any lot zoned R-1, R-3, RPD, PS, or MU zone. Under current state law the City may adopt regulations governing the design of ADUs, but no lot coverage, floor area ratio, open space, or minimum lot size can preclude the construction of a “statewide exemption ADU,” which is an ADU with an area up to 800 square feet, height up to 16 feet, and 4-foot side and rear yard setbacks.

The maximum size of ADUs may not exceed 50 percent of the floor area of the primary dwelling, or 1,200 square feet, except that units up to 800 square feet are permitted under the statewide exemption. One parking space is required for each unit, except in cases where state law eliminates parking requirements, such as when the ADU is within ½ mile walking distance of public transit.

The increase in approvals of ADUs in 2020 and 2021 (noted above) indicates that the updated regulations have incentivized ADUs. Program 8 includes updates to the Zoning Code and Downtown Village Specific Plan to ensure ongoing compliance with state law related to ADUs/JADUs. Program 21 will restrict construction of new ADUs/JADUs in the neighborhoods that have been identified as having one means of ingress and egress, as noted in other sections of this Housing Element, for safety reasons.

Manufactured Homes

The City’s Zoning Code defines a “manufactured home” as a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. This definition does not include a recreational vehicle. Manufactured homes that are installed on a foundation are permitted on a single-family lot. Manufactured housing that is not constructed with a foundation is generally found in mobile home parks. This type of housing is subject to the same development standards and design review criteria as “stick-built” housing.

Group Care Facilities

Group care facilities, including group homes for seniors, developmentally disabled adults, and foster family care homes serving six or fewer persons are permitted in the R-3 and RPD zones. Private institutions of 16 people or more are conditionally permitted in the CPD zone and the DVSP Institutional zone. Group care facilities of seven or more individuals are conditionally permitted in the CPD, MU and DVSP Institutional zones. As part of the comprehensive update to the Zoning Code that is currently in process, the code will be clarified to ensure that group care facilities are permitted in accordance with the requirements of state law, and to show clearly which zones permit group care facilities (Program 3).

Emergency Shelters

According to the most recent survey conducted by LAHSA, two unhoused people were identified in La Cañada Flintridge. The neighboring cities of Glendale and Pasadena provide a wide variety of homeless services and facilities.

Pursuant to SB 2, local jurisdictions must address the shelter needs of the homeless. Specifically, emergency shelters must be permitted by right in at least one zone with adequate capacity to accommodate at least one shelter.

The identified zone must have adequate capacity to accommodate at least one shelter. The Zoning Code was amended in 2014 to permit one emergency shelter by right in areas within the Emergency Shelter Overlay Zone in the CPD zone, as one shelter would be adequate to accommodate the City's identified need of people experiencing homelessness; any additional emergency shelter would require a CUP. The emergency shelter regulations permit up to 30 beds, which is adequate to accommodate the very limited number of unsheltered people in the La Cañada Flintridge. However, subsequent changes to state law have modified standards for emergency shelters, including parking standards. The City will revise the Zoning Code to update and maintain standards that are consistent with state law (Program 15).

Low Barrier Navigation Centers

Recent state legislation (AB101) requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" (LBNC) is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." LBNCs may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 also set a timeline for jurisdictions to act on applications for LBNC developments. The requirements of this bill are effective through the end of 2026, at which point they may be repealed unless extended by the legislature. Program 15 includes an update to the development code to allow low barrier navigation centers as required by state law.

Transitional Housing

Consistent with SB 2, local jurisdictions must address the need for transitional housing. California Government Code [Section 65582(h)] defines “transitional housing” as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

In 2014 the City amended the Zoning Code to address the provision of transitional housing. Transitional housing is recognized as a residential use and to be permitted in the same manner as comparable residential uses in the same zone. The City will update its Zoning Code when necessary to remain consistent with state law regarding transitional housing (Program 15).

Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Government Code [Section 65582(f)] defines “supportive housing” as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists 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. Government Code [Section 65582(g)] identifies “target population” as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The City amended the Zoning Code in 2014 to address the provision of supportive housing. Supportive housing is recognized as a residential use to be permitted in the same manner as comparable residential uses in the same zone. When located within ½ mile of a transit stop, state law specifies that no off-street parking may be required for supportive housing. Program 15 includes updates to

the Zoning Code to ensure that off-street parking requirements for supportive housing comply with this regulation.

Single-Room Occupancy (SRO)

Single-Room Occupancy (SRO) units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not necessarily required to have a kitchen or bathroom, many modern SROs have one or the other.

The City amended the Zoning Code in 2014 to permit SROs with a Conditional Use Permit in the CPD zone and is proposing to allow SROs in the MU zone with a Conditional Use Permit as part of the comprehensive update of the Zoning Code, subject to the following standards: Single-occupancy rooms shall have a floor area of between 200 and 300 square feet; double-occupancy rooms shall be between 350 and 400 square feet, and rooms shall have a maximum occupancy of two people. Each SRO unit shall have bathroom and kitchen facilities. Interior common area will be provided, along with laundry facilities and a cleaning supply room. A manager shall be available at all times. Units shall be rented month-to-month for a period not to exceed six months.

Farm Worker and Employee Housing

Pursuant to the California Employee Housing Act (Section 17000 of the California Health and Safety Code), any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation. Employee housing for six or fewer people must be permitted wherever a single-family residence is permitted. To comply with state law, no conditional use permit or variance can be required for employee housing. The zoning ordinance does not reference employee housing or define it as a distinct use. When employee housing for six or fewer people is provided in a single-family residence it is regulated in the same way as comparable single-family residences.

State law further requires housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be considered an agricultural land use, and permitted in the same way as other agricultural uses. There are currently approximately 50 people working in the agriculture industry in the city. However, as an urbanized community, there is no land within La Cañada Flintridge designated for commercial farming or a comparable agricultural use that would warrant provision for agricultural worker housing under this requirement.

Short-Term Vacation Rentals

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as “home-shares,” where the primary resident offers one or more rooms to visitors while remaining on site, or whole homes may be rented on a daily or weekly basis. While the impact of short-term rentals on housing availability and affordability is still being evaluated, there is evidence that short-term rentals have a negative effect on housing affordability by changing the way residential properties are used and reducing housing availability for local residents.

Jurisdictions vary in their approach to short-term rentals. On one end of the spectrum, some cities remain silent on the issue and do not create specific permits or regulations for short-term rentals. On the other end, some cities choose to ban short-term rentals of any kind. Many cities do allow short-term rentals at least some zones, while also requiring permits for rental properties and including performance standards for short-term rentals.

At this time, the City’s Zoning Code does not include regulations specific to short-term vacation rentals. In early 2020, the City Council considered an ordinance to prohibit short-term vacation rentals within La Cañada Flintridge. However, based on input from the community in support of short-term vacation rentals, the Council instead decided to study the issue further and evaluate potentially allowing rentals with regulations. In the meantime, since the City’s Zoning Code is a permissive one, short-term vacation rentals are not allowed because they are not specifically called out as a permitted use.

9.3.2.4 Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disability Act (ADA) came into effect in 1990. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor and the ADA does not cover single-family homes. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older single-family housing stock. Therefore, it is important that the City’s codes, policies, and regulations are free of constraints to encourage rehabilitation of the existing housing stock and to comply with ADA requirements.

Land Use Controls

The City’s Zoning Code complies with the Lanterman Disability Services Act with regard to licensing for residential care facilities for the disabled. According to the State Department of Social Services, there are two residential care homes for the elderly, serving 12 residents, located in La Cañada Flintridge.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a “family” by definition specified in the Zoning Code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.⁷ The City of La Cañada Flintridge Zoning Code does not contain a definition of family.

Reasonable Accommodations Procedure

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. Another example would be to waive the maximum lot coverage requirement to allow a disabled person to create a bedroom on the ground floor.

In 2014 the City amended the Zoning Code to include a formal procedure that utilizes administrative procedures to provide for reasonable accommodation requests. The amendment established a process for requesting reasonable accommodation with the Planning Commission and the Director of Community Development as the reviewing authorities, depending on the nature of the request. Written decisions include findings and are consistent with fair housing laws. However, the City recognizes that additional changes would further facilitate the reasonable accommodation process. Program 15 includes changes to the reasonable accommodation procedure in the Zoning Code to make these requests significantly easier and the time frame shorter for applicants.

9.3.2.5 Building Codes

State Health and Safety Code Section 17958 mandates that the California Building Standards Commission adopt the California Building Standards Code every 3 years. In 2020 the City adopted the 2020 County of Los Angeles Building

⁷ California court cases (*City of Santa Barbara v. Adamson*, 1980 and *City of Chula Vista v. Pagard*, 1981, etc.) have ruled an ordinance as invalid if it defines a “Family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Code (Title 26) by reference. The Los Angeles County Building Code is based on the 2019 California Building Code and the 2018 International Building Code.

9.3.2.6 Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. The Zoning Code holds any person constructing any building or parking lot, or developing any area responsible to pay for a number of potential improvements, including concrete curbs, gutters, asphalt concrete street pavement, and sidewalks, if a nexus can be determined between the proposed development and the public improvement.

Proposed public street widths are specified in Table HE-33; however, existing pavement widths, especially for residential streets, are often less than that identified within Table HE-33 given the age of development throughout the city. The Circulation Element establishes ultimate buildout street standards for various types of streets. For a typical new residential street, the standards width is a 52-foot right-of-way (ROW). Private streets must be wide enough to meet the standards established by the Los Angeles County Fire Department for equipment needs. Additional information regarding street widths and off-site improvements can be found in the Circulation Element.

Table HE-33. Off-site Improvements

Street Type	Right-of-Way (feet)	Curb to Curb (feet)
Primary	100	80
Major	80	Varies
Special Major	66	Varies
Collector	88	68
Residential Collector	60	40
Local Residential	52	36

Source: City of La Cañada Flintridge Circulation Element, 2013

The City of La Cañada Flintridge’s fee structure includes some on- and off-site improvements, which are described in the section below. Off-site improvement fees include sewer connection fees and school fees. While these fees add to the cost of housing development, these fees are established to cover the costs of infrastructure, facilities, and improvements necessary to serve the development.

9.3.2.7 Fees and Permit Process

Planning and Development Fees

A limited set of fees and assessments are charged by the City to cover the costs of processing permits and providing services. Table HE-34 summarizes the planning fees charged by the City, while Table HE-35 summarizes the building permit fees for typical residential development. The City does not charge or collect fees for water and sewer connections. Where the city is “sewered” and the purveyor charges connection fees, the City has a Sewer Connection Program that uses community block grant (CDBG) funds to assist very low-, low- and moderate-income households. The City collects the school fees on behalf of the school district. However, those fees are established by the district under state law, not by the City. Current fees are available on the City’s website.

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Table HE-34. Planning Fees

Fee Type	Fee
General Plan Amendment	\$5,000 deposit minimum with charges at the fully allocated hourly rates for all personnel involved plus any outside costs
Zone Change	\$4,955
Specific Plan	\$10,000 deposit minimum with charges at the fully allocated hourly rates for all personnel involved plus any outside costs
CEQA - (Mitigated) Negative Declaration	\$1,000 or deposit for full contract cost plus 20% for City administration
CEQA – Environmental Impact Report	Deposit for full contract cost plus 20% for City processing
Conditional Use Permit – Major	\$4,515
Conditional Use Permit - Minor	\$1,540
Zoning Clearance	\$75-\$375
Hillside Development Permit	\$465-\$1,440
Design Review -Architectural	\$750
Director’s Review	\$200-\$530
Engineering Review	\$140
Variance	\$2,905
Final Parcel/Tract Map Review	\$1,500 and \$1,000 engineering deposit with charges at the fully allocated hourly rates for all personnel involved plus any outside costs
Lot Line Adjustment Review	\$1,000
Tentative Parcel Map	\$5,700
Tentative Tract Map	\$11,395
Public Noticing Fee	\$75-\$600

Source: City of La Canada Flintridge

Table HE-35. Building Permit Fees for Typical Residential Development

Use	Size	Building Permit Fees	School Fees	Total
Apartment	1,000 sf	\$6,400	\$4,080	\$10,480
Condominium	1,300 sf	\$8,900	\$5,300	\$14,200
Single-family dwelling	2,000 sf	\$15,840	\$8,160	\$24,000

Source: City of La Canada Flintridge

Overall, total planning and development fees represent a small portion component of residential development costs in the city. However, reduction or deferral of fees can further incentivize residential development, particularly for affordable projects. As part of Program 4, the City will evaluate changes to fee policies in order to reduce, waive, or defer fees for residential development in order to encourage the construction of new market-rate and affordable projects.

Local Processing and Permit Procedures

La Cañada Flintridge’s processing procedures for new housing developments and the modification of existing residential projects include the following permits and actions: tentative maps, administrative permits and appeals, discretionary permits (second-floor review, conditional use permit) and appeals, variances, hillside development, and planned developments. The City complies with requirements under the state’s Streamlining Review Act and makes all attempts to expedite permit processing. The Zoning Code is currently being updated to include modifications to permitting procedures to further streamline processing. Program 4 includes changes to the City’s permit processing procedures to minimize permitting time, and to modify permit requirements for some uses from a discretionary to a ministerial process.

Conditional Use Permit (CUP)

Most housing types are permitted by right in La Cañada Flintridge, with the exception of a few uses where the City must consider the location, access to services, and other site planning factors, in which case a Conditional Use Permit (CUP) is required. Currently, mixed use development and large group care facilities require approval of a CUP. The Zoning Code is in the process of being updated to allow residential development in the MU Zone (whether it is part of a mixed use project or is a stand-alone residential development) and large group care facilities as permitted uses (Program 3).

A project requiring a CUP must file an application with the Community Development Department. The application must generally include floor plans, elevations, landscape plans, and a site plan. A CUP application is a discretionary permit that requires review and approval by the Planning Commission via a public hearing. The Planning Commission must find the following to approve the CUP:

- The proposed project will not be in substantial conflict with the General Plan.
- The requested use will not adversely affect health, peace, comfort, or welfare of persons living or working in the surrounding area or be detrimental to the use of or other persons in the vicinity or jeopardize or otherwise be a menace to public, health, safety, or general welfare.
- The proposed site is adequate in size and shape to accommodate the requirements of the project.

- The proposed site is adequately served by highways, streets, and other public or private facilities as required.
- The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views and aesthetic values in the neighborhood.

These conditions are typical and do not constrain the development of housing. However, the City is proposing to streamline these findings as part of the comprehensive Zoning Code update.

Single-Family Development Review

The City employs three levels of development review, as follows:

Staff Level: While all submittals are now digital, staff uses the Zoning Code as an over-the-counter format when determining zoning compliance during the building permit process. This format does not require notification to neighbors and all review is generally performed the same day as submitted as part of the application for a building permit.

Director’s Review: This level of review is required by the Zoning Code for certain projects, such as height modifications, modification of existing two-story residences, recreational vehicle parking or storage, minor hillside development, setback modifications, and requires electronic submittal of an application and fee. Notification to the surrounding neighbors will also be required. The Single-Family Residential Design Guidelines are used to assist in evaluating the project in conjunction with the requirements and findings of the special review; the Guidelines are not regulations. The processing and assessment of a Director’s Review project can take one to four weeks.

Planning Commission Review: This level of review also requires electronic submittal of an application and fee associated with Modifications and Special Reviews required by the Zoning Code. However; the review process is more involved and requires a public hearing notice (notification through the newspaper and mailing) and a hearing before a single member of the Planning Commission acting as a Hearing Officer or the full five-member Planning Commission. The Commission will apply the Single-Family Residential Guidelines for projects that are subject to findings through Special Reviews. The members of the Planning Commission are appointed by the City Council and regular Planning Commission meetings are held the second and fourth weeks of each month.

Modifications and Special Reviews are triggered with setback modifications, large garage review, floor area review, height modifications and second floor reviews. The City Council has identified large second floor additions and new

two-story homes as projects with the most impacts on the compatibility of La Cañada Flintridge neighborhoods. Therefore, the tiered review process, from building permits and Director’s Review to Planning Commission level reviews, was created to capture all second floor projects. A project is approved if it is found to be in compliance with the following finding:

The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views and aesthetics and other property values in such neighborhoods in a manner which is compatible with reasonable development of the subject lot and is consistent with the Residential Design Guidelines as adopted by Resolution of the City Council.

Design Review

Under the current standards, a Design Review by the Design Commission is required for non-residential development, residential planned development, mixed use development, and multi-family development. In order for design review approval to be granted, the following findings must be made:

The design and layout of the proposed development is consistent with the General Plan and any design criteria adopted for specialized areas, such as designated historic or other special districts, planned developments, master plans, or specific plans, or adopted for the project through conditions of approval or development agreements;

- The design and layout of the proposed development will accommodate the functions and activities that are proposed for the property, will not unreasonably interfere with the use and enjoyment of neighboring property, and will not create traffic or pedestrian hazards;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the harmonious, orderly, and attractive development contemplated by this title and the General Plan;
- The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors and that it is aesthetically of good composition, materials, texture, and color that will remain aesthetically appealing with the level of maintenance that might reasonably be expected.

The time frame for Design Review is generally two to eight weeks. Applicants are encouraged to consult with planning staff as early as possible in the design process. Review by the Design Commission involves the following:

Design Concept Review (Optional): Design concept review is the opportunity for initial Design Commission response to the project. Topics of review include building massing and siting, circulation, facade composition and articulation, and open space design.

Final Design Review: Final design review includes review for compliance with conditions set forth in design concept approval, as well as more detailed concerns including materials, colors, lighting, detailing, and landscape/hardscape specifications.

During Design Review, the Design Commission evaluates projects for compliance with the Zoning Code and architectural compatibility with the neighborhood. During the public hearing, City staff will present a report to the Commissioners, make a recommendation and the Commissioners will discuss the project with the applicant. The applicant is given the opportunity to make a presentation to the Design Commission and community members are invited to speak about the proposed project. Following the hearing, the project will be approved, approved with conditions, denied or continued to a future date for a redesign.

In cases for which Planning Commission action is required, Planning Commission review and action shall precede final Design Commission review and action. Design Commission review concurrent with planning commission review shall be used for those cases in which the Director of Community Development determines that design considerations are essential to project analysis for the purpose of the Planning Commission action.

The City has established design guidelines for single-family residential uses, which provides general guidelines, not regulations, on the architectural style, streetscape, scale and mass, setbacks, site planning and environmental considerations (e.g., shade and sun, imperious coverage, and sustainable building materials), physical design (e.g., façade treatment, roof treatment, lighting), and landscaping consideration.

The Downtown Village Specific Plan contains general design guidelines for multi-family residential developments in the Specific Plan area to avoid a massive appearance, give considerations to immediate edges, and unit sizes.

As noted previously, the comprehensive update of the Zoning Code includes preparation of objective design standards for all multifamily projects in La Cañada Flintridge, including the R-3, MU, and DVSP zones (Program 3).

Hillside Development

Hillside development standards and approval procedures apply to any development that requires a building permit on a lot or parcel of land, residentially zoned and in residential use, which has an average slope of 15 percent or greater. The project must go through an approval process that varies based on the size of the unit of the addition. This process can include a Director's Review, Administrative Hearing, or Planning Commission Review (Table HE-36). Given the safety concerns related to hillside development discussed in other sections of this chapter, this permit procedure is considered

reasonable. Furthermore, the City does not anticipate any affordable housing construction would be feasible on a hillside given the costs involved, with the possible exceptions of ADUs/JADUs, which can offer opportunities for affordable housing in the areas with appropriate access and egress, unless otherwise restricted due to safety concerns as addressed in Program 21.

Hillside development must also abide by parcel standards and guidelines, based on density and slope factors, grading guidelines, siting requirements, architectural design guidelines, and landscape and lighting guidelines.

Table HE-36. Hillside Development Procedure

Development Type	Director’s Review	Administrative Hearing	Planning Commission
New Developments			X
Existing Development			
<i>Ground Floor Increases</i>			
600 sq. ft. or less	X		
601-1,200 sq. ft.		X	
Greater than 1,200 sq. ft.			X
<i>Second Floor Additions</i>			
600 sq. ft. or less		X	
Greater than 600 sq. ft.			X

Source: City of La Cañada Flintridge Zoning Code (as of 2021).

Project Approval Procedure

The project is initiated by an application that undergoes the necessary hearing procedures discussed earlier. Notification of the hearing must be provided to all property owners within 300 to 800 feet of the proposed site depending on the type of application 10 days prior to the hearing. Conditions of approval are authorized at any level of discretionary review.

Director’s Review involves a review of the project application by the Director of Community Development or his or her designee. The Director must find that the project is not in conflict with or detrimental to the public health, safety, or welfare of the community and conforms to the City’s General Plan.

During an Administrative Hearing, the application is reviewed by a delegated administrative hearing officer (one Planning Commissioner). An administrative hearing officer must find the following in order to approve a hillside development project:

- The project, through elements of architecture and landscape design, will uphold the policies in place and be harmonious with the built and natural setting.
- The project will maximize potential for sensitive use and effective preservation of open space.
- The project will not be detrimental to public health, safety, or general welfare.
- The project will not adversely affect the orderly development of property within the city.
- The project will conform to the goals and policies set forth in the General Plan.
- The project will not create a nuisance, hazard, or enforcement problem within the neighborhood or the city or require the City to provide an unusual or disproportionate level of public services.
- The project possesses unique characteristics such as minimal views or the potential for reducing effectively viewed bulk, which justifies exceeding one or more of the provisions set forth in the Zoning Ordinance to permit project development.
- Any potential for the project to be viewed as excessively massive from any vantage point, near or far, is mitigated by screening or siting characteristics.
- The project does not create an avoidable or unreasonable impairment of the view from any other property.

Appeals may be made in person by filing a written letter within 15 days of the action. Actions of the Director or Administrative Hearing and actions of the administrative hearing authority are subject to appeal to the Planning Commission.

Processing Time

The average processing time for residential projects in the city varies depending on project complexity. Discretionary projects that can be approved by City staff typically require an initial plan check and a final plan check, each of which require two or three weeks to review upon submittal of a complete application. Any significant development in the hillsides or multi-family development requires Planning Commission approval, which generally takes eight to 10 weeks from time of complete application to public hearing. Appeals to the City Council take approximately one additional month to be placed on the Council Agenda. Table HE-37 provides the estimated timeframes for various processes. These timeframes are considered typical and meet the requirements of the state Permit Streamlining Act.

Table HE-37. Processing Time

Action	Typical Processing Time
Director’s Review	2 weeks
Administrative Hearing	5 weeks
Design Commission Review	2-8 weeks
Planning Commission Hearing	4-12weeks
City Council	16 weeks

Source: City of La Cañada Flintridge, Planning Department, 2021

9.3.3 Environmental and Infrastructure Constraints

9.3.3.1 Environmental Constraints

Environmental constraints include physical features of the landscape that may impact the availability of land for housing construction, such as fault zones, steep slopes, floodplains, and fire hazard zones.

La Cañada Flintridge is subject to seismic activity from the Sierra Madre Fault zone. Regionally, several active faults are considered capable of affecting property within the city. With many homes constructed prior to the 1930s, the city’s housing stock includes unreinforced masonry structures that are particularly vulnerable in an earthquake. The exact number of such structures is not known, and the high quality of construction employed in the City suggests that many pre-1934 masonry structures may actually be reinforced. One area of the city (the 91011 zip code) was not included within the Earthquake Brace and Bolt program (EBB), which provides grants for seismic retrofitting, for several years. The City is currently working with the state to ensure all homes are eligible for the EBB program. Property owners who do seismic retrofitting voluntarily utilize the City of Los Angeles’ standard plans, which minimizes review by Building and Safety and cost and time for applicants. This program is still active, but registration is currently closed.

As a hillside community, La Cañada Flintridge is subject to landslides, increased likelihood of firestorms, and seasonal mudflows. However, several precautionary actions have been taken to protect hillside areas, including the establishment of a series of fire roads on open hillside areas, drainage debris basins, and flood control structures. The City regulates the number and degree of manmade cuts and fills through its Hillside Development Ordinance for all properties that have an average slope of 15 percent or greater. Site grading and building design are primary concerns of the City and new development must meet stringent requirements for geologic and soils stability. As part of the comprehensive update to the Zoning Code, the City is adding a chapter that specifically addresses site grading to enhance the safety precautions.

Future residential development in the city will be focused primarily along the Foothill Boulevard corridor, either in the Downtown or in multifamily and mixed use areas, and on a portion of Verdugo Boulevard at SR-2. These sites are located outside of the hillside areas and therefore not subject to landslides or mudflows associated with hillside developments.

According to the City's Local Hazard Mitigation Plan, only 0.21 square mile of La Cañada Flintridge either has not had a flood risk assessed or is located within in a 500-year flood risk area. This equates to approximately 2.5 percent of the area within the city, which means that very little land is constrained by potential flooding concerns.

The Safety Element of the General Plan was updated concurrently with the Housing Element. Since the entire city is in the Very High Fire Hazard Severity Zone, the primary focus was on multiple aspects of fire safety. Properties located in these designated zones are subject to more stringent building code and vegetation management requirements than properties outside of these zones. Data from the wildfirerisk.org website published by the USDA Forest Service indicates that populated areas in La Canada Flintridge have, on average, greater wildfire likelihood than 85% of all the communities in Los Angeles County.

The updated Safety Element includes more stringent policies to: ensure development review requires the use of current fire safe design methods; improve emergency evacuation procedures; enhanced education and communication of fire-related safety and mitigation practices; and ensure accessibility for emergency vehicles.

In some situations, the implementation of these environmentally sound protection measures may reduce the total number of new housing units that can be developed from the number that would be developed in a non-hillside area. However, it is recognized that such protection is necessary for long-term stability and safety.

9.3.3.2 Infrastructure Constraints

Of critical importance to the maintenance of existing housing and development of new housing is the availability of adequate infrastructure, including water facilities, drainage and debris channels, sewage facilities, and streets and related elements (street trees, lighting, sidewalks, and curbs). The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain and keep up their homes. Within La Cañada Flintridge, infrastructure conditions vary as many neighborhoods lack certain street elements, including streetlights, sidewalks, and curbs. The absence of these elements is considered a desirable indication of a semi-rural residential area.

A significant infrastructure constraint has been the lack of sanitary sewers to serve the city. For a number of years, only two areas were served with public sewers: the northeastern section near the La Cañada Flintridge Country Club and the western-most section along Ocean View Boulevard and near Glen Haven Park.

In 1998, the City embarked on a process to provide sewers to all residences within the city limits. The City installed a sewer system along Foothill Boulevard to support intensified development along the Foothill Boulevard commercial corridor, including parcels designated for multi-family development. The possibility of connecting homes to the Glendale sewer system is also being pursued. To date, there are about 20 homes north of Foothill that are not connected to a sewer system.

Future residential and mixed use developments are expected to concentrate along the Foothill Boulevard corridor, the sewerred portion of the city. Adequate capacity is available to accommodate the sewerred portion of the city. When additional areas are provided with sewers, additional capacity will be acquired from the districts.

Virtually all of the future residential development for fulfilling the RHNA is expected to be accommodated along the Foothill Boulevard corridor, with the exception of a portion of Verdugo at SR-2. Lots to be designated for future residential within the Downtown Village Specific Plan and Mixed Use land use designations have already been annexed into either the Los Angeles County Sanitation District No. 28 and 34 (Sewer Assessment District 1, 2 and 3B) or the Crescenta Valley Water District (Sewer Assessment District 3A) that discharges via the City of Los Angeles Department of Public Works, Bureau of Sanitation. New development would be required to comply with either the LACSD or the City of Los Angeles requirements for trunk sewer system disposal facilities. The City offers has the Sewer Connection Grant Program to assist lower and moderate-income households, especially extremely low income households, with the costs of connecting single-family homes to the City's sewer system in the City's sewer districts (Program 11). The increase in wastewater at buildout of the General Plan in 2030 is estimated at about 0.5 percent of existing capacity and is not considered to result in the need for additional wastewater facilities.

As the City has no municipal water service, the Foothill Municipal Water District (FMWD), provides water to four retailing agencies that directly serve the city: the Mesa Crest Water Company, La Cañada Irrigation District, Valley Water Company, and Crescenta Valley Water District. These four agencies are responsible for the City's water infrastructure, providing both drinking water and water for firefighting purposes. According to the purveyors, the city has adequate water supply to serve its projected population through 2040. Pursuant to State law, when water supply becomes an issue and an allocation system must be put in place, then the water purveyors are required to provide priority status to affordable housing projects for water allocation.

Due to the age of the city, which was mostly built prior to incorporation in 1976, water infrastructure and supply may not meet current standards. In many areas of La Cañada Flintridge, fire hydrants do not meet current Fire Code standards for spacing and the reliability of the water distribution infrastructure for firefighting is unknown. The City does not have jurisdiction to require the water agencies to routinely maintain and test the water infrastructure.

During the development review process, the City and the Los Angeles County Fire Department (LACoFD) will review water flow and distribution requirements for new development projects to ensure adequate water pressure for firefighting. The City also will work with the four water districts listed above to encourage them to evaluate the adequacy of emergency water line capacity as it relates to fire flow requirements, and both test and evaluate the reliability of the water infrastructure.

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9.4 Housing Opportunities and Resources

9.4.1 Future Housing Need

State Housing Element law requires a local jurisdiction to accommodate a share of the region’s projected housing needs for the planning period. This share, known as the Regional Housing Needs Allocation (RHNA), is important because state law mandates that the jurisdiction must provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction’s ability to provide adequate land to accommodate the RHNA. The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.⁸

9.4.1.1 RHNA for 2021-2029 (6th Cycle RHNA Period)

La Cañada Flintridge’s share of regional future housing needs is a total of 612 new units for the 2021-2029 RHNA period (from June 30, 2021, through October 15, 2029). This allocation is distributed into four income categories, as shown below in Table HE-38 (While identified separately, the “Extremely Low” income category is a subset of the “Very Low” income category.) The RHNA includes a fair share adjustment which allocates future need by each income category in a way that meets the state mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

Table HE-38. Housing Needs for 2021-2029 RHNA

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	126	20.6%
Very Low (31 to 50%)	126	20.6%
Low (51 to 80%)	135	22.0%
Moderate (81% to 120%)	139	22.7%
Above Moderate (Over 120%)	86	14.1%
Total	612	100.0%

Source: Final Regional Housing Needs Allocation, SCAG, March 2021.

AMI = Area Median Income (\$77,300 for 4-person household)

* “extremely low-income households” is a subset of “very low-income households”

⁸ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

Through its Housing Element, the City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units throughout the 6th Cycle RHNA period, accounting for “no net loss” as required by state law.

9.4.1.2 Credits Toward the RHNA

The 6th cycle RHNA covers a planning period that is approximately 8.3 years, from June 30, 2021, through October 15, 2029. Housing units built, under construction, or approved June 30, 2021 onward, can be credited towards meeting the City’s RHNA. Units in various stages pending approval (aka pipeline projects) also can be credited toward the RHNA. These units can be subtracted from the City’s share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting credited units (Table HE-39).

Units Approved

As of July 1, 2021, the City entitled a total of five housing units, including ADUs/JADUs⁹ and single-family homes. See Table HE-40 for unit type and affordability category.

Units Pending Approval

As of July 1, 2021, a total of 64 units, including condominiums, ADUs/JADUsⁱⁱ and single-family homes, were at various stages of review and approval, but have not yet been approved.

Remaining Housing Need to be Accommodated

After accounting for units approved and pending approval, a remaining need of 456 units exists. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029.

⁹ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527 Accessed 4.16.21

Table HE-39. Credits Toward RHNA

	Unit Type	Lower	Moderate	Above Moderate	Total
RHNA		387	139	86	612
Net Units with Permits Issued after 7/1/21					
	ADUs	3	0	2	5
Net Units Pending Approval or In Process as of 7/1/2020					
	SFD	---	---	30	30
	ADU/JADU	23	1	10	34
600 Foothill (Pipeline Project Site 98)	Condo Project (Senior)	---	---	47	47
4600 Ocean View Blvd. (Pipeline Project Site 97#)	Condo	---	---	20	20
Pipeline Project Site 99: APNs 5810-008-022, 5810-008-050, 5810-008-053, 5810-008-055	GPA & ZC to amend to R-3 (MFR)	---	---	20	20
Subtotal:		26	1	129	156
Remaining RHNA		361	138	0	456

9.4.1.3 Future Residential Development Potential

As has been noted, the City of La Cañada Flintridge is primarily built out. However, as is required by state Housing Element law, the City has identified sites that could accommodate La Cañada Flintridge’s future housing needs in accordance with the 6th Cycle RHNA. Appendix A (Sites Inventory) provides a list of the vacant and underutilized properties in the City. With very little vacant land left in La Cañada Flintridge, the City’s strategy is to identify remaining vacant properties and underutilized sites, primarily focusing along the Foothill Boulevard corridor, with one site located on Verdugo Boulevard.

The intent of the City’s General Plan Land Use Element and the DVSP has been to encourage a walkable, mixed use village atmosphere along Foothill Boulevard, the City’s primary commercial corridor, as well as in the area on Verdugo Boulevard at the confluence of the I-210 and SR-2 freeways. Promoting housing in mixed use areas via mixed use and stand-alone residential development also supports use of transit, bicycling, and walking as alternatives to the use of a personal automobile, which is beneficial to a broad spectrum of residents who depend on or choose alternative modes of transportation.

One of the factors that is making mixed use and residential development in predominantly commercial corridors more viable is the impact of e-commerce on local and national retail shopping. The last decade has brought a significant increase in online sales, with e-commerce sales rising steadily from 6.4 percent in

2010 to 21.3 percent in 2020.¹⁰ This national trend, which was exacerbated by the coronavirus disease (COVID-19) pandemic (which started in 2019 and is still ongoing as of the date of adoption of this Housing Element), is not expected to decline. The economic impact of the COVID-19 lockdown is the number of businesses that have permanently closed, with small businesses especially hard hit. Even many services are moving to an online platform, such as banking and insurance. The impact of the pandemic also has resulted in more people working remotely (usually from home); although many will return to their places of employment after the pandemic, estimates are that as many as 25-30% of the workforce will continue to work at home on a multiple-days-a-week basis.¹¹

Due to a variety of factors, including online sales trends, businesses closing, and more people working remotely, cities across the country are recognizing the need to provide flexibility in land uses in traditionally commercial areas by allowing a greater mix of uses, including mixed use development (a mix of residential and compatible non-residential uses in the same building or on the same site), and even stand-alone residential uses in traditionally commercial areas to create mixed use areas. Additionally, there are many underutilized parcels in La Cañada Flintridge that were constructed prior to the 1980s, with 1953 as the median year these parcels were developed. These properties exhibit similar characteristics in terms of conditions and existing operations as other properties that have been redeveloped in the past, such as the Town Center project, which was the most significant redevelopment project in several decades.

According to the methodology developed by the University of California at Berkeley for the State of California Business, Transportation, and Housing Agency, the ratio of land improvements to land value (ILR) can facilitate identification of underutilized sites with potential for infill or redevelopment with higher density residential and/or mixed use developments. An improved site may be considered underutilized if it is located in a non-single-family area (e.g., commercial, industrial, multi-family, etc.) and the total value of improvements on the site is less than the total value of the underlying land (i.e., $ILR < 1.0$).

A parcel-specific analysis was conducted on properties within the City to identify vacant and underutilized properties. All but a few underutilized properties have an ILR less than 1.0, indicating the land is worth more than the improvements on site; those that have an ILR greater than 1.0 are part of an existing multi-parcel commercial center that has a total ILR (total of all parcels in

¹⁰ US Ecommerce Grows 44.0% in 2020 (<https://www.digitalcommerce360.com/article/us-ecommerce-sales/#:~:text=Online's%20share%20of%20total%20retail,2019%20and%2014.3%25%20in%202018.>) Accessed 4.22.21

¹¹ <https://globalworkplaceanalytics.com/work-at-home-after-covid-19-our-forecast>. Accessed 4.23.21

the development) of less than 1.0. Sites that are identified as being proposed for a Religious Institution Overlay Zone (see below) were not evaluated for their ILR value because the assumption is that the existing use will be retained, and the institution will add residential units to the property.

As a result of the issues and trends identified above and the City's land use policies expressed in the DVSP and Land Use Element, the Sites Inventory prepared for La Cañada Flintridge's 6th Cycle Housing Element anticipates and provides for additional opportunities for mixed use and stand-alone multifamily residential development, as summarized below. The City desires to retain and support its commercial and service establishments, which is why the mixed use land use designation and zones are retained, to encourage both development of new residential uses and maintenance of the community's commercial core. The RHNA also estimates the construction of additional ADU's/JADUs in the coming years.

9.4.1.4 Overview of Residential Development Potential and Realistic Capacity Assumptions by Zone

This section summarizes residential development potential by zone for the 6th Cycle RHNA. Pursuant to state law (AB 2348), development capacity must be estimated on a realistic basis, not theoretical basis; it must account for development trends and patterns, as well as development standards such as height limit, parking requirements, open space/landscaping requirements, and lot coverage/setbacks. An overview of each zone and/or residential use is provided, as well as recent trends, as applicable. To estimate development potential in the DVSP, an average development density is used, rather than the maximum density. As part of the City's discussions with developers, the City has identified development standards that can facilitate R-3 and mixed use development at the target density, which is a component of Program 4.

For purposes of calculating the realistic capacity of sites in Appendix A, Sites Inventory, the following density factors were used to meet the City's RHNA.

- **High Density Residential / R-3 (minimum 20 to maximum 30 dwelling units per acre):**

The City currently has very little land (less than one percent) designated and zoned for multifamily residential development, and the majority of it is already built out as apartments and condominiums. While there are several properties that were redesignated and rezoned from R-1 (single-family residential) to R-3 (multifamily residential) as part of the 5th Cycle Housing Element program, none of these sites has recycled from single-family houses to multifamily developments during the 5th Cycle, so they have not been included in the 6th Cycle sites inventory for meeting the RHNA; they are, however, available as potential sites. The City is proposing to rezone two vacant adjacent parcels (see the parcels identified as Site #96 and #96) on

Foothill Boulevard from R-1 to R-3. No other parcels are proposed to be rezoned from R-1 to R-3 due to the built-out nature of the city, the lack of vacant land, and the safety constraints noted in other chapters of this Housing Element.

Since no new multifamily developments were constructed in La Cañada Flintridge during the 5th Cycle Housing Element, it is difficult to identify a trend from which to establish realistic capacity assumptions for multifamily housing.

However, there is one pipeline project that proposes to redesignate and rezone 0.77 acres of commercially designated and zoned land to the High Density Residential land use designation/R-3 zone (which allows 20-30 dwelling units per acre), for a proposed project density of 26 dwelling units per acre. This four-parcel site (Pipeline Project Site #99) is located just off Foothill Boulevard. Even though this project has not been approved as of the date of adoption of the Housing Element, it indicates that the City can anticipate multifamily residential projects to be proposed at the higher end of the density range. This is not surprising considering the high cost of land in the city. The density factor for High Density/R-3 properties used for the Sites Inventory is 24, which represents a conservative estimate given the pipeline project described above.

- **Hillside Residential (R-1—10 Acres) to Medium Density Residential (R-1—5,000)**

La Cañada Flintridge has been a predominately low density residential community since prior to its incorporation in 1976. It has five land use designations for single-family residential and eight corresponding zones, ranging from one unit per 10 acres to one unit per 5,000 square feet. Since the only units anticipated to accommodate the RHNA in any single-family zone are ADU/JADUs (which are described below), the Sites Inventory does not include specific sites that are currently zoned R-1 and proposed to stay R-1 and no density factor is provided.

- **Mixed Use / MU (20-30 dwelling units per acre)**

The Land Use Element includes a Mixed Use land use designation, which is implemented by the Mixed Use (MU) Zone in the Zoning Code. Vacant and underutilized parcels in the Mixed Use land use designation are summarized in Table HE-42 and are described in greater detail in Appendix A. Most of these properties contain low-intensity commercial uses with large surface parking lots. Some properties contain vacated businesses. Specifically included in the Mixed Use area is a 5.14-acre property owned by Caltrans that is significantly underutilized. Of the 5.14 acres, 4.15 acres are used as a parking lot. Three commercial structures occupy the remaining 0.99 acre on the site.

In addition to the MU properties identified in the Sites Inventory, there is one pipeline project that propose to redesignate and rezone a portion of the site

from Medium Density Residential to Mixed Use to accommodate an above-moderate income condominium project.

The City's existing Mixed Use Zone requires a minimum of 30 percent of a project's floor area to be developed and maintained with nonresidential uses; the density for residential use is a minimum of 20 units per acre to a maximum of 30 units per acre (not inclusive of state required density bonuses). Program 3 proposes to revise the MU Zone to allow 100 percent of a project's floor area to be developed with multifamily residential uses.

The objective of the General Plan is to encourage mixed use/residential development on surface parking area to complement the existing uses. Allowing stand-alone residential development on MU-zoned properties promotes mixed use on the Foothill Boulevard corridor and in the Verdugo Boulevard/R-2 area, which promotes the benefits of access to goods and services, transit and bicycle routes, and other community amenities. An added benefit is that additional household in proximity to commercial establishments provides more customers, which can further support local businesses.

Based on the declining trend of retail and potential impacts of COVID-19 on office and retail use discussed in this Housing Element, interest demonstrated by proposed and pipeline projects, and discussion with developers conducted for the Housing Element, this change is considered an incentive for development. The City is using the same density factor of 24 dwelling units per acre for the MU Zone as is being used for the R-3 Zone, due to the same density range and similar site conditions.

■ **Proposed Religious Institution Overlay Zone (20-30 dwelling units per acre)**

AB 1851 (2020) incentivizes religious institutions to construct housing on their properties by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that project. Due to the built-out nature of La Cañada Flintridge, religious institutions in the city provide the potential to accommodate housing on their sites to assist the City in meeting the RHNA. The City proposes to facilitate housing on religious institution properties by establishing an affordable housing overlay [Religious Institution Overlay Zone (RI-OZ), Program 5]. These properties would be appropriate for the addition of multifamily housing due to their locations near transit, services, businesses, and other resident-serving uses. Not all religious institutions in the city are proposed for the RI-OZ due to the built-out nature of their properties; however, the RI-OZ is a tool that could be utilized by any religious institution should conditions change.

Due to the built-out nature of La Cañada Flintridge, this is a valuable strategy to provide additional housing opportunities for lower income households. Utilizing church land for affordable housing also provides an attractive

opportunity for affordable housing developers by minimizing their cost for land, risk, and time to process development applications. This approach also helps congregations further their missions to support lower-income populations while providing enhanced financial stability for religious institutions, many of which have been impacted by declining attendance, which has been exacerbated by the COVID-19 pandemic.

During public outreach meetings held for the Housing Element update, several local ministers/pastors and developers of affordable housing commented on the potential benefits and expressed interest in the concept, and one participant noted he has been involved in such a project in another community and would be interested in assisting in a similar effort in La Cañada Flintridge.

Table HE-41 summarizes the proposed sites that are identified in Appendix C, Sites Inventory. While the actual size of the area a religious institution might propose for multifamily housing would vary from site to site, a conservative estimate of potentially available portions of five properties have been identified for the purposes of the Sites Inventory, totaling approximately 5.45 acres; this translates to a potential of 126 dwelling units. The City is using the same density (20-30 dwelling units per acre) for the proposed RI-OZ as is currently allowed for the R-3 and MU zones; therefore, the same density factor of 24 dwelling units per acre for the proposed RI-OZ is being used. Given the fact that most affordable housing requires density bonuses, the City considers the assumed density factor to be conservative.

■ **Downtown Village Specific Plan (DVSP)**

The DVSP was established by the City in November 2000, with the goal of strengthening the DVSP area as the “heart” of the community and as a logical place for people to gather, shop, do business, and live in a range of housing types. The DVSP area is characterized by a variety of low-intensity uses, with the majority of the non-vacant properties in the area constructed at least 60 years ago. The median year buildings in the area were constructed is 1955, making most of the structures at least 65 years old. (The exception to this is the Town Center project, which significantly transformed a portion of the DVSP, including revisions to the circulation plan in the area.). These older properties are occupied primarily by independent small businesses. Redevelopment of these properties or relocation of existing businesses would not involve the strategic planning of regional or national chains and therefore could occur independently and as market conditions evolve. While most buildings are in good condition and businesses seem to be economically viable operations, the intensification potential offered by the updated General Plan, high land values, the impact of the COVID-19 pandemic on small businesses and increasing market demand make redevelopment feasible. This section provides an overview of the DVSP as it relates to the Sites Inventory, including the density target.

- **Mixed Use 1:** Provides opportunities for residential development and commercial development within the same building. Residential use is restricted to the second floor. Multi-family residential development is permitted at densities of up to 15 units per acre.
- **Mixed Use 2:** Offers more flexible opportunities for residential development with housing permitted on the first or second story on the same parcel of land, or side by side within the same area. Multi-family residential development is currently permitted at densities of up to 15 units per acre without a requirement for retail or commercial uses. In order to encourage flexibility of uses and promote multi-family residential (including senior) development in the DVSP MU-2 district, Program 4 proposes to increase the density to 15 to 25 units per acre and modify development standards to mitigate constraints to development. Since there are no development trends in the DVSP MU-2 district under the existing density or for the new density proposed, the City is using the average density of 20 dwelling units per acre as the density factor.
- **Mixed Use 3 (Proposed for a Pipeline Project):** One of the pipeline projects identified (see 600 Foothill project in Table HE-40 above) proposes the creation of a new MU-3 district in the DVSP that would allow 20-30 units per acre. This pipeline project proposes a mixed use development that includes 47 active senior condominium units at the maximum proposed density, with a 20 percent density bonus for 100 percent senior housing pursuant to state density bonus law. The project also includes 12 non-serviced hotel units, 7,600 square feet of office, and one level of underground parking. This project demonstrates the interest in mixed use development of higher density residential in La Cañada Flintridge, including the viability of new mixed use developments. The Planning Commission recommended approval of this project in September 2021, and it is pending review by the City Council later in 2021. If this project is approved, a new DVSP-MU3 district will be available should applicants propose to pursue an amendment to the DVSP.
- **Residential:** This Land Use District is exclusively designated for residential development. Single-family homes, townhomes, apartments, and condominiums are permitted in this district at densities of 15 units per acre. In 2014, the City amended the DVSP designation to allow multi-family housing for all household types. No new development has occurred in this district recently, so the City is using the density factor of 12 dwelling units per acre as before. This would accommodate townhomes and other similar medium density residential building types.

The intensification currently permitted, increases in density proposed in the MU-2 district, the proposed MU-3 district (part of an application for a pipeline project), and the revisions to development standards in the DVSP proposed by Program 5 all indicate that the DVSP offers potential for redevelopment to mixed use and stand-alone residential development in the 6th Cycle Housing Element.

■ **Accessory Dwelling Units (ADUs)**

The City allows and regulates accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) (collectively considered ADUs) in compliance with California Government Code Sections 65852.2 and 65852.22, with the most recent ADU/JADU ordinance adopted in 2020. New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of ADUs. As a result, the City has seen increases in ADUs in the community, increasing from just a few units annually in 2018 (four units) and 2019 (two units), to 13 units in 2020; in 2021, 17 units have already been permitted by August 31 of 2021. Based on this sharply increasing trend, the City anticipates permitting at least 30 ADUs in 2021. This Housing Element also includes Program 8 to facilitate the development of ADUs, in accordance with state law.

For the purpose of RHNA credits, the City assumes 15 ADUs annually for a total of 120 ADUs over the eight-year planning period of the Housing Element.

According to the SCAG Regional Accessory Dwelling Unit Affordability Analysis (for LA County II), which provides local governments in the SCAG region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purposes of 6th Cycle Housing Elements, the following percentages of units may be applied to the required income categories:

- 23.5 percent of ADUs are considered affordable to very low income households;
- 44.6 percent to low income households;
- 2.1 percent to moderate income households, and
- 29.8 percent to above-moderate income households.

This is the estimate the City of La Cañada Flintridge uses to estimate the income affordability of ADUs for the 6th Cycle Housing Element, which is provided in Table HE-40.

Table HE-40. Estimated Number of ADUs During 6th Cycle Planning Period

Income Category	Percent of Units Per Income Category	Number of Units Per Income Category
Extremely Low	15.0%	18
Very Low	8.5%	10
Low	44.6%	53
Moderate	2.1%	3
Above Moderate	29.8%	36
Total:	100%	120 ADUs

9.4.1.5 Public Services and Infrastructure Availability

All sites identified in Appendix A are located on or near Foothill Boulevard or Verdugo Boulevard and no significant public service or infrastructure constraints have been identified. These locations also support the City’s safety policies as expressed in the updated Safety Element.

9.4.1.6 Summary of Adequacy of Sites Inventory to Meet the City’s RHNA

Table HE-41 summarizes the City’s accommodation of the RHNA for all income groups by zone, as provided in the Sites Inventory. Note that credits toward the 6th Cycle RHNA (approved and pipeline projects) are not included.

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Table HE-41. Adequacy of Sites to Accommodate the 2021-2029 RHNA by Zone

General Plan Land Use Designation	Lower Income	Moderate Income	Above Moderate Income	Total
R-3 (Multifamily Residential)	12	---	---	12
Mixed Use	387	---	5	392
DVSP—Mixed Use 1	---	4	40	44
DVSP—Mixed Use 2	---	201	---	201
DVSP--Residential	---	5	---	5
RI-OZ (All base zones)	126	---	---	126
Total	525	210	45	780

Table HE-42 summarizes the City’s accommodation of the RHNA for all income groups during the 2021-2029 planning period, including a summary of the Sites Inventory (Appendix A), ADU projections, and units credited toward the RHNA as described in Section 9.4.1.2. Figures HE-A1 through HE-A5 in Appendix A depict the location of each parcel contained in Table HE-43, not including ADUs or credited units. After accounting for development credits, anticipated ADUs, and realistic capacity of vacant and underutilized sites, the City has identified surplus capacity of 211 units in the lower income category (very low and low combined), which represents an average of 54 percent for the combined lower income category; and 84 surplus units (representing 60 percent) in the moderate income units.

Table HE-42. Complete Summary of 6th Cycle RHNA

Income	RHNA	Entitled	Pending/ Pipeline	Sites	ADUs	Total	Surplus	% Surplus
Very Low	252	---	---	341	41	348	96	38%
Low	135	3	23	184	40	250	115	85%
Moderate	139	---	1	219	3	223	84	60%
Above Moderate	86	2	129	74	36	241	155	180%
Total	612	5	30	153	120	1,062	450	74%

9.4.2 Financial Resources

9.4.2.1 Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments for funding a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 in population) can either receive funding from the county or compete for funding that is allocated by the state. La Cañada Flintridge receives its allocation of CDBG funds through the Los Angeles County Community Development Commission.

The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation, and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. Unfortunately, the City's CDBG allocation has been declining over the 5th Cycle of the Housing Element, dropping from \$114,950 in Fiscal Year (FY) 2013/2014, to \$60,488 in FY 2021-22. This is a 47 percent decline over the past 8 years, which negatively affects the City's ability to assist low income persons. The 2021-2022 FY allocation was recommended to be split between the Resident Rehabilitation Program (\$50,488) and the Sewer Connection program (\$10,000).

9.4.3 Administrative Resources

Non-profit agencies can assist the City in accessing outside funds in support of affordable housing and in implementing the City’s housing programs. The following non-profit agencies have been involved in developing housing in nearby communities.

9.4.3.1 Habitat for Humanity—San Gabriel Valley

Habitat for Humanity is a non-profit, Christian organization dedicated to building affordable housing and rehabilitating homes for lower income families. With the help of volunteers and homeowners/partner families, Habitat for Humanity constructs and repairs homes for families, which are then sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the construction of the homes. Land for new homes is usually donated by government agencies or individuals. Since its founding in 1990, the San Gabriel Valley Habitat for Humanity has partnered with numerous families and volunteers to construct single-family and attached housing throughout the San Gabriel Valley, including projects in Pasadena, Glendale, and El Monte. A representative from Habitat for Humanity participated in the focus group session the City held to gather input from non-profit developers.

9.4.3.2 HumanGood

HumanGood was created when three large nonprofits, including the former , Southern California Presbyterian Homes (SCPH), joined to provide senior housing projects throughout California, as well as several other states. Projects in nearby communities include multi-family projects in Glendale and Duarte.

9.4.3.4 National Community Renaissance (CORE)

National CORE, formerly known as the Southern California Housing Corporation, is one of the largest nonprofit developers and managers of affordable housing in southern California. Based in the Inland Empire, CORE finances, develops, and manages affordable housing throughout southern California, including properties in Orange, San Diego, and Los Angeles Counties.

9.4.4 Opportunities for Energy Conservation

There is a growing awareness at the national and state levels of the importance to implement green practices. State law mandates cities and regions to implement such practices in order to reduce impacts on the environment. For instance, cities must comply with SB 375, the goal of which is to reduce greenhouse gases in the state.

Although including energy efficient measures can increase production costs of ownership and rental housing, over time housing with energy conservation features reduces costs, as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2021 to 2029 Housing Element planning period.

9.4.4.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

9.4.4.2 State and Federal Programs

The California Department of Community Services and Development, in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

9.4.4.3 Local Measures

The City works to address energy conservation in a number of different ways. Two policy documents, the City's 2013 Energy Action Plan and 2016 Climate Action Plan, identify a broad range of policies and implementation measures to reduce energy consumption across the City. The Energy Action Plan includes goals, policies, implementation strategies, and monitoring to reduce residential electricity use by 15 percent. Strategies include educating residents about energy use and encouraging them to replace household appliances for more energy efficient models. Developing a citywide Climate Action Plan is also part of the implementation for the Energy Action Plan.

The City's Climate Action Plan includes measures to address climate change across a set of six areas, including energy, water, transportation, solid waste, urban greening, and adaptation. Several of these areas have a direct impact on energy consumption and include strategies such as encouraging solar installations and promoting urban greening to reduce energy use by residential development. The Climate Action Plan also encourages compact, mixed use development patterns to reduce energy consumption.

The City's Residential Design Guidelines also address solar orientation. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed to maximize solar access and energy conservation. The City also participates in the Construction and Demolition Debris Management program (C&D) and Calsense, both administered by the Public Works Department. Calsense provides irrigation controllers, water and labor saving accessories and water management software. The City uses this system at City facilities, medians, parks and school district sites. In addition, Calsense allows the City to detect water line breaks and reduce or stop the potential for slope failures, manpower efforts, and water loss. Over time, both programs have had significant success in reducing construction debris and water usage.

9.4.4.4 Private Sector Programs

In addition to the City's initiatives, local utility companies also offer assistance to make energy conservation improvements:

- **Southern California Gas Company** offers the Energy Assistance Program, which provides no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners.
- **Southern California Edison Company** offers the Energy Savings Assistance Program, which helps income-qualified households conserve energy and reduce their electricity costs. The program pays all costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers.

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9.5 Housing Plan

This chapter of the Housing Element contains goals and policies the City will implement to address a number of important housing-related issues during the 2021-2029 planning period. While many of the programs have been carried forward from the previous period, others have been revised or added to reflect the community's needs and constraints as identified in previous chapters of the Housing Element and/or new circumstances and state laws.

As a built-out, affluent, predominantly single-family residential community with an extremely limited amount of remaining vacant land, the challenge for the City of La Cañada Flintridge is to promote a variety of individual choices regarding tenure, type, and location of housing throughout the community that accommodates the 6th Cycle RHNA, especially for lower- and moderate-income households and those with special needs. The following Housing Plan presents the City's eight-year Housing Plan for this 2021-2029 planning cycle, including goals and policies (Section 9.5.1) and Programs (Section 9.5.2), which are intended to overcome this challenge, address the identified housing needs of the community, and promote equal opportunity for all residents to reside in decent, safe housing.

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers, and others who will initiate or review new development projects or seek to provide housing-related services in La Cañada Flintridge. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below.
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include on-going programs, procedural changes, zoning ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the responsible agency, funding source, timeframe for implementation, and specific objectives.

9.5.1 Goals and Policies

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing related issues. The following major issue areas are addressed by the goals and policies of this Element:

- Provide a wide variety of housing types to meet the needs of existing and future residents;
- Ensure that existing housing is maintained and preserved;
- Facilitate housing for lower- and moderate income households and those with special needs;
- Ensure compatibility with the natural and built environment and the safety of persons and property; and
- Promote equal housing opportunity for all (affirmatively further fair housing).

Each issue area and the supporting goals and policies are identified and discussed in the following section. Many of the goals and policies are mutually supportive and are intended to work together to accomplish the desired outcomes.

9.5.1.1 Variety of Housing Types

Providing a variety of housing in terms of types (e.g., single-family, accessory dwelling units, duplexes, apartments, and condominiums), tenure (rental and ownership), and cost will allow the City to fulfill a broad range of housing needs for households of all income categories. Maintaining diversity in housing choice and cost will allow existing and future La Cañada Flintridge residents an opportunity to find housing that meets their individual and household needs, regardless of age, disability, household type, income, or special need.

HE Goal 1: Provide a wide variety of housing types, tenure, affordability levels, and adequate supply of housing to meet the existing and future needs of city residents.

HE Policy 1.1: Facilitate a range of residential development types in the city, including low density single-family homes, accessory dwelling units, apartments and condominiums, and mixed use residential development, to accommodate the City's RHNA.

HE Policy 1.2: Remove governmental constraints to the development and preservation of housing that is affordable to moderate- and lower-income households and those with special needs through revision of appropriate development standards and land use controls and efficient permit processing procedures.

HE Policy 1.3: Facilitate mixed use, multifamily, and senior housing development within the Downtown Village Specific Plan area and other

locations along Foothill Boulevard and other locations along Foothill Boulevard and Verdugo Boulevard to expand housing opportunities for all income groups.

HE Policy 1.4: Assist residential developers in identifying land suitable for new housing development.

HE Policy 1.5: Support the dispersion of ADUs and JADUs throughout the city's lower density single-family neighborhoods, except for the neighborhoods with a single point of ingress/egress within the Very High Fire Hazard Severity Zone (VHFHSZ), as identified in the updated Safety Element.

HE Policy 1.6: Locate higher density residential development in proximity to public transportation, public sanitary sewer, public and private retail and service establishments, recreational opportunities, and other amenities.

HE Policy 1.7: Continue to support the development of childcare facilities to provide improved housing conditions benefitting households lacking in-home childcare capability.

HE Policy 1.8: Promote and facilitate new partnerships with organizations that include, but are not limited to, religious institutions, school districts, social service providers, and healthcare providers to support housing for special needs populations.

HE Policy 1.9: Monitor all regulations, ordinances, departmental processing procedures, and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs and make modifications as appropriate to reduce governmental constraints to development of housing.

9.5.1.2 Maintenance and Enhancement of Existing Housing

Housing and neighborhood conservation is an important component of maintaining and improving the quality of life for residents. In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, repair of termite damage, foundation work, plumbing, etc. With approximately 80 percent of La Cañada Flintridge's housing stock built prior to 1980, preventive maintenance is essential to ward off widespread housing deterioration.

HE Goal 2: Maintain and enhance the quality of existing residential neighborhoods in the city.

HE Policy 2.1: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term neighborhoods quality and housing values.

HE Policy 2.2: Continue to use the City's code enforcement program to bring substandard units into compliance with the City's Property Maintenance Ordinance and other codes, and to ensure the maintenance of the overall condition of residential neighborhoods in La Cañada Flintridge.

HE Policy 2.3: Encourage property owners to consider the benefits of home repair and remodeling using design and materials consistent with the existing or historic character of the residence and that are deemed fire safe.

HE Policy 2.4: Encourage property owners to participate in the state Earthquake Brace and Bolt program and/or other programs designed to improve the quality and long-term viability of housing.

9.5.1.3 Adequate Residential Opportunities for a Broad Range of Needs

To facilitate new residential development that accommodates the 6th Cycle RHNA, the City plays an important role in both assisting in the identification and promotion of potential sites for future development. In addition, providing regulatory and available financial assistance will be essential to support the production of affordable housing. Promoting diversity in housing choice and cost will allow La Cañada Flintridge residents an opportunity to find housing that meets their individual and household needs, regardless of age, disability, household type, or income.

HE Goal 3: Facilitate and encourage the development of housing for lower- and moderate-income households and households with special needs, including seniors and persons with disabilities.

HE Policy 3.1: Encourage private sector and non-profit affordable housing developers to produce housing with particular emphasis on underserved segments of the community and households with special needs, including affordable and market-rate housing for seniors

HE Policy 3.2: Facilitate the development of low- and moderate-income housing by allowing developers a density bonus, as required by state law.

HE Policy 3.3: Accommodate the development of residential units that are accessible to or are adaptable for conversion to residential use by persons with disabilities.

HE Policy 3.4: Maintain an up-to-date residential sites inventory and provide to interested developers with information on available development incentives.

HE Policy 3.5: Support the assembly of small vacant or underutilized parcels to enhance the feasibility of redevelopment and infill development.

HE Policy 3.6: Encourage the integration, on a community level, of housing constructed expressly for lower- and moderate-income households with market-rate residential development.

HE Policy 3.7: Encourage the construction of ADUs and JADUs, such as fee reduction, streamlined permitting, public education, and other appropriate strategies.

HE Policy 3.8: Explore options for regulatory and available financial assistance to support the production of affordable housing.

9.5.1.4 Community Safety and Compatibility with the Natural and Built Environment

As a hillside community located in the Crescenta Valley in the foothills of the San Gabriel Mountains and the Angeles National Forest, residential development in La Cañada Flintridge is constrained by a variety of environmental factors. These factors, which are described in greater detail elsewhere in the Housing Element, include: steep slopes, drainage basins, with the associated risk of debris flows; the entire city being located within the Very High Fire Hazard Severity Zone (VHFHSZ); many long, narrow, winding roads; and 12 identified neighborhoods with a single point of ingress and egress. Protection of persons and property from environmental factors and human-made impacts, and conservation of the natural environment are all important considerations when identifying areas for new residential development, especially for persons with special needs and at-risk populations. The need to ensure adequate water supply for fire suppression and the City's transition from septic systems to installation of sewers also impact the appropriate location for higher density housing. (Note: City does not have a municipal-type water system and has no authority over water districts.)

HE GOAL 4: Ensure that new housing is located and designed to be sensitive to the existing natural and built environment and to mitigate safety concerns.

HE Policy 4.1: Protect residential neighborhoods from excessive noise through appropriate planning to minimize traffic and incompatible land uses.

HE Policy 4.2: Require that new residential development is coordinated with the provision of infrastructure and public services.

HE Policy 4.3: Locate new higher density residential development along the city's commercial corridors to promote the benefits of smart growth principles, including a reduction in vehicle miles travelled and greenhouse gas (GHG) emissions and associated energy consumption.

HE Policy 4.4: Encourage the use of energy conservation devices and passive design concepts, which make use of the natural climate to increase energy efficiency and reduce housing costs.

HE Policy 4.5: Regularly examine new residential construction methods and materials and upgrade the City's residential building and design standards as appropriate to ensure energy efficiency.

HE Policy 4.6: Provide affordable and special needs housing with priority for water and sewer allocations should water and sewer capacity become a constraining factor to housing development.

HE Policy 4.7: Continue to provide residents the opportunity to approve benefit assessment districts for the installation of sewers.

HE Policy 4.8: Protect the safety of existing and future residents by implementing goals and policies in the Safety Element, especially those that address impacts relating to: the city being located entirely within the VHFHSZ; the potential for debris flows; neighborhoods with only one point of ingress and egress; and streets that are narrow.

HE Policy 4.9: Encourage non-conforming development to upgrade to use more fire-safe building materials.

9.5.1.5 Affirmatively Further Fair Housing (AFFH)

In 2018, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. Specifically, these meaningful actions must aim to accomplish the following:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster & maintain compliance with civil rights and fair housing laws.

AB 686 creates new requirements that apply to all Housing Elements due for revision on or after January 1, 2021, which includes the 6th Cycle Housing Element update for the SCAG region. Each jurisdiction’s Housing Element must include an assessment of fair housing (AFFH) in each of five analysis areas:

1. Fair housing enforcement and outreach;
2. Segregation and integration;
3. Disparities in access to opportunity;
4. Disproportionate needs/displacement; and
5. Racially/ethnically concentrated areas of poverty.

Per HCD, the Sites Inventory required for the Housing Element also “...must assess whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns. Analysis should not be limited to the identification of sites for lower income households but should incorporate the jurisdiction’s projected housing development at all income levels. It should assess the extent to which it either further entrenches or ameliorates existing patterns of segregation and/or exclusion of protected class members.”

As discussed in Chapter 9.2 (Community Profile) and Appendix D (AFFH), households in La Cañada Flintridge are predominantly in the “above moderate” income category, and the city is considered a “high resource” area due to its excellent schools, high labor market engagement, low poverty rate, proximity to quality employment opportunities, quality housing stock, and high environmental scores. Unlike many jurisdictions in the SCAG region, which have “Racially or Ethnically Concentrated Areas of Poverty,” (R/ECAPs), the AFFH Assessment prepared for the Housing Element update found that La Cañada Flintridge is a “racially or ethnically concentrated area of affluence” (R/ECAA) (see Appendix D for details). In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents. This means that through its goals, policies, and programs, the City must identify meaningful actions to expand the range of housing opportunities provided in La Cañada Flintridge, including lower and moderate income residents (including extremely low income households), housing for seniors on fixed incomes, the disabled, large families, female-headed households with children, and the homeless.

HE GOAL 5: Promote equal housing opportunities for all persons in accordance with state and federal fair housing laws.

HE Policy 5.1: Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments.

HE Policy 5.2: Promote housing along with supportive services to meet the special housing and service needs of seniors, homeless individuals and families, large households, single parents, and persons with disabilities.

HE Policy 5.3: Assist in the enforcement of fair housing laws by cooperating with local fair housing agencies to promote fair housing practices, and monitor, investigate, and enforce violations of fair housing laws.

HE Policy 5.4: Refer individuals concerned with possible violations of applicable fair housing laws to the fair housing service provider to ensure timely and effective response to such concerns. Publish information on these services on the City’s website and provide brochures at public counters.

HE Policy 5.5: Provide increased outreach and education for the broader community of residents, residential property owners, and property managers regarding fair housing practices and requirements.

9.5.2 Housing Programs

The goals and policies contained in the Housing Element address La Cañada Flintridge’s identified housing needs and are implemented through a series of housing programs offered through the Community Development Department and the Division of Building and Safety. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies within the eight-year (2021-2029) planning period. La Cañada Flintridge’s housing programs address the following five major focus areas:

- Provide new housing opportunities;
- Conserve and maintaining existing housing;
- Facilitate the provision of housing for lower and moderate-income and special needs households;
- Ensure environmental sensitivity and community safety; and
- Promote equal housing opportunity

A major focus of La Cañada Flintridge’s Housing Plan is to adequately provide a balanced inventory of housing types, style, and prices to allow the City to meet the housing needs of all residents in the community in accordance with the City’s RHNA. La Cañada Flintridge is primarily built out and few vacant residentially zoned sites remain in the city. Much of the land area is constrained by topographic and other environmental features, and the entire city is located within the Very High Fire Hazard Severity Zone. Recent and future development relies primarily on the redevelopment of nonvacant properties, particularly along Foothill Boulevard and a portion of Verdugo Boulevard, where mixed use and multifamily residential development are permitted. The following programs are intended to provide adequate residential sites to meet the City’s RHNA.

PROGRAM 1: Adequate Residential Sites to Accommodate the RHNA

With very little vacant land, significant environmental, safety, and infrastructure constraints regarding the majority of existing residentially zoned property, and the lack of transit service beyond primary arterials, the City’s strategy to provide adequate sites to accommodate the RHNA is to identify and facilitate opportunities for future residential development via recycling of existing commercial sites to mixed use and stand-alone multifamily development along and near Foothill Boulevard and on a portion of Verdugo Boulevard. This will be accomplished by redesignating and rezoning certain properties to accommodate the densities identified in the Sites Inventory.

Quantified Objectives and Time Frame:

1. Within two years of adoption of the Housing Element, the City will amend the Land Use Element to redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA.
2. See Program 4 regarding rezoning property within the Downtown Village Specific Plan.
3. Provide information on sites within the city and development incentives available through the City’s density bonus ordinance in support of affordable housing and on available financial assistance through the City, county, and state. (Ongoing)

Responsible Agencies: Community Development Department

Funding Source: General fund

PROGRAM 2: No Net Loss

The City will ensure that it monitors its compliance with SB 166 (No Net Loss) and maintains an inventory of residential sites to accommodate the City’s total 6th Cycle Regional Housing Needs Assessment of 612 units, including 252 very low, 135 low, 139 moderate, and 86 above moderate income units.

Quantified Objectives and Time Frame:

1. Within six months of adoption of the Housing Element, develop a procedure to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to accommodate the City’s RHNA allocation by income category throughout the 6th Cycle planning period. The procedure will monitor:
 - a. Unit count and income/affordability assumed on parcels included in the sites inventory.
 - b. Actual units constructed and income/affordability when parcels are developed.
 - c. Net change in capacity and summary of remaining capacity in meeting the City’s remaining RHNA.
2. Provide information on available sites and development incentives to interested developers and property owners on the City’s website.

Responsible Agency: Community Development Department

Funding Source: General fund

PROGRAM 3: Governmental Constraints to Housing Development

Governmental constraints to development of multifamily and affordable housing in La Cañada Flintridge were identified in Section 9.3 (Constraints) and via discussions with market-rate and non-profit developers. As a part of the comprehensive update to the Zoning Code, the City will amend certain development standards to mitigate the identified constraints and ensure that the development standards are adequate to allow the achievement of the maximum density permitted to accommodate housing types that are affordable to households in all income categories. The comprehensive Zoning Code update also proposes amendments to permitting processes to revise development review processes for residential uses, including changing the requirement for a CUP for residential uses in the MU zone to a ministerial permit. The update also proposes to add a separate use category for senior housing that would be allowed via a ministerial permit.

Quantified Objectives and Time Frame:

1. The City is currently in the process of comprehensively updating the Zoning Code. Several chapters pertaining to residential development standards have already been reviewed and recommendations have been proposed by the Planning Commission to mitigate constraints to

development, including reducing parking standards, reducing setbacks, reducing open space requirements, and modifying the way building height is measured. As a result of the constraints analysis prepared for the Housing Element update, those draft sections will be reviewed to determine if additional revisions are needed. In particular, parking standards and building height will be reconsidered. The Zoning Code will be amended within two years of adoption of the Housing Element.

2. The Zoning Code currently includes design guidelines for multifamily and mixed use development. As a part of the comprehensive update to the Zoning Code, the City will prepare objective design standards and delete the discretionary design guidelines. (Within two years of adoption of the Housing Element)
3. Revise the Zoning Code to change the requirement for a CUP for multifamily uses in the MU zone to a ministerial permit.
4. Revise the Zoning Code to allow multifamily residential development in the MU zone: a) without a commercial component; and b) without discretionary review.
5. Develop a policy and implementing procedures to reduce various permit fees for affordable housing and special needs housing. (Within 2 years of adoption of the Housing Element)
6. Continue to monitor the effectiveness of the City's Zoning Code in facilitating a range of housing options in the city. Address impediments as appropriate and to the extent legally feasible. (Ongoing)

Responsible Agency: Community Development Department

Funding Sources: General funds, state housing funds

PROGRAM 4: Downtown Village Specific Plan (DVSP)

In November of 2000, the City adopted the DVSP, consisting of areas along Foothill Boulevard in the center of La Cañada Flintridge. The primary focus of the DVSP is to enhance Foothill Boulevard by creating a community-oriented town center that includes a mixture of commercial, office, and residential uses. The DVSP provides for integration of residential uses in designated Mixed Use areas as a means of enhancing 24-hour activity along Foothill Boulevard.

On February 10, 2014, the City Council adopted amendments to the DVSP prior to adoption of the 2013-2021 (5th Cycle) Housing Element at the same hearing, to allow multi-family housing for all household types, not just senior multi-family housing. (Note: the Planning Commission held public hearings on November 26 and December 10, 2013, to review the amendments; upon conclusion of the public hearings, the Planning Commission recommended that the City Council adopt the amendments.) Since that time, only one mixed use project has been proposed in the DVSP (see the pipeline project on Site 99 (in the Pipeline Project Sites Inventory in Appendix C). To encourage mixed use and stand-alone

residential development in the DVPS, the City will amend the DVSP to increase the multifamily residential density for mixed use and stand-alone residential development and modify maximum height and parking standards.

Quantified Objectives and Time Frame:

1. Revise the DVSP to implement the Sites Inventory and mitigate identified constraints to development of housing. Amend the DVSP to increase the density in the MU-2 District from 0-15 dwelling units per acre to 15-25 dwelling units per acre. (Within two years of adoption of the Housing Element).
2. Revise development standards in the Downtown Village Specific Plan to mitigate identified constraints to development of housing, including increasing building height and FAR, reducing setbacks and parking requirements, and modifying other standards as appropriate. (Within two years of adoption of the Housing Element)
3. Adopt objective design standards for the DVSP. (Within two years of adoption of the Housing Element)
4. Revise the use matrix for the DVSP to allow stand-alone residential uses in the DVSP, and to allow all residential uses in the DVSP (whether stand-alone or as part of a mixed use project) ministerially. (Within two years of adoption of the Housing Element)
5. Invite developers and architects to participate in the public workshops that will be held to amend the DVSP. (Ongoing)

Responsible Agency: Community Development Department

Funding Sources: CDBG; state housing funds

PROGRAM 5: Religious Institution Housing Overlay Zone

Encouraging religious institutions to build housing on property owned by religious institutions (also known as congregational land) would provide sites that otherwise would not be available for affordable housing. Due to the built-out nature of La Cañada Flintridge, this is a valuable strategy to provide additional housing opportunities for lower income households. Adopting a religious institution housing overlay zone (RI-OZ) would enable churches to build or partner with others to build affordable housing by-right. This is a significant opportunity in built-out cities such as La Cañada Flintridge that have so few vacant sites. Utilizing church land for affordable housing also provides an attractive opportunity for affordable housing developers by minimizing their cost for land, risk, and time to process development applications. This approach also helps congregations further their missions to support lower-income populations while providing enhanced financial stability for religious institutions, many of which have been impacted by declining attendance, which has been exacerbated by the COVID-19 pandemic.

Preparing an RI-OZ is a program that builds on the provisions of AB 1851, adopted in 2020, which facilitates housing on religious institution properties by prohibiting a local agency from requiring the replacement more than 50 percent

of religious-use parking spaces that a developer proposes to eliminate as part of that housing development project.

During public outreach meetings held for the Housing Element update, several local ministers/pastors and developers of affordable housing commented on the potential benefits and expressed interest in the concept, and one participant noted he has been involved in such a project in another community and would be interested in assisting in a similar effort in La Cañada Flintridge.

Quantified Objectives and Timeframe:

1. Adopt a Religious Institution Housing Overlay (RI-OZ) that applies to all religious institutions in the city. Require a certain percentage of units to be affordable to lower (below 80% AMI) and moderate income (81-120% AMI) households. (Within two years of adoption of the Housing Element)
2. Update parking requirements to create flexibility in accommodating church parking needs. (Within two years of adoption of the Housing Element)

Responsible Agencies: Community Development Department

Funding Source: General fund and/or state housing funds

PROGRAM 6: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Code to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, applicable to the following types of sites:

- Sites being used to meet the 6th cycle RHNA that represent a “reuse” of sites previously identified in the 4th and 5th cycles Housing Element. The “reuse” sites are specifically identified in the inventory (see Appendix C).
- Sites being redesignated/rezoned after the statutory deadline of the Housing Element to accommodate the RHNA shortfall (see Program 1: and Appendix C).

Quantified Objectives and Time Frame:

1. Amend the Zoning Code to create the by-right approval process. (Within one year of approval of the Housing Element)

Responsible Agencies: Community Development Department

Funding Sources: CDBG; state housing funds

PROGRAM 7: Lot Consolidation (Merger of Parcels)

Much of the future residential development is expected to occur in the DVSP area and in the Mixed Use and High Density Residential zones. The City will

facilitate lot consolidation for mixed use and housing developments in these areas.

Quantified Objectives and Time Frame:

1. As a part of the City’s current comprehensive Zoning Code update, the City has prepared a draft revision to the existing Chapter 11.63 (Merger of Parcels) to create an administrative procedure to allow for voluntary merger of parcels by property owners (lot consolidation), which has been reviewed by the Planning Commission and recommended for adoption. The City expects to adopt this ordinance within two years of adoption of the Housing Element.
2. In addition, the City will provide assistance with site identification and entitlement processing and will work with property owners to facilitate lot consolidation and identify redevelopment potential. (Within two years of adoption of the Housing Element)
3. The City will develop a program to offer fee deferrals for lot consolidation for affordable housing projects. (Within two years of adoption of the Housing Element)

Responsible Agencies: Community Development Department

Funding Sources: CDBG; state housing funds

PROGRAM 8: Accessory Dwelling Units (ADUs)

ADUs (including JADUs) units represent a viable means of dispersing lower cost rental housing in the community while assisting homeowners, such as seniors on fixed incomes, to obtain rental income. The City has been amending Chapter 11.33 (Accessory Dwelling Units) of the Zoning Code to remain consistent with the changes to state law on an ongoing basis, and will continue to do so. The City has seen a significant increase in the number of ADUs that have been constructed in the city in recent years as many property owners have developed second units pursuant to the City’s ADU ordinance to use for guests, family members, domestic workers, and as independent rental units. The City’s goal is to encourage continued development of ADUs and JADUs, which provide opportunities for rental housing to low- and moderate-income households with the exception of locations in city with a single point of ingress/egress (see Program 21).

Quantified Objectives and Timeframe:

1. Continue to monitor changes in state law regarding ADUs and update the Zoning Code regularly to remain consistent with state law. (Ongoing)
2. Facilitate the development of a minimum of 15 ADUs/JADUs per year. (Ongoing)
3. Develop a monitoring program to ensure the City is on track to meeting the construction goals. If by April 2025 the City is not meeting its ADU

goal, review and revise polices and efforts to increase ADU construction as necessary. (Within 6 months of adoption of the Housing Element)

4. Provide information to the public regarding ADUs, including their benefits and procedures for approval. (Within 6 months of adoption of the Housing Element)

Responsible Agency: Community Development Department

Funding Sources: General fund

PROGRAM 9: Code Enforcement (Community Preservation)

The objective of the City's Code Enforcement Program is to ensure the safety of residents and prevent structures and properties from falling into substandard condition. Potential code violations are identified based on complaints reported to the City. Exterior inspections are then performed and if necessary, a notification of violation is issued to the property owners.

Quantified Objectives and Time Frame:

1. Continue to enforce the City's Property Maintenance Ordinance to preserve existing units, maintain property values, and support a high quality of life for residents. (Ongoing)
2. Provide information to income-qualified property owners on available rehabilitation assistance (Ongoing; see Program 10).

Responsible Agencies: Building and Safety Division; Community Development Department Code Enforcement

Funding Sources: Departmental budget

PROGRAM 10: Residential Rehabilitation Program

The City's Residential Rehabilitation Program offers home improvement grants to low-income households in single-family homes. Funded through the City's CDBG allocation, eligible activities include plumbing and electrical work, roof repairs, windows, foundation and exterior painting, water heaters, handicapped accessibility, and energy efficiency improvements.

Quantified Objectives and Timeframe:

1. Continue to advertise availability of the Residential Rehabilitation Program through brochures at the public counter and posting on the City's website. (Ongoing)
2. Conduct target advertising to the lower and extremely low income households, including seniors and persons with disabilities (including persons with developmental disabilities). (Ongoing)
3. Provide CDBG funds to achieve approximately two to three grants per year.

Responsible Agencies: Community Development Department

Funding Sources: CDBG

PROGRAM 11: Sewer Connection Grant Program

The City implemented a Sewer Connection Grant Program to assist lower and moderate-income households, especially extremely low income households, with the costs of connecting single-family homes to the City's sewer system in the City's sewer districts. (This program is targeted for single-family homes because multifamily development is already connected to the sewer system.)

Quantified Objectives and Time Frame:

1. Provide grants for approximately two to four lower and moderate-income households annually.(Ongoing)
2. Consistent with state law (SB 1087), establish a written policy document to provide affordable housing with priority for water and sewer services.
3. Continue to advertise the availability of this program through brochures at the public counter, posting on the City's website, and other appropriate venues. (Ongoing)

Responsible Agencies: Public Works Department; Community Development Department

Funding Sources: CDBG

PROGRAM 12: Condominium Conversion Ordinance

The City has adopted a condominium conversion ordinance that sets forth criteria for the conversion of existing multi-family rental housing to condominiums. Included in the ordinance are a number of tenant provisions such as priority of purchase, notice of hearing, relocation assistance, and adequate notice to vacate. In addition, the applicant must file a report indicating the impact of the condominium conversion upon the rental market in the community and the availability of adequate replacement units. Before approving a conversion, the Planning Commission must consider the effect of the proposed conversion on the City's low- and moderate-income housing supply. This City is updating the Condominium Conversion Ordinance as a part of the comprehensive update of the Zoning Code.

Quantified Objectives and Time Frame:

1. Update the Condominium Conversion Ordinance to ensure it is reflective of state law and continues to protect tenants. (Within two years of adoption of the Housing Element)
2. Continue to enforce condominium conversion regulations to help conserve existing rental housing and provide tenant protections. (Ongoing)

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

PROGRAM 13: Multi-Family Housing Acquisition and Rehabilitation

The City contains several older apartment buildings in need of upgrading and repair. Several non-profit housing providers active in the greater Los Angeles area have acquired similar aging apartment buildings and rehabilitated these buildings as long-term affordable housing. While the City has limited funds to support such a project, it can assist a non-profit in accessing outside funds.

Quantified Objectives and Time Frame:

1. The City will identify apartments and duplexes in the community in need of substantial rehabilitation and will contact property and housing corporations regarding opportunities for acquisition and rehabilitation. Program will target assistance to units occupied by lower income households (especially extremely low income senior households and persons with disabilities).

Responsible Agencies: Community Development Department; Community Development Commission

Funding Sources: CDBG; HOME; state and federal housing funds

PROGRAM 14: Density Bonus

Density bonuses, together with the incentives and/or concessions, can result in a lower average cost of land per dwelling unit, thereby making the provision of affordable housing more feasible. The City maintains its Zoning Code to comply with current state density bonus law.

Quantified Objectives and Time Frame:

1. Update the Affordable Housing Density Ordinance to ensure to remains consistent with state density bonus law, to ensure it is reflective of state law. (Within one year of adoption of the Housing Element)
2. Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs.(Ongoing)

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

PROGRAM 15: Special Needs Housing

On February 10, 2014, the City amended the Zoning Code prior to adoption of the 2013-2021 Housing Element to specifically address the siting of transitional housing, emergency shelters, supportive housing, and single-room occupancy units (SROs), which are housing options appropriate for special needs households and lower income households, including extremely low-income households. Since that time, AB 139 amended certain standards for emergency shelter housing by requiring parking for emergency shelters be established based on

staffing levels only. Additionally, AB 101 requires added the Low Barrier Navigation Center (LBNC) as another type of housing for those with special needs, which must be allowed by right in areas zoned for mixed use and multifamily residential zones permitting multifamily uses if it meets certain specified requirements. The City will amend the Zoning Code in compliance with state law to update and/or add these special needs housing uses. Finally, large group homes must be similarly permitted as small group homes, which will require a revision to the City's use standards. As a part of the comprehensive update to the Zoning Code, the City proposes to amend the Reasonable Accommodation ordinance (2014) also will be amended to simplify the approval process to better accommodate persons with disabilities.

Quantitative Objectives and Time Frame:

1. Update the Zoning Code to modify parking requirements to emergency shelters in accordance with state law. (Within six months of adoption of the Housing Element)
2. Update the Zoning Code to adopt a Low Barrier Navigation Center Ordinance. (Within six months of adoption of the Housing Element)
3. Update the Zoning Code and the DVSP to allow LBNC in areas zoned for mixed use. (Within six months of adoption of the Housing Element)
4. Review and revise the provisions for permitting large groups homes to be similarly permitted as small group homes or develop other mitigating strategies to remove constraints to the development of group homes for more than six persons. (Within six months of adoption of the Housing Element)
5. Amend the Reasonable Accommodation ordinance for persons requesting modification to development standards to accommodate their disabilities to make the process easier and less expensive. (Currently being proposed as part of the comprehensive Zoning Code update. Within six months of adoption of the Housing Element)
6. Monitor state law and update the Zoning Code as necessary to maintain compliance with state law for all special needs housing. (Ongoing)

Responsible Agencies: Community Development Department

Funding Sources: Departmental budget

PROGRAM 16: Senior and Workforce Housing

Providing adequate and affordable housing for senior residents is an important goal for La Cañada Flintridge. According to the 2010 Census, 28 percent of the City's households were occupied by seniors (age 65+); by 2019, that percentage had grown to 33 percent. Based on trends, as this population continues to age, the City will experience a significant increase in demand for housing that is geared toward seniors as they choose to downsize into condominiums and apartments, and for services that support the needs of seniors. In particular, those aged 75+ will begin to require housing with a supportive services component. Currently, there are two small senior care facilities in the community, each with a six-bed capacity.

The limited supply of rental apartments in La Cañada Flintridge, combined with relatively high rental costs and low vacancy rates, has also increased the need for rental housing affordable to the local workforce, which often falls within the moderate and lower income ranges. In many cases this includes people who grew up in La Cañada Flintridge but who cannot afford to establish their own households in their own community. Workforce occupations that may be precluded from residing in La Cañada Flintridge due to high housing costs include teachers, firefighters, nurses, many City and other government employees, and persons employed in local retail, service, and construction industries.

The City will pursue several avenues to assist in establishing senior and workforce housing. The DVSP and Mixed Use designations represent expanded opportunities in the City to create quality, affordable housing that is within easy access to shops, services, and employment centers. As a means of facilitating senior and workforce housing development, the City will offer regulatory incentives and/or direct financial assistance appropriate to the project. The following are among the types of incentives that may be provided:

- Flexible development standards (reduced parking requirements, modified setbacks, etc.);
- Density bonuses;
- City support in affordable housing funding applications;
- Reduction in development fees; and
- Direct financial assistance, where available.

A portion of the City's CDBG funds can be used to assist in the financing of senior and workforce housing projects. New housing developments in La Cañada Flintridge may also be eligible for other state and federal financing.

Quantified Objectives and Timeframe:

1. Inform the development community of opportunity sites (such as the sites rezoned as high density multi-family use), development incentives, and financial assistance for development of workforce and senior housing. (Ongoing)
2. Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households. (Ongoing)
3. Support funding applications for county, state, and other financial resources for projects that further the community's housing goals. (Ongoing)
4. Work with qualified housing developers to pursue affordable housing (including projects that provide set-aside units for extremely low income households and persons with disabilities, including those with developmental disabilities) in the community. (Ongoing)

Responsible Agencies: Community Development Department; Los Angeles County Community Development Authority; San Gabriel Valley Regional Housing Trust Fund

Funding Sources: CDBG; state and federal housing funds

PROGRAM 17: Mortgage Credit Certificate (MCC) Program

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly payments. The value of the MCC program has covenant restrictions to ensure the affordability of the participating home for a period of 15 years. MCCs can be used in conjunction with the County's Home Ownership Program (HOP).

Quantified Objectives and Timeframe:

1. Advertise the MCC program in the City newsletter and website and provide brochures at the public counter to interested homebuyers. (Ongoing)
2. Work with local realtors to make them aware of these programs. (Ongoing)

Responsible Agencies: Community Development Department; Los Angeles County Community Development Authority

Funding Sources: MCC credit allocations

PROGRAM 18: Home Ownership Program (HOP)

The Los Angeles County HOP provides zero-interest loans with no repayment due until the home is sold, transferred, or refinanced. The loan is secured by second trust deed and a promissory note. The home must be owner occupied for the 20-year life of the loan.

Quantified Objectives and Timeframe:

1. Advertise the programs in the City newsletter and website and provide brochures at the public counter to interested homebuyers. (Ongoing)
2. Work with local realtors to make them aware of these programs. (Ongoing)

Responsible Agencies: Community Development Department; Los Angeles County Community Development Authority

Funding Sources: HOME Investment Partnerships Program (HOME) funds

PROGRAM 19: Housing Choice Voucher Program

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households who spend more than 30 percent of their gross income on housing. The Los Angeles County Housing Authority coordinates the Housing Choice Voucher Program on behalf of the City.

Quantified Objectives and Timeframe:

1. Continue to participate in the Housing Choice Voucher Program. Encourage property owners, particularly owners of ADUs/JADUs, to accept the vouchers. (Ongoing)
2. Promote program to extremely low-income households. (Ongoing)

Responsible Agencies: Community Development Department; Los Angeles County Housing Authority

Funding Sources: HUD Section 8 allocations

PROGRAM 20: Energy Use and Greenhouse Gas Emissions Reduction

The City's Climate Action Plan (CAP), which was adopted in 2016, is a long-range plan to reduce greenhouse gas emissions (GHGs) from City government operations and community activities in La Cañada Flintridge and prepare for the anticipated effects of climate change. The CAP also will help achieve multiple community goals that relate to housing, such as lowering energy costs, reducing air pollution, supporting local economic development, and improving public health and quality of life for persons of all socioeconomic sectors of the community.

The City has been convening a Green Task Force to explore measures to promote energy conservation in the community since 2010. Specifically, the Task Force has held several meetings and met with utility companies to identify resources available. The Task Force has also identified a list of recommendations regarding outreach and education; municipal code and City policy; demonstration projects; and funding. Since establishment of the Green Task Force, the City has already updated its website to include resources for residential energy and water conservation, and reduced the fee schedule to subsidize the use of solar photovoltaic panels.

Quantified Objectives and Timeframe:

1. Continue to implement the City's CAP. (Ongoing)
2. When the CAP is updated, consider additional policies and programs that specifically benefit lower- and moderate-income households. (During the next update of the City's CAP)
3. Continue to post and expand resources for energy and water conservation on the City website.
4. Continue to implement the Construction and Demolition Debris Management program and Calsense (an irrigation controller that uses local weather data to modify irrigation times and days based on real world local conditions) by the Public Works Department.
5. Continue to implement recommendations of the Green Task Force as funding permits.

Responsible Agencies: Community Development Department, Public Works Department

Funding Sources: General funds

PROGRAM 21: Community Safety

As identified in the Safety Element, which is being updated concurrently with the Housing Element in accordance with state law, there are several environmental hazards that could impact the health and safety of the community. Because La Cañada Flintridge is located entirely within the VHFHSZ, persons and property are at greater risk from wildfires, and the many debris basins located on the city’s slopes have the potential to be dangerous because they move quickly, destroy objects (and structures, such as houses) in their paths, and often strike without warning. The Safety Element update identifies housing-related goals and policies that, when implemented, will reduce risks to persons and property. While the goals and policies are not duplicated here, the following program supports their implementation as it relates to the Housing Element.

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Quantified Objectives and Timeframe:

1. Update the Zoning Code to require all new residential development and redevelopment to incorporate fire safe design, including sufficient ingress/egress, evacuation routes, emergency vehicle access, defensible space, visible home addressing and signage, and fuel modification zones, in accordance with the proposed updates to the Safety Element. (Within two years of adoption of the Housing Element)
2. Update the Zoning Code to prohibit the construction of ADUs and JADUs and the conversion of existing spaces to ADUs and JADUs in areas with only one point of ingress and egress, in accordance with the proposed updates to the Safety Element. (Within two years of adoption of the Housing Element)

Responsible Agencies: Community Development Department; Los Angeles County Fire Department

Funding Sources: General fund

PROGRAM 22: Affirmatively Furthering Fair Housing

To affirmatively further fair housing in accordance with AB 686, and adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people. The City will be engaged in a variety of activities and programs to achieve this. The City’s quantified objectives and time frames are provided below in Table HE-43.

Table HE-43: Summary Matrix of Fair Housing Issues and Actions for Mitigation

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
<p>Fair Housing Enforcement and Outreach</p>	<ul style="list-style-type: none"> ▪ Insufficient and inaccessible outreach and enforcement: <ul style="list-style-type: none"> ○ Lack of a variety of input media (e.g., meetings, surveys, interviews) ○ Lack of fair housing information on the City’s website ○ Insufficient local public fair housing enforcement and testing 	<ul style="list-style-type: none"> ▪ Provide information to income-qualified property owners on available rehabilitation assistance (Program 9) ▪ Continue to advertise the availability of the Residential Rehabilitation Program through brochures at the public counter and posting on the City’s website. (Program 10) ▪ Conduct targeted advertising to lower income households, including seniors and persons with disabilities, both online and using traditional media. (Program 10) ▪ Advertise the Mortgage Credit Certificate and Home Ownership programs in the City newsletter and website, provide brochures at the public counter, and work with local realtors to make them aware of the programs. (Program 17 & 18) ▪ Continue to participate in the Housing Choice Voucher Program, encouraging property owners to

		<p>accept the vouchers and promote the program to extremely low-income households (Program 19).</p> <ul style="list-style-type: none"> ▪ Implement a Fair Housing Program in conjunction with community partners, such as the Housing Rights Center (HR) and Fair Housing Council of San Fernando Valley (FHCSFV) and/or other contractors. Annually: <ul style="list-style-type: none"> ○ Continue to contract for fair housing services through the Los Angeles County Development Authority CDBG program. ○ Provide referral to the fair housing service providers (HRC and FHCSFV). ○ Place fair housing brochures at City counters and community locations. ○ Maintain a link to the fair housing service providers on the City’s website. Review the webpage annually and update it as appropriate. ○ Conduct at least one fair housing seminar annually on fair housing laws and updates for private sector, non-profit agencies, government agency, and/or other appropriate audiences. ▪ Annually develop and disseminate at least one news article or media release on fair housing to bring awareness to rights and enforcement outcomes.
<p>Concentration of Senior Population</p>	<ul style="list-style-type: none"> ▪ Higher concentration of seniors with specific housing needs <ul style="list-style-type: none"> ○ Lack of private investment ○ Location and type of affordable housing and housing that is designed, sized, and located appropriately for senior citizen persons and households. ○ Inaccessible sidewalks, pedestrian crossings, or other infrastructure 	<ul style="list-style-type: none"> ▪ Within two years of adoption of the Housing Element, the City will develop a policy and implementing procedures to reduce permit fees for affordable housing and special needs housing (Program 3) ▪ Within six months of adoption of the Housing Element, provide information to the public regarding ADUs, including their benefits and procedures for approval. (Program 8) ▪ Facilitate the development of a minimum of 15 ADUs/JADUs per year (Program 8) ▪ Amend the reasonable Accommodation ordinance to simplify the process for persons requesting modification to development standards to accommodate their disabilities. (Program 15) ▪ Inform the development community of opportunity sites, development incentives, and financial assistance for development of senior housing. (Program 16)
<p>Lack of Income Diversity</p>	<ul style="list-style-type: none"> ▪ Lower income households priced out of City <ul style="list-style-type: none"> ○ Lack of private investment in affordable housing 	<ul style="list-style-type: none"> ▪ Within two years of adoption of the Housing Element, the City will amend the Land Use Element to redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA. (Program 1)

	<ul style="list-style-type: none"> ○ Development costs 	<ul style="list-style-type: none"> ▪ Provide information on available sites and development incentives to interested developers and property owners on the City’s website. (Program 2) ▪ Within two years of adoption of the Housing Element, the City will amend the Zoning Code to revise residential development standards that constrain housing development, eliminate discretionary design guidelines for multi-family and mixed use development, remove discretionary permit requirements for multi-family uses in the MU zone, and allow multi-family development in the MU zone without a commercial component. (Program 3) ▪ Within two years of adoption of the Housing Element, the City will develop a policy and implementing procedures to reduce permit fees for affordable housing and special needs housing (Program 3) ▪ Within two years of adoption of the Housing Element, the City will amend the Downtown Village Specific Plan to revise development standards that constrain residential development, adopt objective design standards for new development, and allow stand-alone residential uses ministerially. (Program 4) ▪ Within two years of adoption of the Housing Element, adopt a Religious Institution Housing Overlay that requires a certain percentage of units to be affordable to lower and moderate income households. (Program 5) ▪ Within one year of adoption of the Housing Element, amend the Zoning Code to create a by-right approval process for housing development on RHNA sites that includes 20% of the units affordable to lower income households. (Program 6) ▪ Within two years of adoption of the Housing Element, develop a program to offer fee deferrals for lot consolidation for affordable housing projects. (Program 7) ▪ Within one year of adoption of the Housing Element, update the Affordable Housing Density Ordinance to ensure it remains consistent with state density bonus law. (Program 14) ▪ Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs. (Program 14) ▪ Inform the development community of opportunity sites, development incentives, and financial
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		<p>assistance for development of workforce and senior housing. (Program 16)</p> <ul style="list-style-type: none"> ▪ Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households, and work with qualified housing developers to pursue affordable housing in the community. (Program 16) ▪ Promote funding available through the City’s participation in the San Gabriel Valley Regional Housing Trust Fund.
<p>Displacement Risk to Low Income Households Due to Economic Pressures</p>	<ul style="list-style-type: none"> ▪ Displacement risk of low income residents due to economic pressures <ul style="list-style-type: none"> ○ Unaffordable rents ○ Availability of affordable housing 	<ul style="list-style-type: none"> ▪ Within two years of adoption of the Housing Element, the City will amend the Land Use Element to redesignate and amend the Zoning Map to rezone the properties identified in the Sites Inventory to accommodate the RHNA. (Program 1) ▪ Provide information on available sites and development incentives to interested developers and property owners on the City’s website. (Program 2) ▪ Within two years of adoption of the Housing Element, the City will amend the Zoning Code to revise residential development standards that constrain housing development, eliminate discretionary design guidelines for multi-family and mixed use development, remove discretionary permit requirements for multi-family uses in the MU zone, and allow multi-family development in the MU zone without a commercial component. (Program 3) ▪ Within two years of adoption of the Housing Element, the City will develop a policy and implementing procedures to reduce permit fees for affordable housing and special needs housing (Program 3) ▪ Within two years of adoption of the Housing Element, the City will amend the Downtown Village Specific Plan to revise development standards that constrain residential development, adopt objective design standards for new development, and allow stand-alone residential uses ministerially. (Program 4) ▪ Within two years of adoption of the Housing Element, adopt a Religious Institution Housing Overlay that requires a certain percentage of units to be affordable to lower and moderate income households. (Program 5) ▪ Within one year of adoption of the Housing Element, amend the Zoning Code to create a by-right approval process for housing development on RHNA sites that

		<p>includes 20% of the units affordable to lower income households. (Program 6)</p> <ul style="list-style-type: none"> ▪ Within two years of adoption of the Housing Element, develop a program to offer fee deferrals for lot consolidation for affordable housing projects. (Program 7) ▪ Within two years of adoption of the Housing Element, update the Condominium Conversion Ordinance to ensure it is reflective of state law and continues to protect tenants, and continue to enforce condo conversion regulations to help conserve existing rental housing and provide tenant protections. (Program 12) ▪ Within one year of adoption of the Housing Element, update the Affordable Housing Density Ordinance to ensure it remains consistent with state density bonus law. (Program 14) ▪ Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs. (Program 14) ▪ Inform the development community of opportunity sites, development incentives, and financial assistance for development of workforce and senior housing. (Program 16) ▪ Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households, and work with qualified housing developers to pursue affordable housing in the community. (Program 16) ▪ Advertise the Mortgage Credit Certificate and Home Ownership programs in the City newsletter and website, provide brochures at the public counter, and work with local realtors to make them aware of the programs. (Program 17 & 18)
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Responsible Agencies: Community Development Department; Los Angeles Community Development Authority; fair housing service providers (Housing Rights Center and Fair Housing Council of San Fernando Valley)

Funding Source: CDBG; General Fund

9.5.3 Quantified Objectives

Table HE-44 provides a summary of quantified housing objectives from the various housing programs identified above.

Table HE-44. Summary of Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed (RHNA)	126	126	135	139	86	612
Units to be Rehabilitated	4	5	5	2	0	16*
At-Risk Units to be Preserved	0	0	0	0	0	0
Households to be Assisted (Section 8)	0	1	0	0	0	1

*Note: Due to above-moderate income levels of the majority of existing households in La Cañada Flintridge, it is difficult for the City to qualify people for CDBG funds. (See Chapter 9.2 and Appendix D)

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APPENDICES

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Appendix A: Outreach Efforts

A.1. Housing Workshops

Outreach List

In addition to municipal, regional, and state agencies, including school districts and utilities, the following organizations and agencies were sent invitations - to attend the Housing Element Workshops held on March 11, 2021, and June 10, 2021.

Table A-1: Outreach List

Organization	Category
Abundant Housing Los Angeles	Housing Services
Arroyo Foothills Conservancy	Community Organization
Assistance League of La Cañada	Community Organization
AT&T	Utility
Athena Services	Utility
City Ventures	Developer
Crescenta Valley Water District	Utility
KB Home	Developer
La Cañada Irrigation District	Utility
LCF Residents for Climate Action Plan	Community Organization
Liberty Utilities	Utility
Lutheran Church of the Foothills	Potential partner w/affordable housing developer
Paradise Valley HOA	Community Organization
Together La Cañada	Community Organization
Province Group, LLC/ Newport Equities, LLC	Developer
USC Verdugo Hills Hospital	Community Organization
Valley Water Company	Utility
YMCA of the Foothills	Community Organization

Outreach Notification Methods

Notification included:

- Publication in local newspaper of NOP (Outlook Valley Sun)
- Direct mailing of NOP to attached agencies and interested parties
- Publication in local newspaper of HE Workshops #1 and #2 (Outlook Valley Sun)
- Notice on City's website of NOP <https://cityoflcf.org/public-hearings-and-legal-notice/> and <https://cityoflcf.org/housing-element-update/>

- Notice on City's website of HE Workshop #1 and #2 (<https://cityoflcf.org/public-hearings-and-legal-notice/>) and <https://cityoflcf.org/housing-element-update/>
- Direct emailing of invitation to attend HE Workshop #1 and #2 to interested parties - included Chamber of Commerce, Business and Support Development Committee members (mixture of local businesses and residents), local residents that are advocating for action on climate action, builders or affordable and market rate housing.

Workshop Participants

Date: March 11, 2021

Verbal Participants:

Beth Fabinsky (Resident)
David Haxton (Resident)
Don Vandervort (Resident)
Michael Gross (Resident)
Sharon Raghavachary - Crescenta Valley Water District

Email Comments from:

Barbara Goto - Arroyo Foothills Conservancy
Beth Fabinsky
Arun Jain
Julie Kane-Ritsch
Scott Van Dellen

Date: June 10, 2021

Verbal Participants:

David Haxton (Resident)
Janice (Resident)
Michael Gross (Resident)
Adam Bookbinder - Coalition for Fair Housing
Mary Blencoe (Resident)
Lisa Brownfield (Resident)
Andrew Verillo (Resident)
Charles Aires - Campaign for Fair Housing

Email Comments from:

Mary Berry
Mary Blencoe

Comments Received

The key comments received at the meetings include:

- Concern that reducing parking requirements for future multi-family development would not provide adequate parking.
- Observation that the cost of housing in the city is so high, and the affordable housing options so low, younger people are being priced out of housing in the city, and that even young people born in La Cañada Flintridge are not able to remain once they reach adulthood.
- Question asked about what the City could do to incentivize affordable housing?
- Suggestion to ask religious institutions whether they are interested in being part of a proposed overlay to allow housing on their parking lots..

The 2021-2029 Housing Element includes a program to create an overlay to facilitate religious institutions in developing affordable housing on a portion of their parking lots. In addition, facilitating multi-family housing can increase the opportunity for affordable housing options.

A.2. Focus Group Interviews

Service Providers and Non-Profit Developers

Date: May 5, 2021

Attendees: Scott Peterson (Pastor, Lutheran Church of the Foothills); Dennis Fors (President, La Cañada Flintridge Kiwanis); Grant Power and Brian Wong (Executive Director) (both from Habitat for Humanity)

Removing constraints to the development of affordable housing, expanding community outreach, forming partnerships, assisting seniors and expanding the offering of housing types in La Cañada Flintridge are some of the key issues identified. Because of the built-out nature of the City, the Housing Element identifies housing sites located primarily along the Foothill Boulevard corridor, with new opportunities being located in areas near transit and amenities.

Table A-2: Service Provider and Non-Profit Developers Focus Group Comments

Remove Constraints
<ul style="list-style-type: none">▪ When asked what would be helpful to them to build affordable housing:<ul style="list-style-type: none">○ Zoning to allow it○ An expedited process○ Financial incentives○ Fee waivers

<p>Community Outreach</p> <ul style="list-style-type: none"> It is important to have conversations with the community and local neighborhoods to help them understand affordable housing is a benefit to the city. Also important to show examples of affordable housing that looks good and blends with the neighborhood. Community outreach also was identified as important for many of the other topics that were discussed.
<p>Partnerships</p> <ul style="list-style-type: none"> Partnerships are key to building affordable housing. Faith-based entities, such as churches, can partner with non-profit developers to produce housing that benefits the church, developer, and community. One participant has experience with constructing affordable housing on a church site in another community and thinks it would be a good option for La Cañada Flintridge.
<p>Help for Seniors</p> <ul style="list-style-type: none"> It's important to help many local seniors who want to stay in their homes to enhance and preserve houses. Even though they may have equity, if they are cash-strapped, they may need help with home repairs. Need to improve ways to educate seniors about the City's programs. Many are not "tech-savvy," so outreach via mail and local publications is important. Don't rely on the City's website.
<p>Types of Housing Needed in La Cañada Flintridge</p> <ul style="list-style-type: none"> Housing for seniors – there are no places for seniors who want to stay in La Cañada Flintridge to downsize if they leave their existing single-family homes. Senior housing is a big need because of the city's demographics. Essential worker housing is needed. Young professionals who grew up in La Cañada Flintridge and want to return with their families cannot afford to live here. Bungalow court housing is a good option and something to find a way to permit.

Developers

Date: May 5, 2021

Attendees: Alexandra Hack & Gary Weyand (involved in developing 600 Foothill Blvd., a pipeline project), Jonathan Watts, Joseph Schafer (pipeline project? At southwest corner of Foothill Blvd and Briggs Ave)

Developers expressed the need for development standards to be relaxed and revised. There is a shortage of sites available for affordable housing and very little diversity of housing types in the City. The City is in the process of completely redoing their Zoning Code which will result in revised development standards and densities. Incentives are needed for affordable housing, particularly for seniors.

Table A-4: Developer Focus Group Comments and Responses

<p>Revised/Relaxed Development Standards Needed</p>
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Table A-4: Developer Focus Group Comments and Responses

<ul style="list-style-type: none"> ▪ Height is a constraining factor in La Cañada Flintridge, both the maximum height allowed and how the City measures height. More efficient housing design can be provided at 4 stories/45 feet. ▪ Need to increase density in La Canada Flintridge. 30 du/ac should be the base density, not the maximum. Developers of affordable housing usually need 50-100 units to make a project financially feasible. ▪ Rather than density, just provide FAR and allow the developers to fit the number of units they can within the envelope created by the FAR. <ul style="list-style-type: none"> ○ Suggested a base FAR of 1.75:1 for mixed use (no density maximum) ○ For 100% affordable development, suggested allowing 2.5:1 FAR, and ¼ parking space per unit (no density maximum) ▪ For mixed use, lower the limit for the percent that must be commercial and allow residential units on the ground floor. ▪ Consider allowing smaller units, such as 350 square feet. Smaller units can be “affordable by design.”
<p>Sites Appropriate for Multi-Family Housing</p> <ul style="list-style-type: none"> ▪ Properties that were rezoned from single-family residential to multi-family residential for the 5th Cycle Housing Element are too difficult to develop due to the need to assemble parcels and consolidate the property. ▪ The City should identify sites that are appropriate for multifamily development.
<p>Incentives</p> <ul style="list-style-type: none"> ▪ Look for ways to incentivize senior housing. Suggest four stories. Look at South Pasadena for examples of revised development standards that incentivize senior housing. ▪ Small lots in LCF often require structured parking, which is expensive (approximately \$45,000/space). Reducing or eliminating parking requirements is the best incentive.
<p>Affordability</p> <ul style="list-style-type: none"> ▪ Concerned that there has not been any new apartments in La Cañada Flintridge in many years. There is no housing that is affordable to youth or young professionals who grew up here and would like to move back.

A.3. Public Notices of Draft Housing Element, Availability for Public Review

Notification of the availability of the Public Review of the Draft Housing Element was provided to the Housing Element mailing list on September 21, 2021 and sent as a part of the La Cañada Flintridge Chamber of Commerce e-Newsletter on September 23, 2021. Notice of availability of the Public Review Draft was also posted to the City’s Facebook and Twitter accounts.

Newsletter and Mailing List Notice

The City's Draft Housing Element (2021-2029) is available for public review. The document can be accessed utilizing the following link: <https://cityoflcf.org/housing-element-update/>



Housing Element Update | City of La Cañada Flintridge

HOUSING ELEMENT UPDATE The City of La Cañada Flintridge is currently updating its Housing Element of the General Plan. Local governments across California are required by State Housing Element law to adequately plan to meet their share of the State's overall housing need. The Department of Housing and Community Development (HCD) is the State

cityoflcf.org

Any comments on the Draft Housing Element can be emailed to Susan Koleda at skoleda@lcf.ca.gov.

No hearing date for review by the Planning Commission has yet been set. Once a hearing date has been determined, additional public hearing notification will be posted in the usual manner.

Susan Koleda, AICP

Director of Community Development

City of La Cañada Flintridge

One Civic [Center Drive](#)

[La Cañada Flintridge, CA 91011](#)

Facebook Notice



City of La Cañada Flintridge ✓

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The [#CityofLCF](#) is currently updating the 2021-29 Housing Element (part of the City's General Plan). Local governments across California are required by law to adequately plan to meet their share of the State's overall housing need. Housing Elements provide goals, policies, and programs to create opportunities for housing development. The community is invited and encouraged to participate in the planning process by attending public meetings (dates coming soon) and submitting comments via email to skoleda@lcf.ca.gov. To learn more, visit cityoflcf.org/housing-element-update.



2021-29 Housing Element Update

Submit comments via email to skoleda@lcf.ca.gov

69 People Reached 2 Engagements [Boost Post](#)

Twitter Notice



The **#CityofLCF** is currently updating the 2021-29 Housing Element. The community is encouraged to participate in the planning process by attending public meetings (dates coming soon) and submitting comments to skoleda@lcf.ca.gov.

Learn more: [cityoflcf.org/housing-elemen....](https://cityoflcf.org/housing-elemen...)



The graphic features the La Cañada Flintridge logo on the left, which includes a tree and mountains. To the right, the text reads "2021-29 Housing Element Update" in blue, followed by "Submit comments via email to skoleda@lcf.ca.gov" in orange.

Appendix B: Review of Past Accomplishments

B.1 Overview

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

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

This section documents the City’s achievements under the 2013-2021 (5th Cycle) Housing Element with respect to the actions and objectives contained therein. This section describes the relative success of the City’s efforts to implement the 5th Cycle programs, and contains recommendations for program retention, revision, deletion or addition to address current and projected needs and state requirements for the 2021-2029 planning period.

Table B-1 summarizes the City’s progress regarding the 5th Cycle RHNA for new construction, rehabilitation, and conservation/preservation. Table B-2 provides a review of the Program accomplishments for the 5th Cycle Housing Element.

Table B-1: Objectives and Accomplishments

Income Category	RHNA Objective	New Construction		Rehabilitation		Conservation/Preservation	
		Objective	Accomplishment	Objective	Accomplishment	Objective	Accomplishment
Extremely Low	49	49	0	8	4	0	0
Very Low	43	43	0	16	0	0	0
Low	57	57	0	24	9	0	0
Moderate	62	62	0	16	2	0	0
Above Moderate	132	132	91	0	0	0	0
Total	343	343	91	64	15	0	0

B.2 Effectiveness in Addressing Special Needs

As a small city with limited financial resources and high property values, the City sought creative methods during the 5th Cycle to address the housing needs to special needs populations in a manner that provided the most effective and efficient use of its limited funding options. This included participating in the San Gabriel Valley Regional Housing Trust and the San Gabriel Valley Council of Governments Homeless Prevention/Diversion Program. The City’s participation in these programs is summarized below. Other activities that are not funding-related include preparing a draft ordinance to facilitate senior housing, which is currently in the public review process as part of the comprehensive Zoning Code update. The City is currently proposing to amend the existing Reasonable Accommodation ordinance for persons requesting modification to development standards to accommodate their disabilities to make the process easier and less expensive as part of the comprehensive Zoning Code update.

San Gabriel Valley Regional Housing Trust

The City participates in the Los Angeles Urban County Permanent Local Housing Allocation (PLHA), which allocates funding through State Property Transfer Fees to increase affordable housing stock in California. In order to make the most effective and efficient use of funding received through the program, the City contributes the bulk of the money it receives from the PLHA to the San Gabriel Valley Regional Housing Trust (SGVRHT). The SGVRHT funds affordable housing projects in the region that the City benefits from, but might not otherwise be able to accomplish on its own. The City approved approximately \$57,000 in funding from the PLHA in FY 20-21 and 21-22, the bulk of which (approximately \$55,000) is allocated to the SGVRHT fund.

SGVCOG Homeless Prevention/Diversion Program Grant Funding

In 2020, the City was allocated \$15,000 to implement a homeless prevention and diversion program from the San Gabriel Valley Council of Governments Homeless Prevention/Diversion Program grant funding. Given the low homeless count in La Cañada Flintridge, the City determined that it would be most appropriate to partner with a neighboring jurisdiction in the use of the funds. The City of Arcadia has an active homeless prevention program and is working with Union Station Homeless Services in Pasadena to implement homeless outreach. The City entered into a Memorandum of Understanding (MOU) with the City of Arcadia to allocate its share of funding to Arcadia and to support their ongoing efforts to combat the growing homelessness issues in the San Gabriel Valley.

Table B-2: Review of Past Program Accomplishments

Goal and Associated Programs	Accomplishments
Providing New Housing Opportunities	
Program 1: Adequate Residential Sites	<p>Remove the Planned Development (PD) permit requirement for High Density (30 units per acre) properties identified for rezoning. Regularly monitor the effectiveness of incentives in encouraging redevelopment and identify alternatives as necessary.</p> <p>Ensure development standards for areas with high density zoning are adequate to allow the achievement of the maximum density permitted. Adopt design guidelines to implement new mixed use and high density residential zoning. Maintain an inventory of residential and mixed use sites for interested developers; update the inventory annually. Assist in lot consolidation by providing a list of appropriate and available sites to interested developers. Monitor the sites inventory annually to ensure the City has adequate capacity for its RHNA.</p> <p>On February 10, 2014, the City amended the Zoning Code to rezone 4.4 acres of existing lower density residential and nonresidential land to high density residential land. The City also removed the PD permit requirement for high density residential in 2014. As described previously, the City initiated a comprehensive update to the Zoning Code during the 5th Cycle, which includes reviewing and modifying development standards to allow achievement of maximum density permitted, including adoption of objective design standards and revisions to parking, setbacks, and other development standards—this program is ongoing. The City regularly monitors the sites inventory to ensure it has adequate capacity for its RHNA</p> <p>Continued Appropriateness: This Program continues to be appropriate. See Program 3 of the 6th Cycle Housing Element.</p>

Goal and Associated Programs		Accomplishments
Program 2: Downtown Village Specific Plan	Provide information on sites within the DVSP area and development incentives available through the City's density bonus ordinance in support of affordable housing and on available financial assistance through the City, county, and state. Amend the DVSP designation to allow multi-family housing for all household types, not just senior multi-family housing. Consider amending the DVSP to increase the multi-family residential density from 15 units per acre to 30 units per acre, consistent with citywide regulations.	Ongoing. City received its first MFR application in the DVSP in over 10 years, which included creation of a new MU-3 district. Staff worked with the applicant to process the application in a timely manner. As of the date of this draft HE, the project has been approved by the Planning Commission and is pending City Council review. Continued Appropriateness: This Program continues to be appropriate. See Program 4 of the 6 th Cycle Housing Element for program to amend the DVSP to increase the density of the MU-2 district, modify development standards, and add objective design guidelines
Program 3: Lot Consolidation	Allow administrative processing of lot consolidation requests. Provide assistance with site identification and entitlement processing. Offer fee deferrals for affordable housing projects. Work with property owners to facilitate lot consolidation and identify redevelopment potential.	Ongoing, no requests during the 5 th Cycle. Continued Appropriateness: This Program continues to be appropriate. See Program 7 of the 6 th Cycle Housing Element.
Program 4: Second Units/Accessory Living Quarters	Continue to support the development of second units as a source of affordable housing for lower and extremely low income persons, with the goal of developing two second units per year. Monitor annually to ensure adherence to codes and to assess rental rates.	The City is proactive in ensuring its Zoning Code remains consistent with state law. Zoning Code was updated in 2020 to comply with recent legislation. Continued Appropriateness: This Program continues to be appropriate. See Program 8 of the 6 th Cycle Housing Element.
Conserving and Maintaining Existing Housing		
Program 5: Code Enforcement (Community Preservation)	Continue to enforce the City's Property Maintenance Ordinance to preserve existing units, maintain property values, and support a high quality of life for residents. Provide information to income-qualified property owners on available rehabilitation assistance.	Ongoing. Continued Appropriateness: This Program continues to be appropriate. See Program 9 of the 6 th Cycle Housing Element.
Program 6: Residential Rehabilitation Program	Continue to advertise availability of the Residential Rehabilitation Program through brochures at the public counter and posting on the City's website. Target advertising to the lower and extremely low income households, including seniors and persons with disabilities (including persons with developmental disabilities). Provide CDBG funds to achieve approximately three grants per year.	On-going. City typically funds 2 residential rehab projects per year with CDBG funds. Continued Appropriateness: This Program continues to be appropriate. See Program 10 of the 6 th Cycle Housing Element.
Program 7: Sewer Connection Grant Program	Provide grants for approximately four to six lower and moderate-income households annually. Continue to advertise the availability of this program through brochures at the public counter, posting on the City's website, and other appropriate venues.	On-going - dependent upon funding. 2 connections completed in 2020 Continued Appropriateness: This Program continues to be appropriate. See Program 11 of the 6 th Cycle Housing Element.

Goal and Associated Programs		Accomplishments
Program 7: Condominium Conversion Ordinance	Continue to enforce condominium conversion regulations to help conserve existing rental housing and provide tenant protections.	On-going. No action in 5 th Cycle Housing Element. Continued Appropriateness: This Program continues to be appropriate. See Program 12 of the 6 th Cycle Housing Element—City is updating the Condominium Conversion ordinance as part of the comprehensive Zoning Code update.
Program 8: Multi-Family Housing Acquisition and Rehabilitation	Identify apartments and duplexes in the community in need of substantial rehabilitation and contact property and housing corporations regarding opportunities for acquisition and rehabilitation. Target assistance to units occupied by lower income households.	On-going. No action in 5 th Cycle. Continued Appropriateness: This Program continues to be appropriate. See Program 13 of the 6 th Cycle Housing Element
Facilitating Housing for Lower- and Moderate-Income and Special Needs Households		
Program 9: Density Bonus	Revise the Zoning Code to address density bonus provisions consistent with state density bonus law. Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs.	Completed in 2014; density bonus ordinance under review in 2021 to remain consistent with state law; reviewed by the Planning Commission; pending City Council review. One request was submitted in 2020 and is in process; received Planning Commission approval in September 2021; pending City Council review. Continued Appropriateness: This Program continues to be appropriate. See Program 14 of the 6 th Cycle Housing Element
Program 10: Special Needs Housing	Amend the Zoning Code and continue to monitor its effectiveness in facilitating a range of housing options in the City. Address impediments as appropriate and to the extent legally feasible.	Ordinances for special needs housing adopted in 2014. City participates in SGVRHT and San Gabriel Valley Council of Governments Homeless Prevention/Diversion Program. Continued Appropriateness: This Program continues to be appropriate. See Program 15 of the 6 th Cycle Housing Element.
Program 11: Senior and Workforce Housing	Continue to inform the development community of opportunity sites, development incentives, and financial assistance for development of workforce and senior housing. Prioritize funding assistance to affordable housing projects that include units affordable to extremely low income households. Support funding applications for county, state, and other financial resources for projects that further the community's housing goals. Work with qualified housing developers to pursue affordable housing in the community.	Ongoing. One request for 100% senior housing was submitted in 2020 and is in process; received Planning Commission approval in September 2021 and is pending City Council review. City participates in SGVRHT and San Gabriel Valley Council of Governments Homeless Prevention/Diversion Program. Continued Appropriateness: This Program continues to be appropriate. See Program 16 of the 6 th Cycle Housing Element.
Program 12: Mortgage Credit Certificate	Advertise the program in the City newsletter and website and provide brochures at the public counter to interested homebuyers.	On-going Continued Appropriateness: This Program continues to be appropriate.

Goal and Associated Programs		Accomplishments
	Work with local realtors to make them aware of the program.	See Program 17 of the 6 th Cycle Housing Element.
Program 13: Home Ownership Program	Advertise the program in the City newsletter and website and provide brochures at the public counter to interested homebuyers. Work with local realtors to make them aware of the program.	On-going Continued Appropriateness: This Program continues to be appropriate. See Program 18 of the 6 th Cycle Housing Element.
Program 14: Housing Choice Voucher Program	Continue to participate in the Housing Choice Voucher Program. Encourage property owners, particularly owners of ALQs, to accept the vouchers. Promote program to extremely low-income households.	On-going Continued Appropriateness: This Program continues to be appropriate. See Program 19 of the 6 th Cycle Housing Element.
Ensuring Environmental Sensitivity		
Program 15: Hillside Development Standards	Continue to enforce hillside development standards to protect and preserve the environment of the City’s hillside areas and protect residents from unreasonable risk of landslide, wildfire, and other slope-related hazards.	On-going. 29 Hillside Development Permits submitted in 2020. The Hillside ordinance is being updated as part of the comprehensive update of the Zoning Code. Continued Appropriateness: This Program is not continued in the 6 th Cycle Housing Element.
Program 16: Green Task Force	Continue to post and expand resources for energy and water conservation on City website. Continue to implement the Construction and Demolition Debris Management program and Calsense by the Public Works Department. Continue to implement recommendations of the Green Task Force as funding permits.	Ongoing. City adopted a Climate Action Plan (CAP) in 2016. Green Task Force remains an ongoing committee and the City continues to implement associated programs. City updated its website and reduced its fee schedule to subsidize the use of photovoltaic cells. Continued Appropriateness: This Program continues to be appropriate for the 6 th Cycle Housing Element—see Program 20 (Energy Use and GHG Emission Reductions).
Program 17: Advancement of Residential Design and Character	Continue to review overall design, size, scale, and other quality issues as they relate to residential development.	Ongoing, as part of review of development applications, especially in Hillside areas. Continued Appropriateness: This Program is not continued in the 6 th Cycle Housing Element. The City will be preparing objective design standards as part of Programs 3 and 4 in the 6 th Cycle Housing Element.
Promoting Equal Housing Opportunities		
Program 18: Fair Housing Program	Continue to promote fair housing practices and provide educational information on fair housing to the public. Provide referral to the fair housing service providers (Housing Rights Center and Fair Housing Council of San Fernando Valley). Place fair housing brochures at City counters and community locations and provide a link to the fair housing service providers on the City’s website.	On-going through LACo Development Authority. Continued Appropriateness: This Program continues to be appropriate. See Program 22 (Affirmatively Furthering Fair Housing) of the 6 th Cycle Housing Element.

Appendix C: Sites Inventory

Table C-1: 2021-2029 Sites Inventory

Site #	APN	Address	Existing GP Designation	Zoning	Acres	Consolidation Potential (A-V)	Density Range (du/ac)*	Density Factor	Unit Potential	NET Unit Potential	Income Category	5th Cycle
1	5815-013-012	845 FOOTHILL BLVD	DVSP	DVSP-MU1	0.131	N/A	up to 15	12	1	1	Above Moderate	Yes
2	5815-013-014	823 FOOTHILL BLVD	DVSP	DVSP-MU1	0.112	N/A	up to 15	12	1	1	Above Moderate	Yes
3	5815-013-016	831 FOOTHILL BLVD	DVSP	DVSP-MU1	0.112	N/A	up to 15	12	1	1	Above Moderate	Yes
5	5815-013-019	822 LA PORTE DR	DVSP	DVSP-MU1	0.138	A	up to 15	12	1	0	Above Moderate	Yes
6	5815-013-020	816 LA PORTE DR	DVSP	DVSP-MU1	0.17	A	up to 15	12	2	1	Above Moderate	Yes
7	5815-013-024	4527 COMMONWEALTH AVE	DVSP	DVSP-MU1	0.161	A	up to 15	12	1	0	Above Moderate	Yes
8	5815-013-025	804 LA PORTE DR	DVSP	DVSP-MU1	0.193	A	up to 15	12	2	1	Above Moderate	Yes
9	5815-013-057	4519 COMMONWEALTH AVE	DVSP	DVSP-MU1	0.152	A	up to 15	12	1	0	Above Moderate	Yes
10	5815-013-058	4521 COMMONWEALTH AVE	DVSP	DVSP-MU1	0.161	A	up to 15	12	1	0	Above Moderate	Yes
11	5815-013-061	814 LA PORTE DR	DVSP	DVSP-MU1	0.17	A	up to 15	12	2	1	Above Moderate	Yes
12	5815-013-027	811 LA PORTE DR	DVSP	DVSP-MU1	0.172	B	up to 15	12	2	1	Moderate	Yes
13	5815-013-028	817 LA PORTE DR	DVSP	DVSP-MU1	0.287	B	up to 15	12	3	2	Moderate	Yes
14	5815-013-032	818 HOUSEMAN ST	DVSP	DVSP-MU1	0.181	B	up to 15	12	2	1	Moderate	Yes
15	5815-013-033	814 HOUSEMAN ST	DVSP	DVSP-Residential	0.181	B	up to 15	12	2	1	Moderate	Yes
16	5815-013-034	806 HOUSEMAN ST	DVSP	DVSP-Residential	0.25	B	up to 15	12	3	2	Moderate	Yes
17	5815-013-035	804 HOUSEMAN ST	DVSP	DVSP-Residential	0.25	B	up to 15	12	3	2	Moderate	Yes
18	5815-014-004	726 LA PORTE DR	DVSP	DVSP-MU1	0.184	C	up to 15	12	2	1	Above Moderate	Yes
19	5815-014-005	729 FOOTHILL BLVD	DVSP	DVSP-MU1	0.71	C	up to 15	12	8	8	Above Moderate	Yes
20	5815-014-008	747 FOOTHILL BLVD	DVSP	DVSP-MU1	0.105	C	up to 15	12	1	1	Above Moderate	Yes
21	5815-014-009	743 FOOTHILL BLVD	DVSP	DVSP-MU1	0.105	C	up to 15	12	1	1	Above Moderate	Yes
22	5815-014-010	739 FOOTHILL BLVD	DVSP	DVSP-MU1	0.053	C	up to 15	12	0	0	Above Moderate	Yes
23	5815-014-011	737 FOOTHILL BLVD	DVSP	DVSP-MU1	0.053	C	up to 15	12	0	0	Above Moderate	Yes
24	5815-014-027	722 LA PORTE DR	DVSP	DVSP-MU1	0.274	C	up to 15	12	3	2	Above Moderate	Yes

La Cañada Flintridge Housing Element – Public Review Draft (September 2021)

Site #	APN	Address	Existing GP Designation	Zoning	Acres	Consolidation Potential (A-V)	Density Range (du/ac)*	Density Factor	Unit Potential	NET Unit Potential	Income Category	5th Cycle
25	5815-014-028	720 LA PORTE DR	DVSP	DVSP-MU1	0.174	C	up to 15	12	2	1	Above Moderate	Yes
26	5815-014-043	N/W OF N/W CORNER OF FOOTHILL BLV & OAKWOOD AVE	DVSP	DVSP-MU1	0.873	C	up to 15	12	10	10	Above Moderate	Yes
27	5814-020-001	720 FOOTHILL BLVD	DVSP	DVSP-MU1	0.248	D	up to 15	12	2	2	Above Moderate	Yes
28	5814-020-014	712 FOOTHILL BLVD	DVSP	DVSP-MU1	0.292	D	up to 15	12	3	3	Above Moderate	Yes
29	5814-020-028	700 FOOTHILL BLVD	DVSP	DVSP-MU1	0.42	D	up to 15	12	5	5	Above Moderate	Yes
30	5812-023-006	1021 FOOTHILL BLVD	DVSP	DVSP-MU2	0.126	E	15-25	20	2	2	Moderate	Yes
31	5812-023-007	1017 FOOTHILL BLVD	DVSP	DVSP-MU2	0.126	E	15-25	20	2	2	Moderate	Yes
32	5812-023-034	MID-BLOCK BETWEEN CHEVY CHASE DR & ANGELES CREST HWY, NORTH SIDE FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	E	15-25	20	1	1	Moderate	Yes
33	5812-023-035	MID-BLOCK BETWEEN CHEVY CHASE DR & ANGELES CREST HWY, NORTH SIDE FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	E	15-25	20	1	1	Moderate	Yes
34	5812-023-010	1001 FOOTHILL BLVD	DVSP	DVSP-MU2	0.185	E	15-25	20	3	3	Moderate	Yes
35	5812-023-001	1039 FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	U	15-25	20	1	1	Moderate	Yes
37	5812-023-003	1037 FOOTHILL BLVD	DVSP	DVSP-MU2	0.08	V	15-25	20	1	1	Moderate	Yes
38	5812-023-004	1033 FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	V	15-25	20	1	1	Moderate	Yes
39	5812-023-005	1029 FOOTHILL BLVD	DVSP	DVSP-MU2	0.112	V	15-25	20	2	2	Moderate	Yes
40	5812-023-018	1057 FOOTHILL BLVD	DVSP	DVSP-MU2	0.065	F	15-25	20	1	1	Moderate	Yes
41	5812-023-019	1055 FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	F	15-25	20	1	1	Moderate	Yes
42	5812-023-020	1053 FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	F	15-25	20	1	1	Moderate	Yes
43	5812-023-022	1047 FOOTHILL BLVD	DVSP	DVSP-MU2	0.057	F	15-25	20	1	1	Moderate	Yes
45	5812-023-024	1043 FOOTHILL BLVD	DVSP	DVSP-MU2	0.115	U	15-25	20	2	2	Moderate	Yes
46	5812-023-032	1051 FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	F	15-25	20	1	1	Moderate	Yes
47	5812-023-033	1049 FOOTHILL BLVD	DVSP	DVSP-MU2	0.058	F	15-25	20	1	1	Moderate	Yes
48	5814-002-002	1040 FOOTHILL BLVD	DVSP	DVSP-MU2	0.15	G	15-25	20	3	3	Moderate	Yes
49	5814-002-003	1038 FOOTHILL BLVD	DVSP	DVSP-MU2	0.15	G	15-25	20	3	3	Moderate	Yes

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Site #	APN	Address	Existing GP Designation	Zoning	Acres	Consolidation Potential (A-V)	Density Range (du/ac)*	Density Factor	Unit Potential	NET Unit Potential	Income Category	5th Cycle
50	5814-002-018	1044 FOOTHILL BLVD	DVSP	DVSP-MU2	0.15	G	15-25	20	3	3	Moderate	Yes
51	5814-008-024	954 FOOTHILL BLVD	DVSP	DVSP-MU2	0.563	H	20-25	20	11	11	Moderate	Yes
52	5814-008-026	1004 FOOTHILL BLVD	DVSP	DVSP-MU2	0.405	H	15-25	20	8	8	Moderate	Yes
53	5814-008-027	1010 FOOTHILL BLVD	DVSP	DVSP-MU2	0.293	H	15-25	20	5	5	Moderate	Yes
54	5814-008-028	CHEVY CHASE DR SOUTH OF FOOTHILL BLVD	DVSP	DVSP-MU2	0.434	H	15-25	20	8	8	Moderate	Yes
55	5814-009-013	928 FOOTHILL BLVD	DVSP	DVSP-MU2	0.137	I	15-25	20	2	2	Moderate	Yes
56	5814-009-025	942 FOOTHILL BLVD	DVSP	DVSP-MU2	0.296	I	15-25	20	5	5	Moderate	Yes
57	5820-001-008	548 FOOTHILL BLVD	DVSP	DVSP-MU2	0.464	J	15-25	20	9	9	Moderate	Yes
58	5820-001-014	4440 WOODLEIGH LN	DVSP	DVSP-MU2	1.32	J	15-25	20	26	26	Moderate	Yes
59	5815-021-038	4603 INDIANOLA WAY	DVSP	DVSP-MU2	0.97	K	20-25	20	19	19	Moderate	Yes
60	5815-021-010	4532 RINETTI LN	DVSP	DVSP-MU2	0.187	K	15-25	20	23	3	Moderate	Yes
61	5815-021-011	4526 RINETTI LN	DVSP	DVSP-MU2	0.186	K	15-25	20	3	3	Moderate	Yes
62	5815-021-027	4537 INDIANOLA WAY	DVSP	DVSP-MU2	0.257	K	15-25	20	5	4	Moderate	Yes
63	5815-021-900	4531 INDIANOLA WAY	DVSP	DVSP-MU2	0.257	K	15-25	20	5	5	Moderate	Yes
64	5820-001-002	514 FOOTHILL BLVD	DVSP	DVSP-MU2	0.441	L	15-25	20	8	8	Moderate	Yes
65	5820-001-003	502 FOOTHILL BLVD	DVSP	DVSP-MU2	0.657	L	15-25	20	13	13	Moderate	Yes
67	5815-022-002	4522 INDIANOLA WAY	DVSP	DVSP-MU2	0.267	M	15-25	20	5	5	Moderate	Yes
68	5815-022-003	4526 INDIANOLA WAY	DVSP	DVSP-MU2	0.027	M	15-25	20	0	0	Moderate	Yes
69	5815-022-004	4532 INDIANOLA WAY	DVSP	DVSP-MU2	0.256	M	15-25	20	5	4	Moderate	Yes
70	5815-022-019	4536 INDIANOLA WAY	DVSP	DVSP-MU2	0.28	M	15-25	20	5	4	Moderate	Yes
71	5815-020-023	N/W CORNER OF FOOTHILL BLVD & RINETTI LN	DVSP	DVSP-MU2	0.53	N/A	15-25	20	10	10	Moderate	Yes
72	5815-021-033	555 FOOTHILL BLVD	DVSP	DVSP-MU2	0.94	N/A	15-25	20	18	18	Moderate	Yes
73	Caltrans Site--No APN	S/E OF INTERSECTION OF I-210/SR-2, ON VERDUGO BLVD	Mixed Use	Mixed Use	4.14	N/A	20-30	24	96	96	Lower	Yes
74	5823-001-016	104 BERKSHIRE PL	Institutional	RI-OZ (P/SP)*	0.55	N/A	20-30	24	13	13	Lower	No
75	5810-023-001	1830 FOOTHILL BLVD	Institutional	RI-OZ (P/SP)*	1.67	N/A	20-30	24	40	40	Lower	No
76	5814-027-019	4435 WOODLEIGH LN	DVSP-Institutional	RI-OZ (DVSP-I)*	0.98	N/A	20-30	24	23	23	Lower	No

La Cañada Flintridge Housing Element – Public Review Draft (September 2021)

Site #	APN	Address	Existing GP Designation	Zoning	Acres	Consolidation Potential (A-V)	Density Range (du/ac)*	Density Factor	Unit Potential	NET Unit Potential	Income Category	5th Cycle
77	5814-018-030	800 FOOTHILL BLVD	DVSP-Institutional	RI-OZ (DVSP-I)*	0.38	N/A	20-30	24	9	9	Lower	No
78	5813-006-022	1700 FOOTHILL BLVD	Institutional	RI-OZ (P/SP)*	0.87	N/A	20-30	24	17	17	Lower	No
79	5813-015-055	1200 FOOTHILL BLVD	Institutional	RI-OZ (P/SP)*	1	N/A	20-30	24	24	24	Lower	No
80	5870-001-013	N SIDE OF FOOTHILL BLVD, WEST OF LEATA LN	Mixed Use	Mixed Use	0.4	O	20-30	24	9	8	Lower	Yes
81	5870-001-014	2111 FOOTHILL BLVD	Mixed Use	Mixed Use	2.7	O	20-30	24	64	64	Lower	Yes
81	5870-001-015	2125 FOOTHILL BLVD	Mixed Use	Mixed Use	0.44	O	20-30	24	10	10	Lower	Yes
83	5870-001-016	2135 FOOTHILL BLVD	Mixed Use	Mixed Use	0.307	O	20-30	24	7	7	Lower	Yes
84	5870-001-017	2137 FOOTHILL BLVD	Mixed Use	Mixed Use	0.128	O	20-30	24	3	3	Lower	Yes
85	5870-001-018	2139 FOOTHILL BLVD	Mixed Use	Mixed Use	0.54	O	20-30	24	12	12	Lower	Yes
86	5870-010-046	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	0.32	P	20-30	24	7	7	Lower	Yes
87	5870-010-043	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	3.14	P	20-30	24	75	75	Lower	Yes
88	5870-010-044	2243 W FOOTHILL BLVD	Mixed Use	Mixed Use	1.07	P	20-30	24	25	25	Lower	Yes
89	5870-010-045	2251 W FOOTHILL BLVD	Mixed Use	Mixed Use	0.73	P	20-30	24	17	17	Lower	Yes
90	5870-011-056	2383 FOOTHILL BLVD	Mixed Use	Mixed Use	1.18	Q	20-30	24	28	28	Lower	Yes
91	5870-011-057	2355 FOOTHILL BLVD	Mixed Use	Mixed Use	1.48	Q	20-30	24	35	35	Lower	Yes
92	5810-014-002	2242 FOOTHILL BLVD	CPD	MU*	0.12	R	20-30	24	2	2	Above Moderate	No
93	5810-014-003	2238 FOOTHILL BLVD	CPD	MU*	0.09	R	20-30	24	2	2	Above Moderate	No
94	5810-014-004	2236 FOOTHILL BLVD	CPD	MU*	0.08	R	20-30	24	1	1	Above Moderate	No
95	5808-008-020	N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-3*	0.26	T	20-30	24	6	6	Lower	No
96	5808-008-021	EAST OF N/E CORNER OF FOOTHILL BLVD & EL CAMINO CORTO ST	Low Density Residential	R-3*	0.26	T	20-30	24	6	6	Lower	No

Figure C-1: Sites Inventory Grid Key

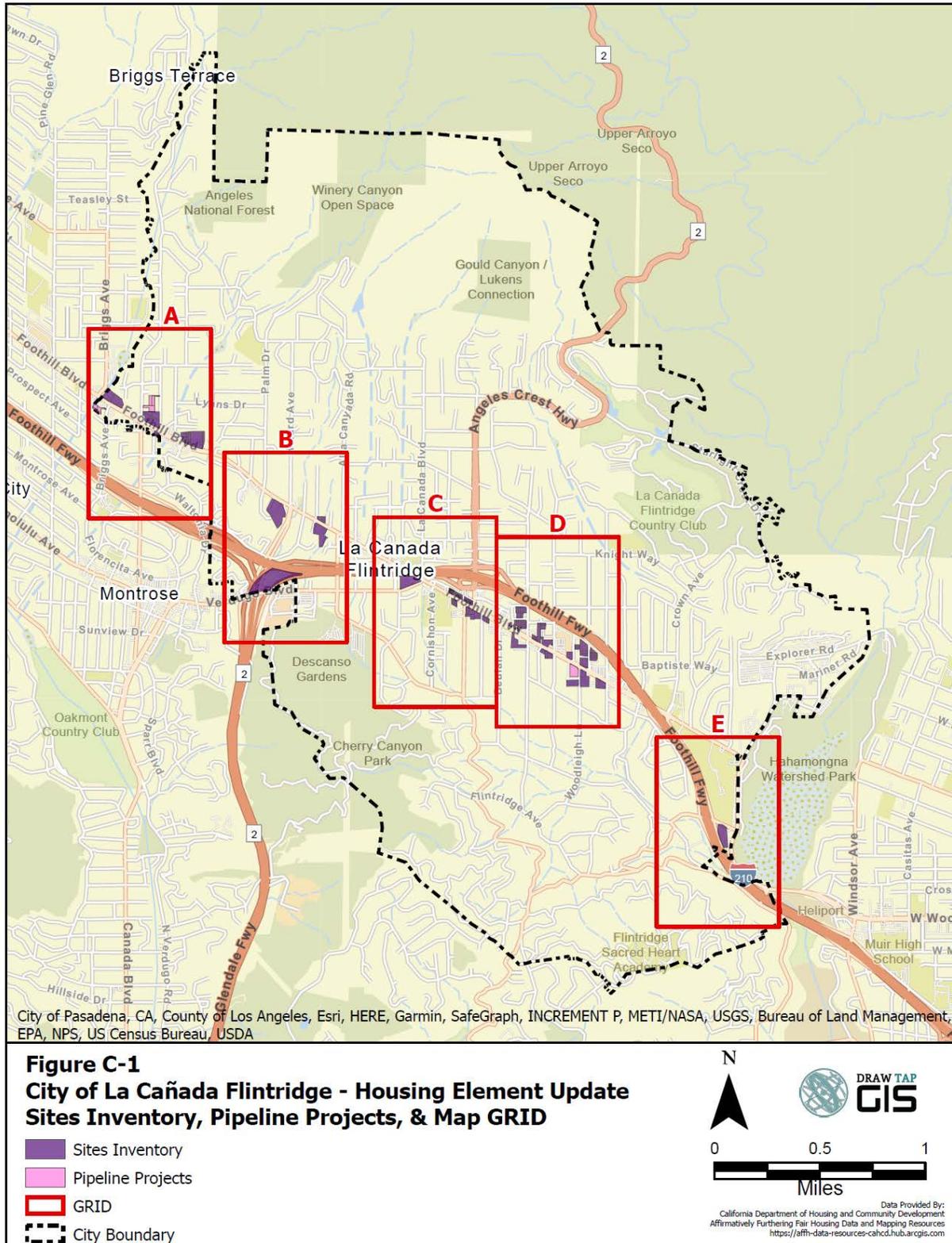


Figure C-2: Sites Inventory Grid A

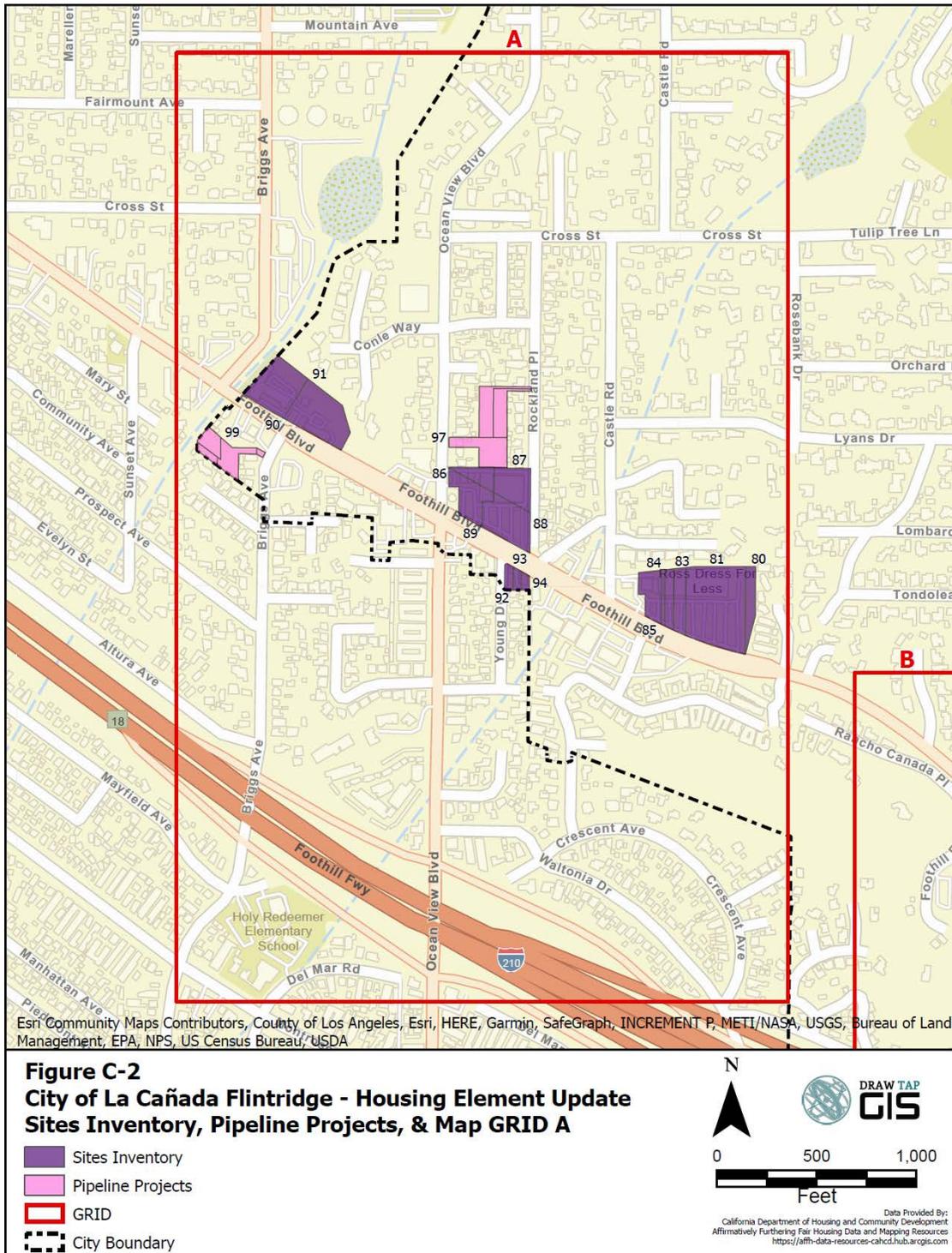
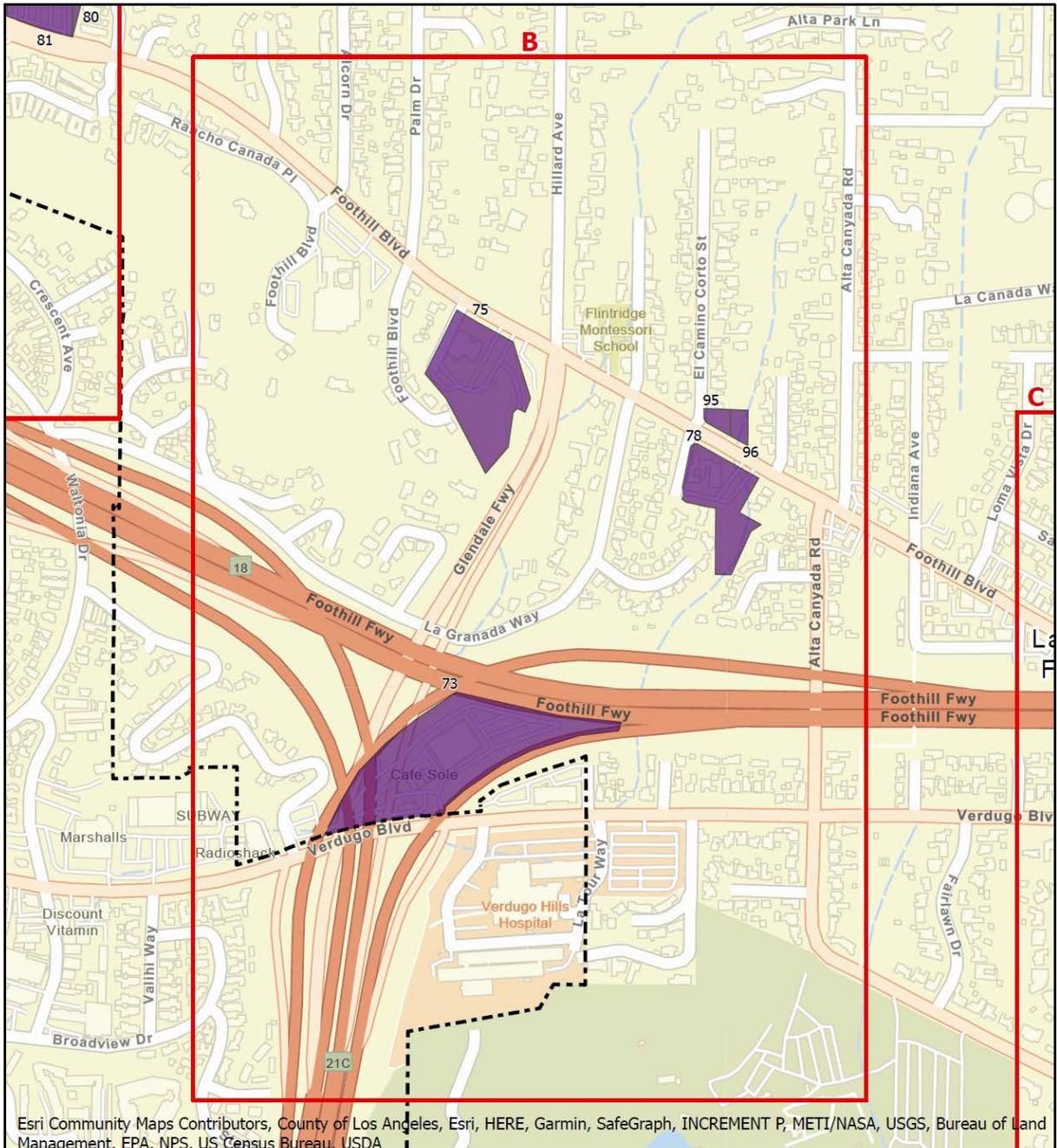


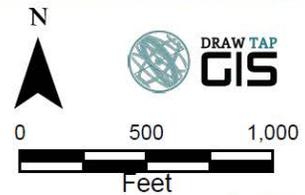
Figure C-3: Sites Inventory Grid B



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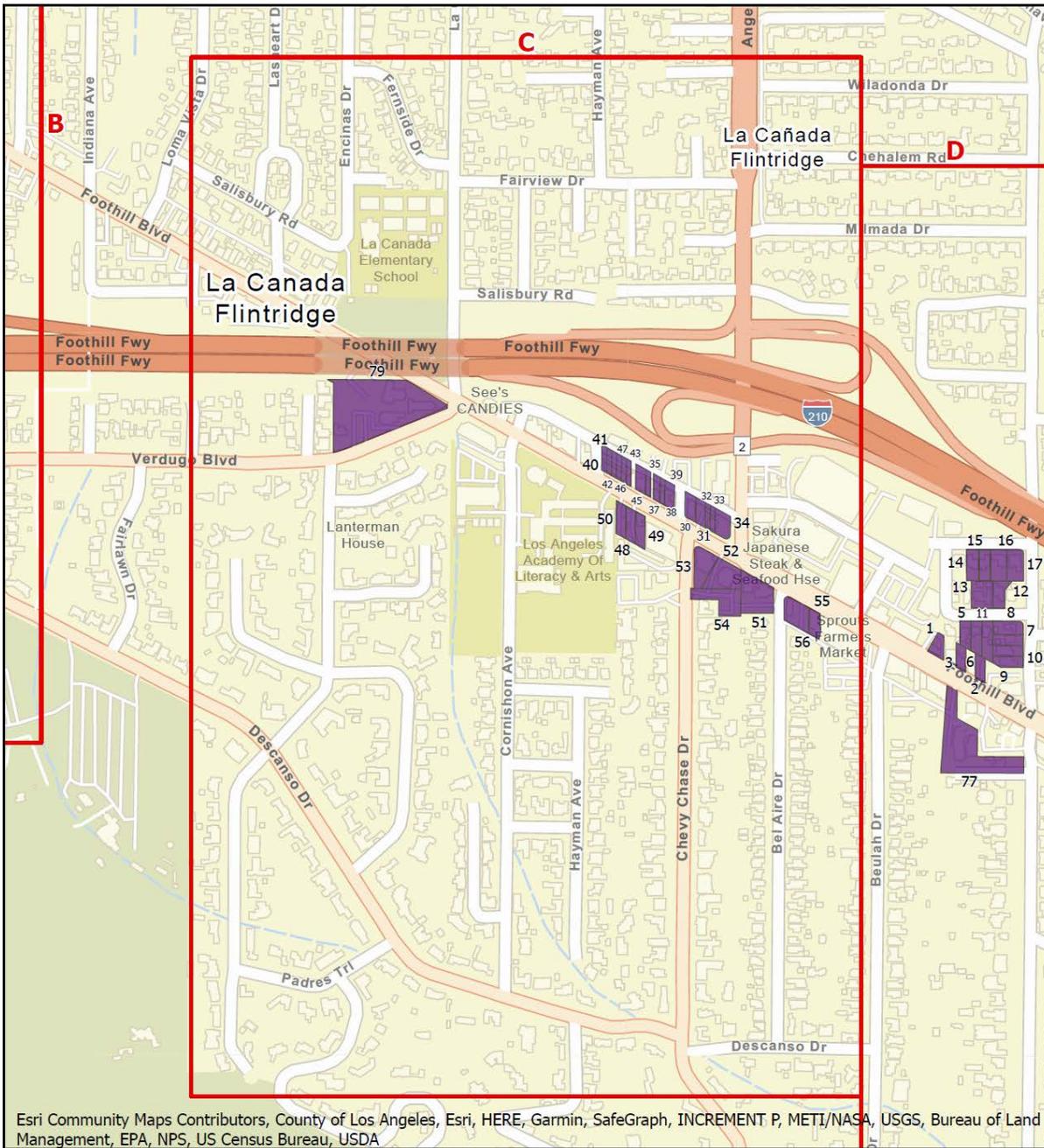
Figure C-3
City of La Cañada Flintridge - Housing Element Update
Sites Inventory, Pipeline Projects, & Map GRID B

- Sites Inventory
- Pipeline Projects
- GRID
- City Boundary



Data Provided By:
 California Department of Housing and Community Development
 Affirmatively Furthering Fair Housing Data and Mapping Resources
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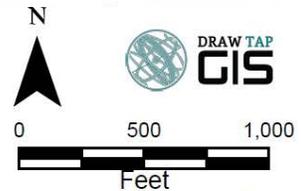
Figure C-4: Sites Inventory Grid C



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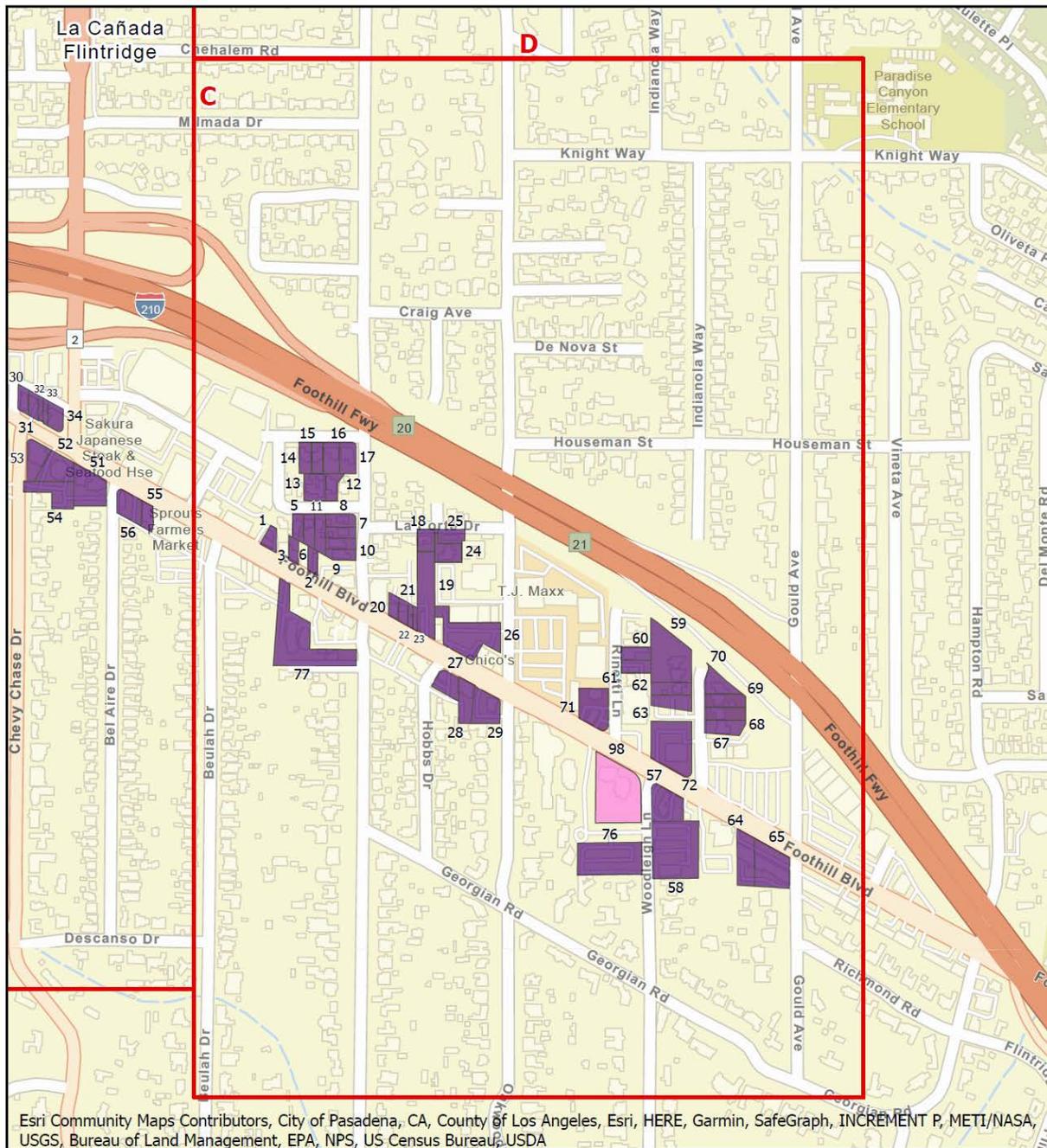
Figure C-4
City of La Cañada Flintridge - Housing Element Update
Sites Inventory, Pipeline Projects, & Map GRID C

- Sites Inventory
- Pipeline Projects
- GRID
- City Boundary



Data Provided By:
 California Department of Housing and Community Development
 Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cahcd.hud.ar.gis.com>

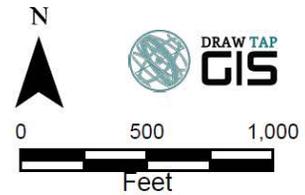
Figure C-5: Sites Inventory Grid D



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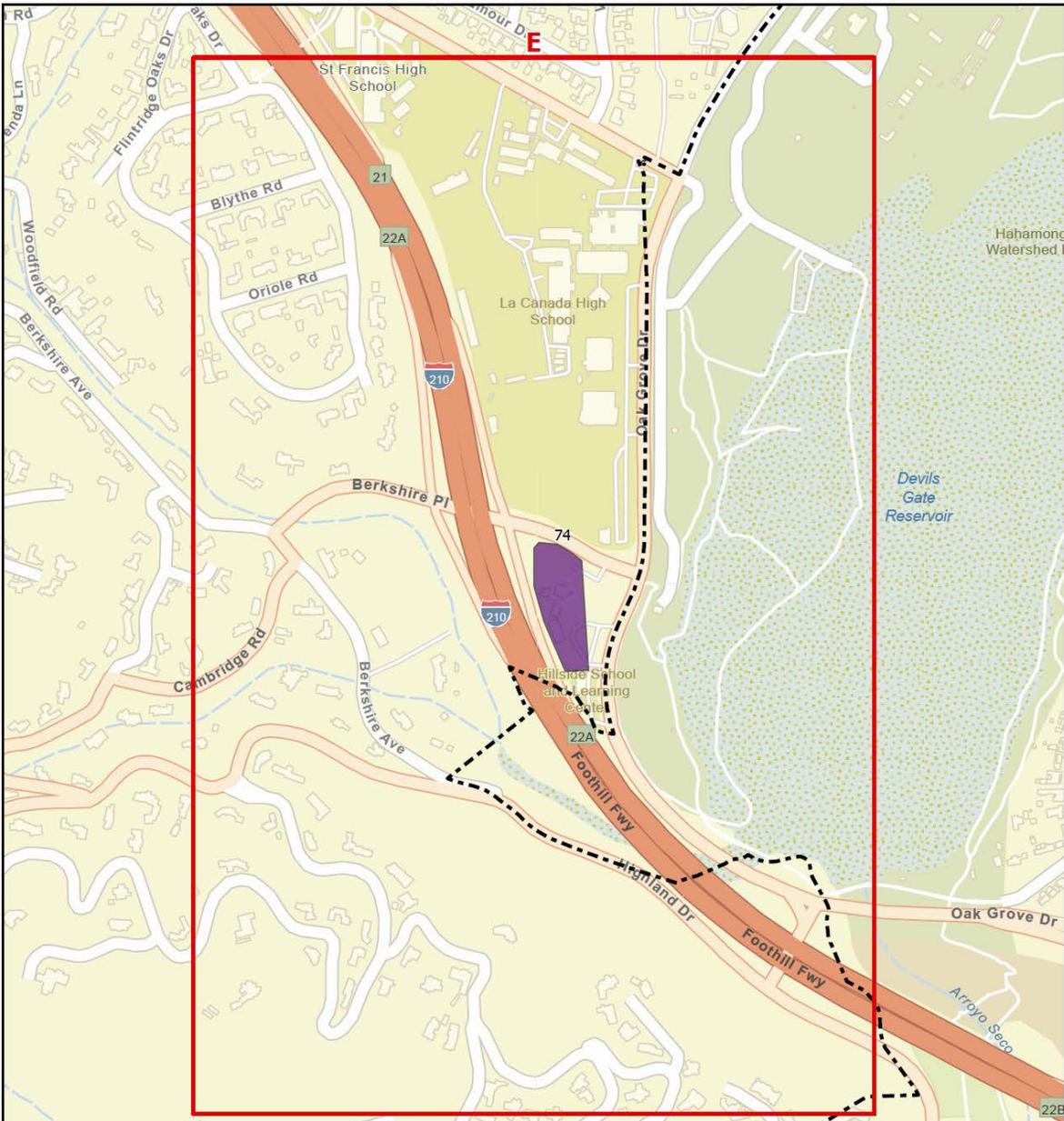
Figure C-5
City of La Cañada Flintridge - Housing Element Update
Sites Inventory, Pipeline Projects, & Map GRID D

- Sites Inventory
- Pipeline Projects
- GRID
- City Boundary



Data Provided By:
 California Department of Housing and Community Development
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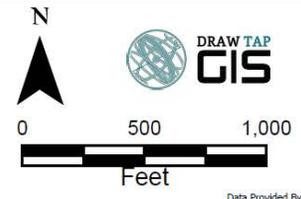
Figure C-6: Sites Inventory Grid E



Esri Community Maps Contributors, City of Pasadena, CA, County of Los Angeles, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Figure C-6
City of La Cañada Flintridge - Housing Element Update
Sites Inventory, Pipeline Projects, & Map GRID E

- Sites Inventory
- Pipeline Projects
- GRID
- City Boundary



Data Provided By:
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<https://afffh-data-resources-calhcd.hub.arcgis.com>

Appendix D: Assessment of Fair Housing

D.1 Introduction and Summary of AB 686

In 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, racially/ethnically concentrated areas of poverty, disparities in access to opportunities and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

For the purpose of HUD CPD funds (CDBG, HOME, and ESG), the County of Los Angeles functions as the lead agency to receive these funds on behalf of 48 small cities (with population less than 50,000), including La Cañada Flintridge, and the unincorporated County areas. Collectively, this geography is known as the Urban County. Some of the data provided by HUD for the purpose of housing and community development and AFFH analysis is based on this collective Urban County geography.

D.2. Fair Housing Assessment

D.2.1 Enforcement and Outreach

La Cañada Flintridge is part of the CDBG Urban County program, which contracts with the Housing Rights Center (HRC) for fair housing services. In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquires, fair housing issues relating to disabilities (physical and mental) represented the majority (82%) of the protected classifications. Trailing distantly behind was source of income at 5% of the inquiries.

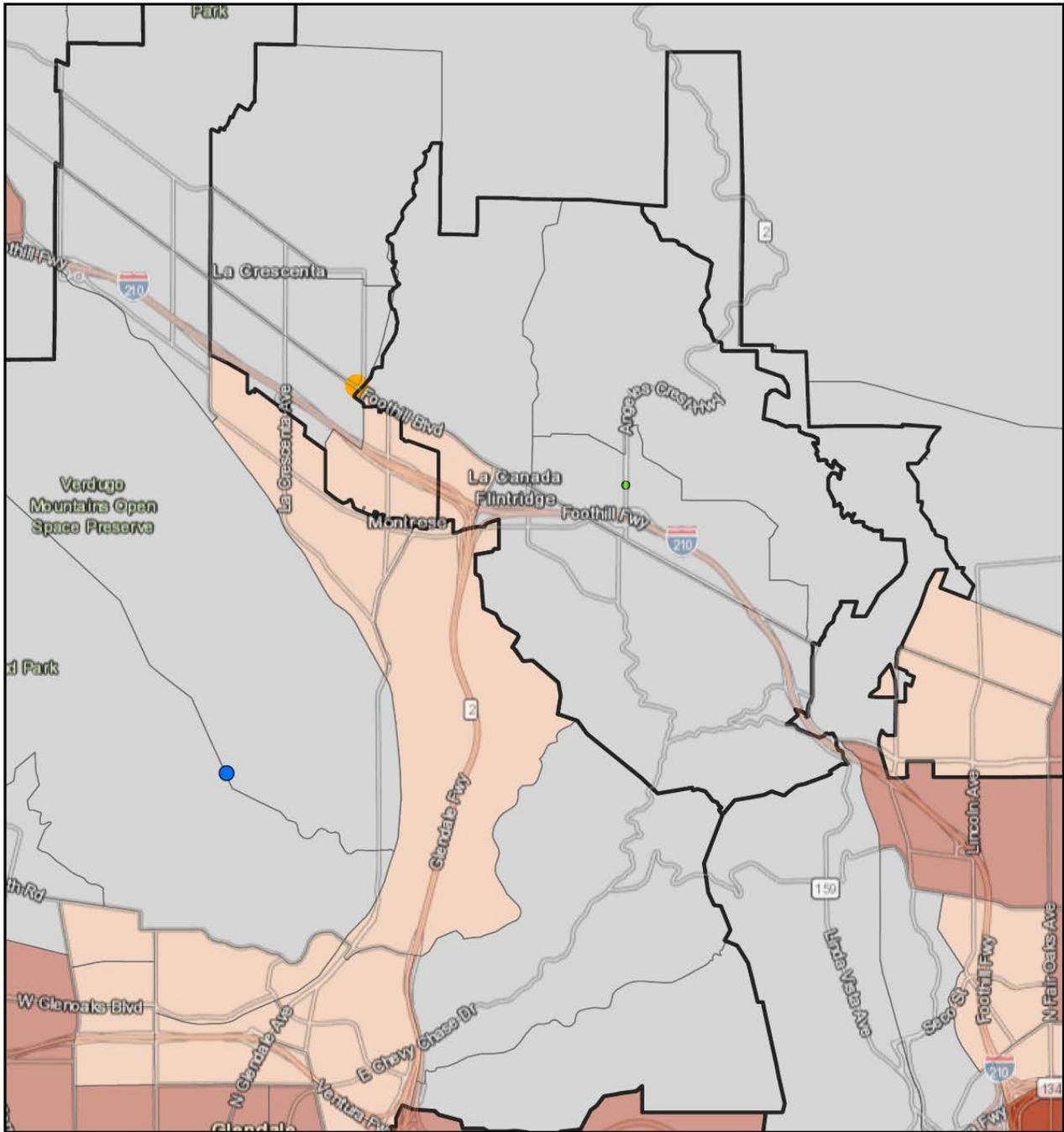
During the FY 2019-2020, 83 fair cases were opened, with the majority being reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47%), mental disability (22%), and source of income (19%) represented the majority of the protected classes. According to HUD's fair housing records, La Cañada Flintridge received two fair housing inquiries from January 2013 to March 2021.

Annually, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include public service announcements (PSAs)/media/advertisements; community presentations; literature distribution; and management trainings.

For federally funded Urban County programs, La Cañada Flintridge has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex. The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. Furthermore, the HRC, under contract with LACDA, monitors fair housing compliance for both state and federal fair housing laws.

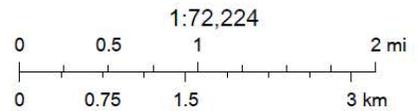
As shown in Figure D-1, there is no data for housing choice vouchers in the majority of La Cañada Flintridge tracts. To protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted. One tract spans the boundaries of La Cañada Flintridge and La Crescenta, and includes 16 housing choice vouchers, representing about one percent of the renter-occupied housing units in that tract. There are no public housing buildings located in the City.

Figure D-1: Housing Choice Vouchers, Public Housing Buildings, and FHEO Inquiries



7/28/2021, 9:53:39 AM

- City/Town Boundaries
- (R) Public Housing Buildings
- 36 - 89 Units
- (R) FHEO Inquiries by City (HUD, 2013-2021)
- < .25 Inquiries
- < .5 Inquiries
- (R) Housing Choice Vouchers - Tract
- No Data
- > 0 – 5%
- > 5% – 15%
- > 15% – 30%



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D.2.2. Integration and Segregation

D.2.2.1 Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, approximately 46% of the La Cañada Flintridge population belongs to a racial or ethnic minority group, an increase from 32.9% during the 2006-2010 ACS. In comparison, 73.8% of Los Angeles County residents belong to a racial or ethnic minority group.

HUD tracks racial or ethnic dissimilarity trends for the Los Angeles Urban County, which includes the La Cañada Flintridge and the Los Angeles County region.¹² Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for the Urban County and Los Angeles County from 1990 to 2020 are shown in Table D-1. Dissimilarity between non-White and White communities in the Urban County and Countywide has worsened since 1990. In the Urban County and countywide, dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened, while dissimilarity between Black and White communities has improved. Based on HUD’s definition of the various levels of the index, segregation between Asian or Pacific Islander and White communities is moderate, while Non-White/White, Black/White and Hispanic/White communities are highly segregated.

Table D-1: Racial/Ethnic Dissimilarity Index

	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Sources: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

¹² Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

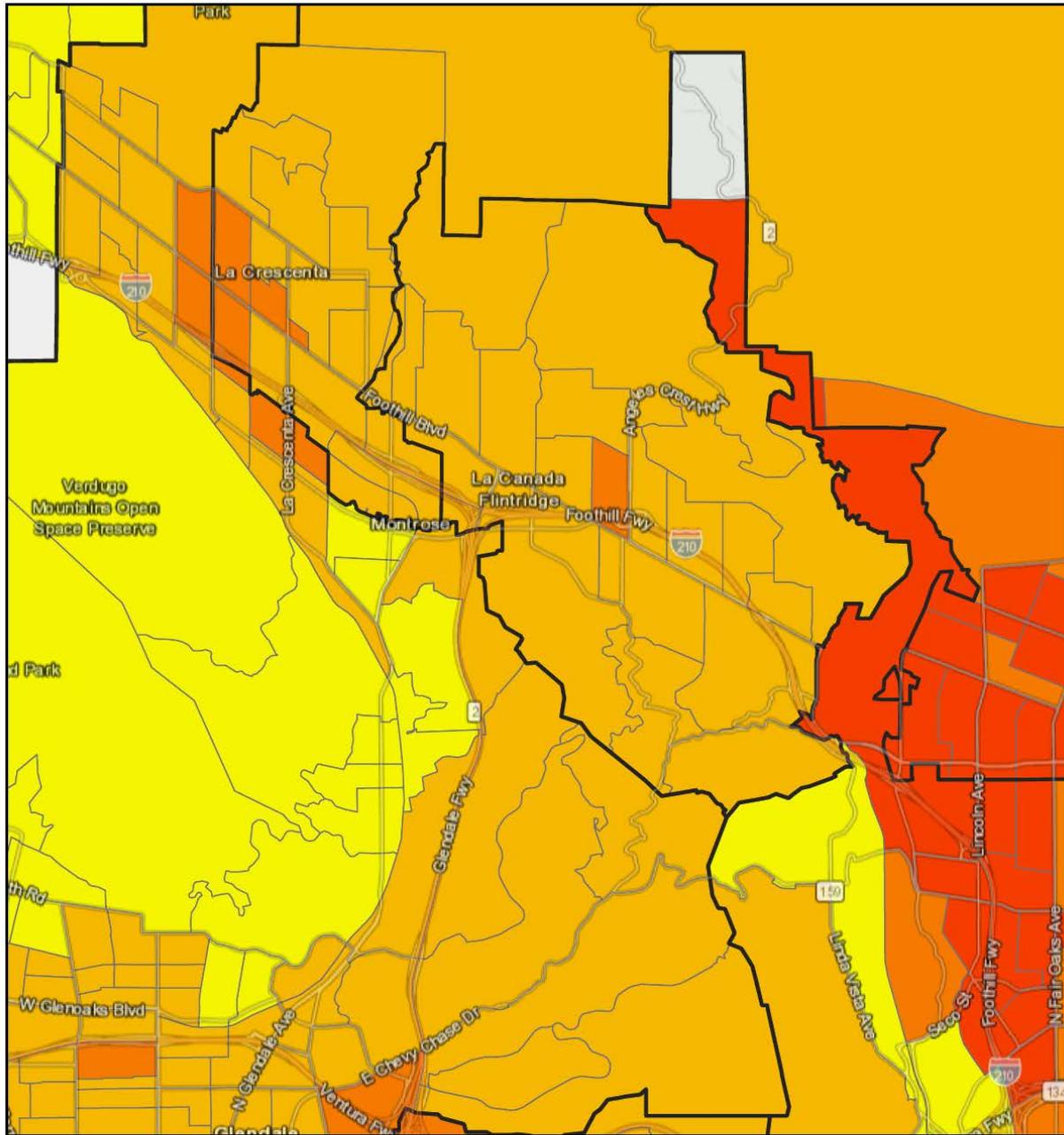
DRAFT

Figure D-2 and Figure D-3 compare racial or ethnic minority concentrations in 2010 and 2018. There has been an increase in racial/ethnic minority populations since 2010 in the northeast and southwest parts of La Cañada Flintridge, where racial/ethnic minorities make up 41-60% of the population.

Figure D-3 also shows the sites inventory used to meet the City's 2021-2029 Regional Housing Needs Assessment (RHNA). The RHNA sites are generally located in or in close proximity to blocks where the racial or ethnic minority concentrations are at least 41 percent.



Figure D-2: Racial/Ethnic Minority Concentrations (2010)

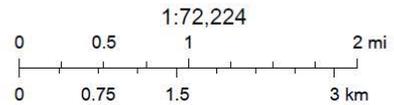


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City/Town Boundaries

(A) Racial Demographics (2010) - Block Group

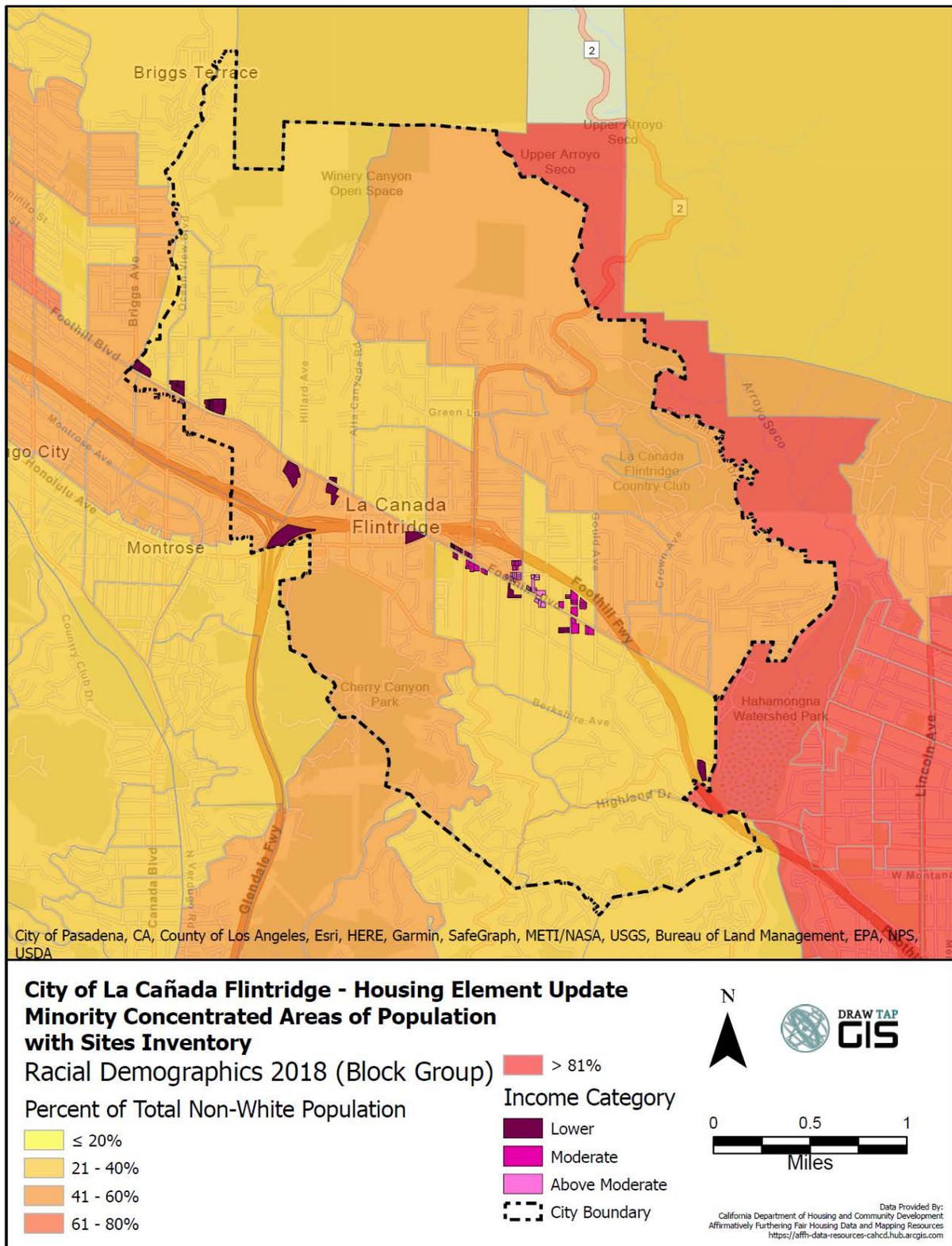
- ≤20%
- 21 - 40%
- 41 - 60%
- 61 - 80%



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Figure D-3: Racial/Ethnic Minority Concentrations (2018)



Source: California Department of Housing and Community Development (HCD) Data Viewer, 2021.

D.2.2.2 Disability

According to the 2015-2019 ACS, approximately 5.5 percent of La Cañada Flintridge residents experience a disability, compared to 9.9 percent Countywide. Since the 2008-2012 ACS, the disabled population in La Cañada Flintridge has decreased from 6.6 percent to 5.5 percent. Figure D-4 and Figure D-5 compare the disabled population during the 2010-2014 ACS and 2015-2019 ACS. The disabled population is spread evenly across tracts in the City, with no concentration of people with disabilities. There has been no significant change in the percent of the population with disabilities between 2014 and 2019.

Figure D-5 includes the City's sites inventory used to meet the 2021-2029 RHNA. The majority of the RHNA sites are located along Foothill Boulevard. All sites are located in tracts where persons with disabilities make up less than 10 percent of the population, as there are no tracts with a higher concentration of people with disabilities.

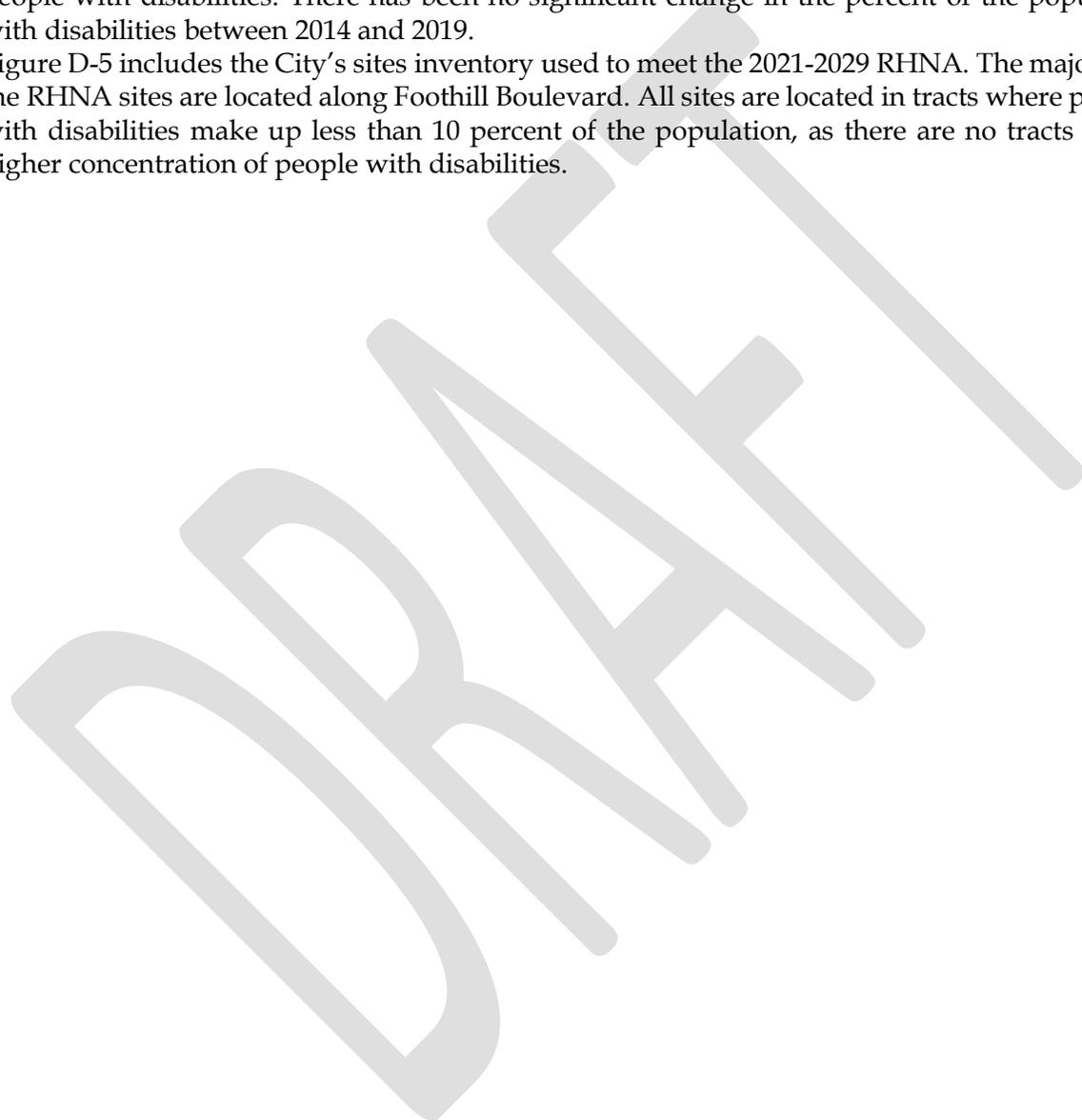
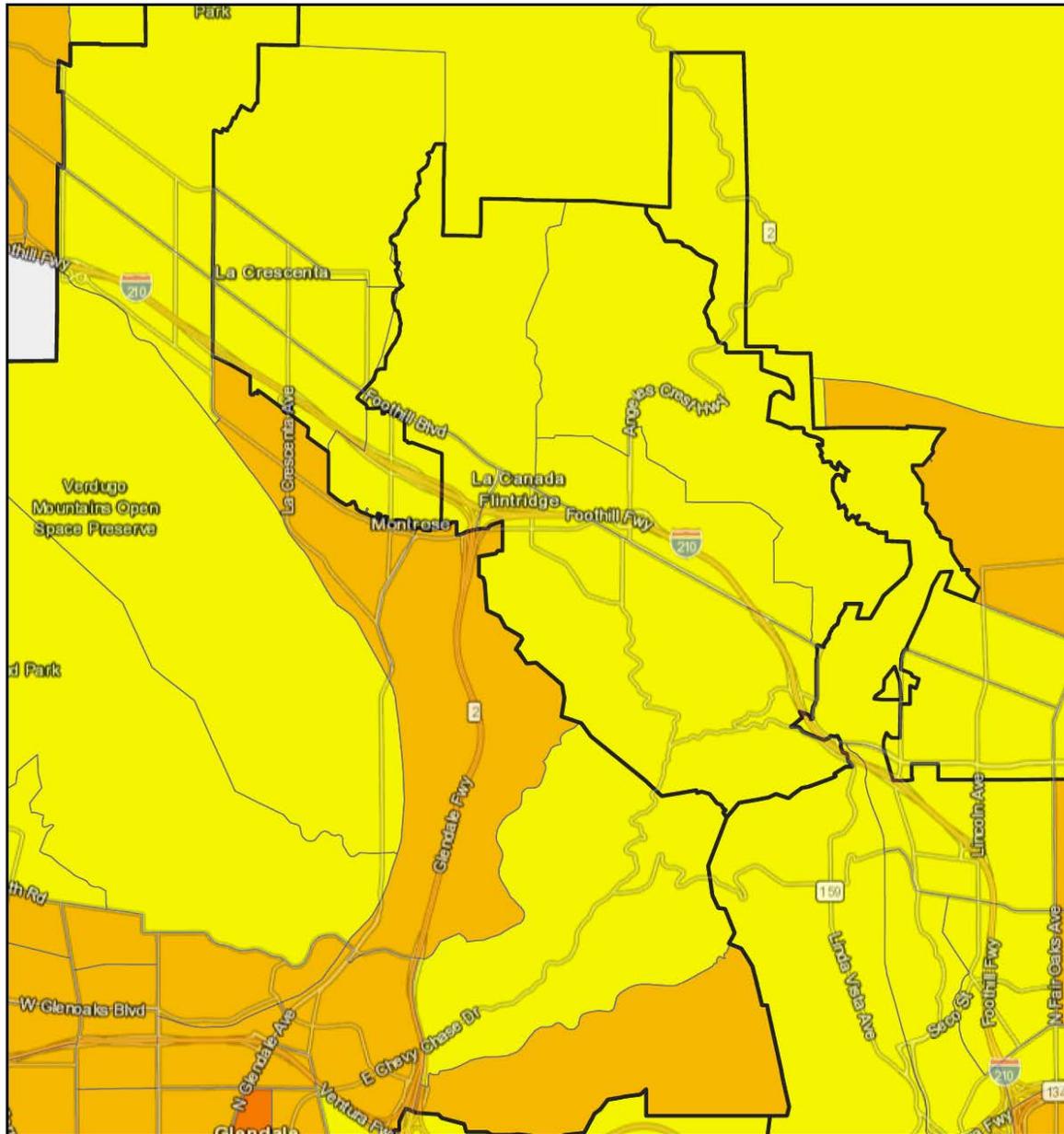


Figure D-4: Concentration of Persons with Disabilities (2010-2014)

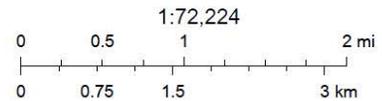


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City/Town Boundaries

(A) Population with a Disability (ACS, 2010 - 2014) - Tract

- < 10%
- 10% - 20%
- 20% - 30%

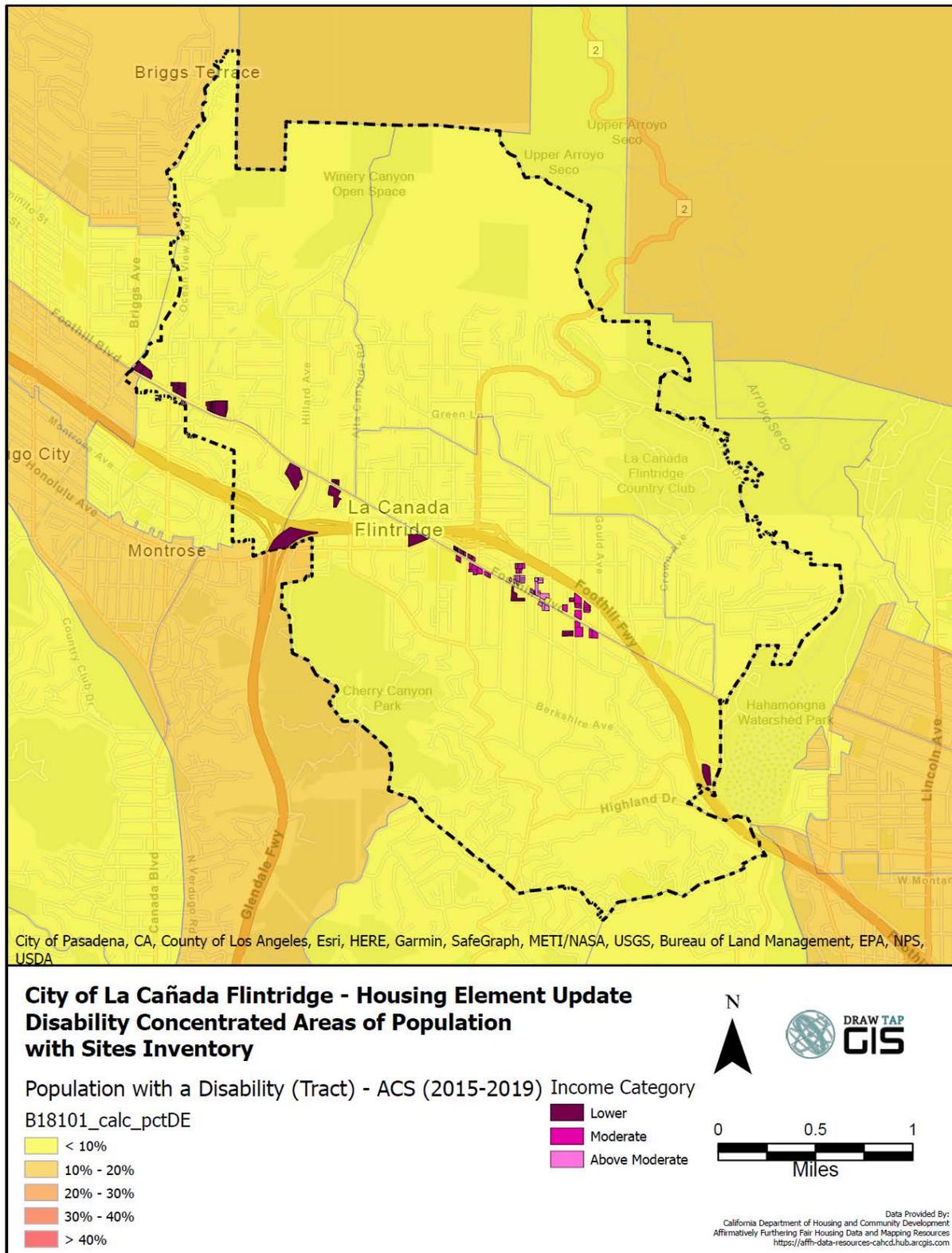


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Source: HCD Data Viewer, 2010-2014 American Community Survey (ACS), 2021.

Figure D-5: Concentration of Persons with Disabilities (2015-2019)



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

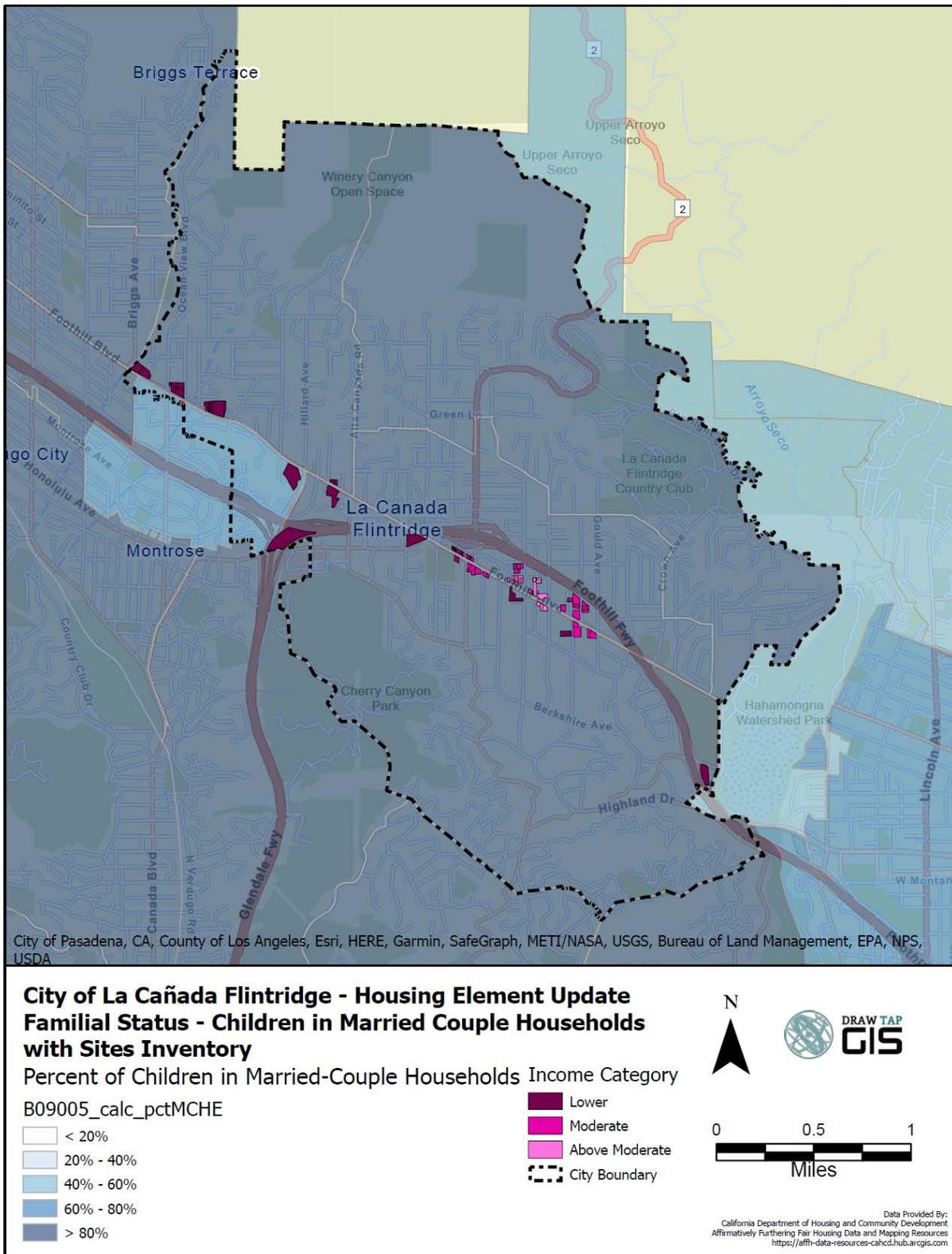
D.2.2.3 Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 41.1% of La Cañada Flintridge households have one or more child under the age of 18. The City's share of households with children is higher than the County (33.0%), and the neighboring cities of Pasadena (24.6%), Glendale (27.2%), and South Pasadena (36.6%).

Single parent households are also protected by fair housing law. There are 248 single-parent households in the City representing 3.9 percent of all households. Female-headed households with children typically require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Only 3.1 percent of households in La Cañada Flintridge are single female-headed households with children.

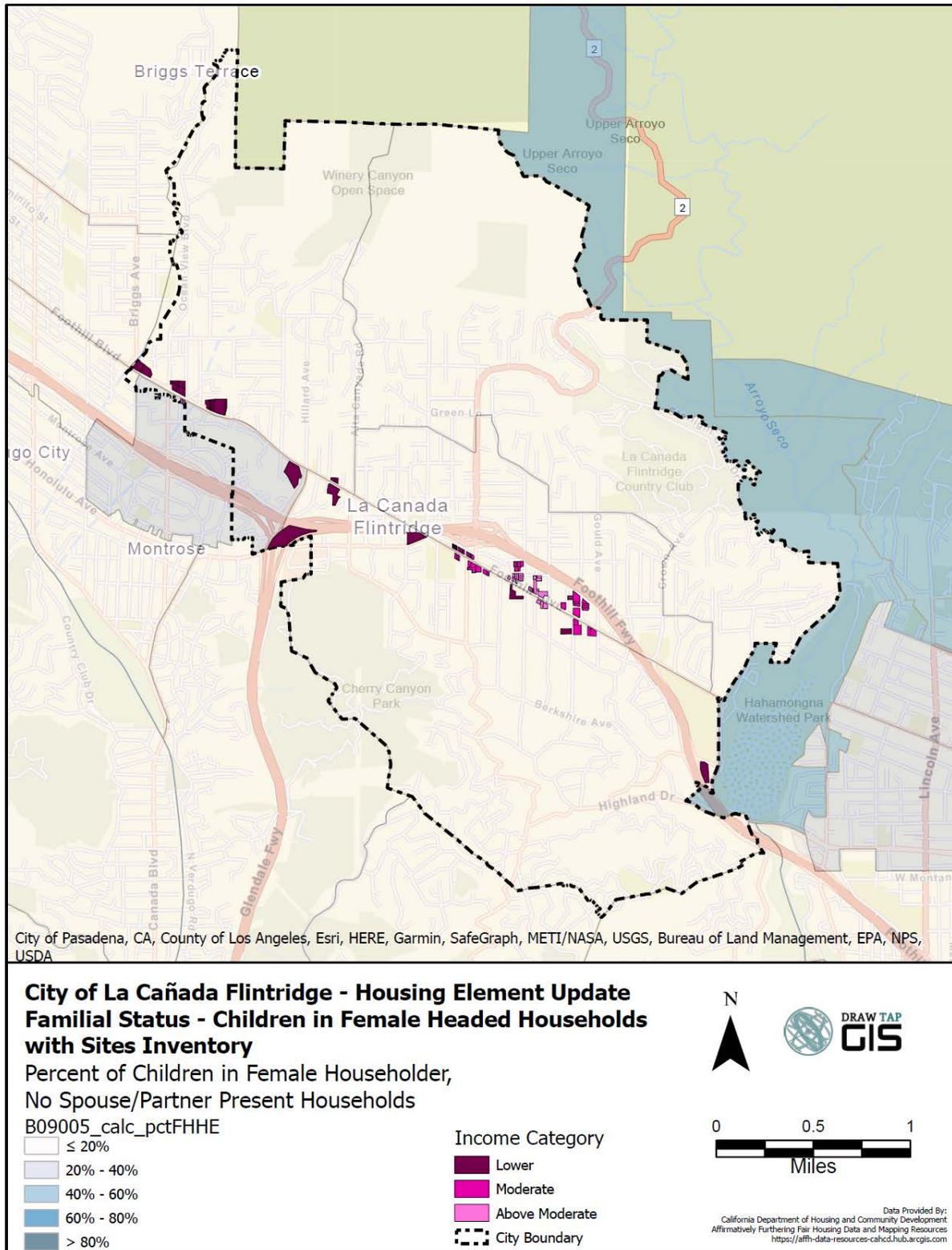
As shown in Figure D-6, the percent of children in married-couple households is mostly consistent throughout the City. With the exception of a single tract that spans the boundaries of La Cañada Flintridge and La Crescenta, in all other La Cañada Flintridge tracts, over 80 percent of children live in married-couple households. Conversely, in nearly all City tracts, less than 20 percent of children live in single female-headed households (Figure D-7).

Figure D-6: Percent of Children in Married Couple Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Figure D-7: Percent of Children in Female-Headed Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

D.2.2.4 Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD’s 2013-2017 CHAS data (Table D-2) shows that only 19.6 percent of La Cañada Flintridge residents earn 80 percent or less than the area median family income and are considered lower income, compared to 51.6 percent Countywide. According to the 2015-2019 ACS, the median household income in La Cañada Flintridge is \$175,788, higher than \$68,044 for the County.

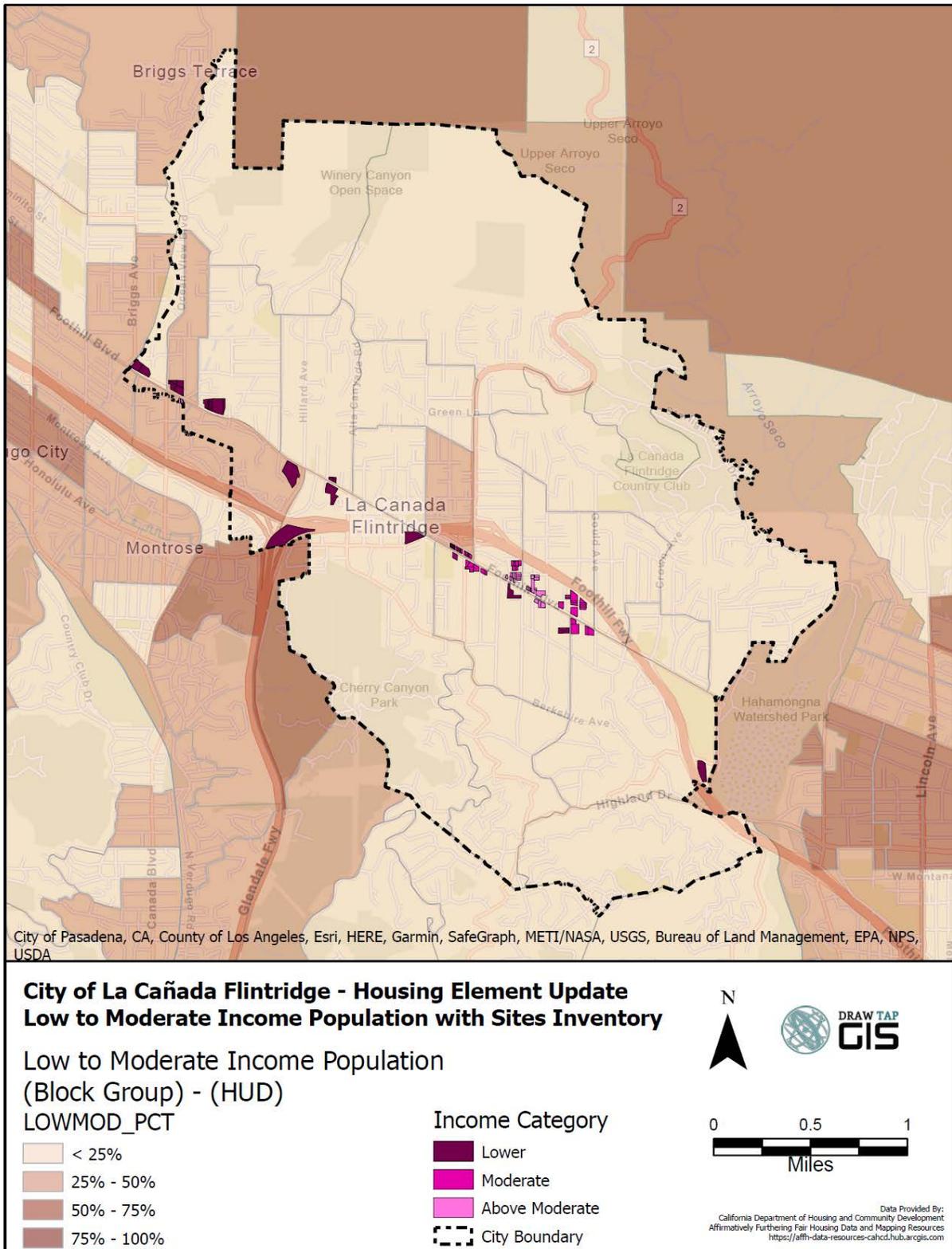
Table D-2: Income Level Distribution

Income Category	La Cañada Flintridge		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	310	4.7%	641,055	19.5%
31-50% HAMFI	450	6.8%	482,070	14.6%
51-80% HAMFI	530	8.1%	578,285	17.5%
81-100% HAMFI	265	4.0%	312,595	9.5%
>100% HAMFI	5,035	76.5%	1,281,195	38.9%
Total	6,580	100.0%	3,295,200	100.0%

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 American Community Survey (ACS)), 2020.

Figure D-8 shows the Lower and Moderate Income (LMI) areas in the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. There are no tracts in the City with LMI populations over 51 percent. One tract in the western side of the City, spanning the boundary of La Cañada Flintridge and La Crescenta, has a LMI population between 25 and 50 percent. Portions of Glendale and Pasadena south of La Cañada Flintridge have similarly low concentrations of LMI households, but to the southeast and southwest of the City, including areas of Pasadena, Glendale, and Altadena, there are higher concentrations of LMI households.

Figure D-8: Concentration of LMI Households



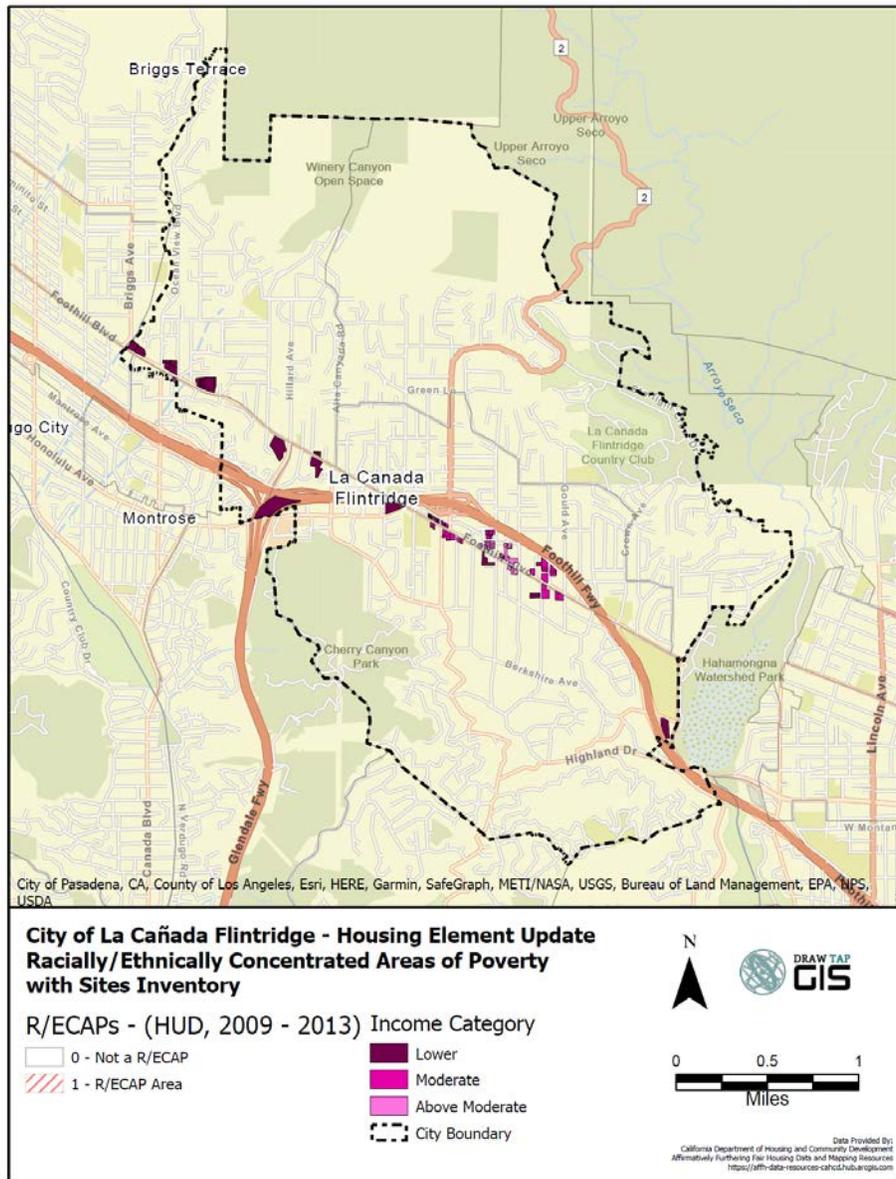
Source: HCD Data Viewer, HUD LMI Database, 2021.

D.2.3 Racially or Ethnically Concentrated Areas of Poverty

D.2.3.1 Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HCD’s 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in La Cañada Flintridge. The R/ECAPs closest to the City are located in significantly to the south and west in the City of Los Angeles (Figure D-9).

Figure D-9: Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)



Source: HCD Data Viewer, HUD R/ECAP Database, 2021.

D.2.3.2 Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

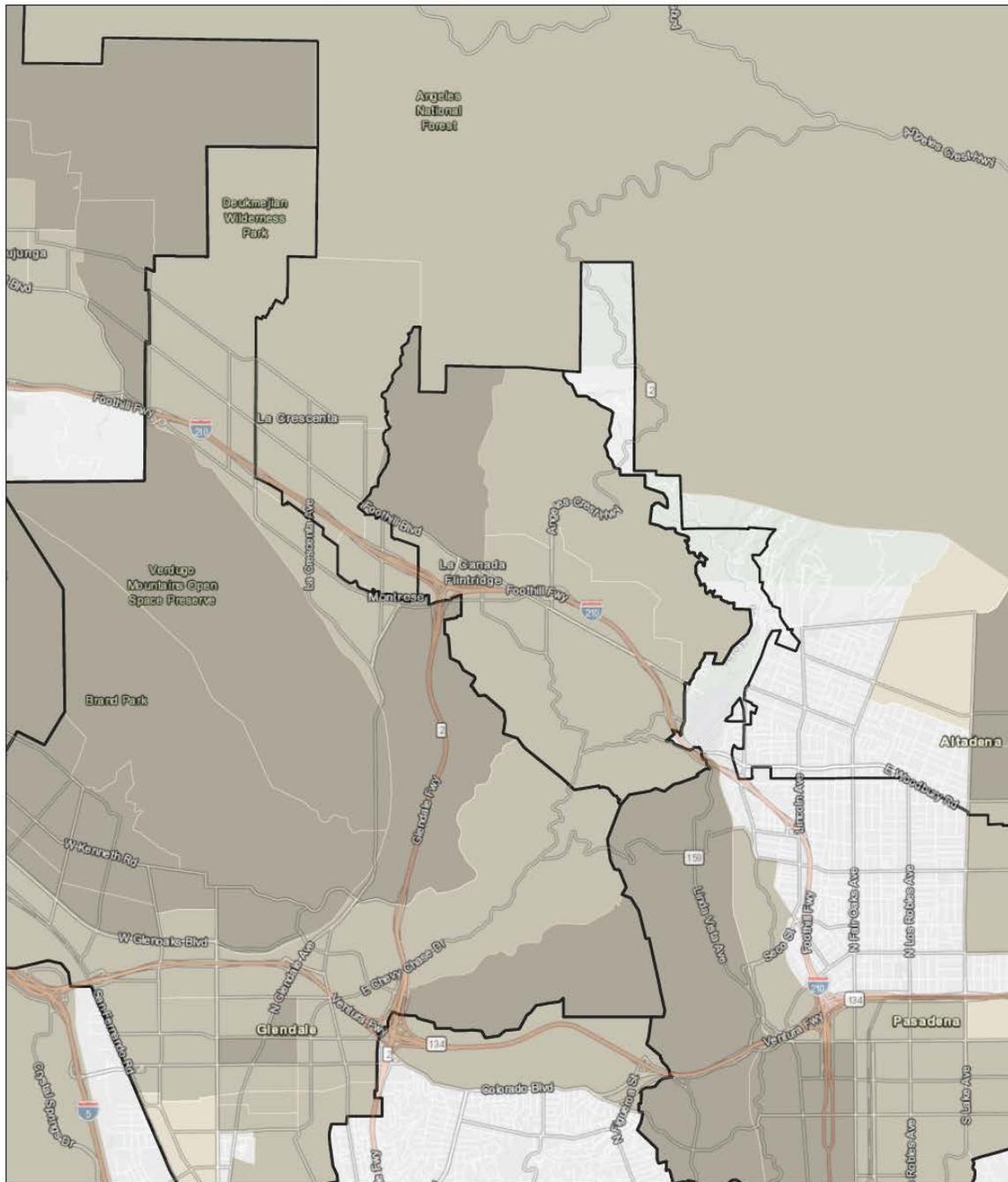
While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.¹³ According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.” Based on their research, HCD defines RCAAs as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

As shown in Figure D-10, all of La Cañada Flintridge is predominantly White. The northwestern side of the City has a larger population of White residents compared to the remainder of the City. However, as shown in Figure D-3, there are no areas in the City with racial/ethnic minority concentrations below 20 percent. Nearly all block groups in the City have a median income greater than \$125,000. There are two block groups in the southwest part of the City, spanning the border with La Crescenta, where the median income is below \$125,000, but still above the State median of \$87,100.

The sites used to meet the City’s 2021-2029 RHNA are shown in Figure D-3 above. All sites are located in block groups where the median income exceeds the State median income and the population mostly White. Several of the lower-income sites are concentrated in the southwest area of the city, where median incomes are somewhat lower than elsewhere in the City.

13 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Figure D-10: White Predominant Areas



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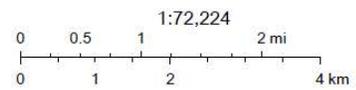
City/Town Boundaries

(R) Predominant Population - White Majority Tracts

Slim (gap < 10%)

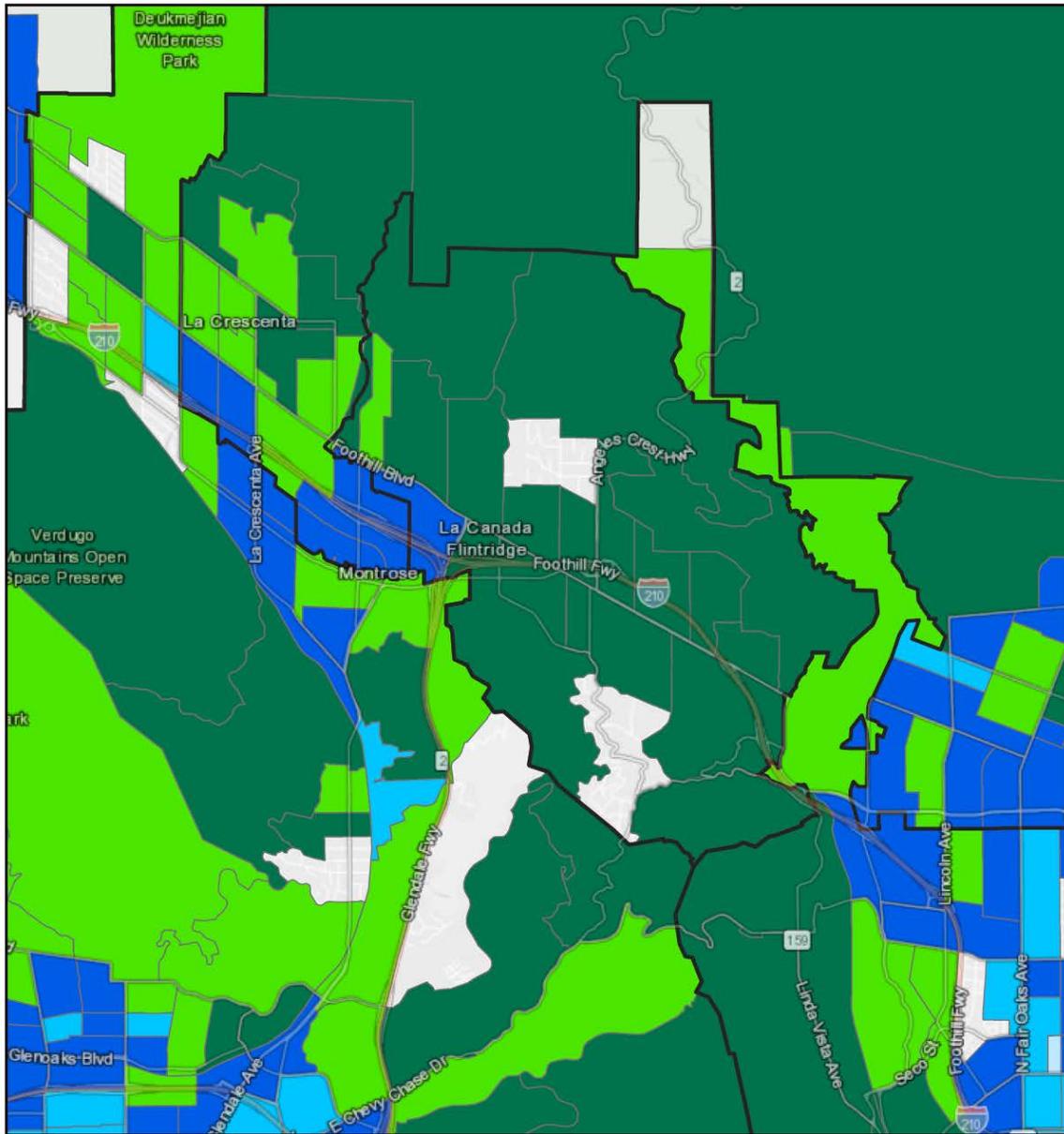
Sizeable (gap 10% – 50%)

Predominant (gap > 50%)



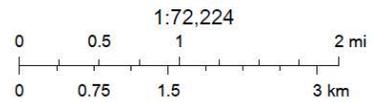
Source: HCD Data Viewer, 2021.

Figure D-11: Median Income by Block Group



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-  City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
-  < \$30,000
-  < \$55,000
-  < \$87,100 (HCD 2020 State Median Income)
-  < \$125,000
-  Greater than \$125,000



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Source: HCD Data Viewer, 2015-2014 ACS, 2021.

D.3 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-3: HUD Opportunity Indicators shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In the Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. White residents in the Urban County and Countywide are least likely to be exposed to poverty and have the highest exposure to better environmental quality. White residents also have the best access to high quality school systems and employment opportunities and have the highest labor market participation rates in both the Urban County jurisdictions and County.

Urban County residents, regardless of race or ethnicity, have less access to public transit and pay more for transportation. However, Los Angeles County residents as a whole are more exposed to poor environmental quality compared to Urban County jurisdictions.

Table D-3: HUD Opportunity Indicators

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Los Angeles Urban County							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.75	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
Los Angeles County							
Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Sources: HUD AFFH Database, 2020.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of

three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. **Table D-4** shows the full list of indicators.

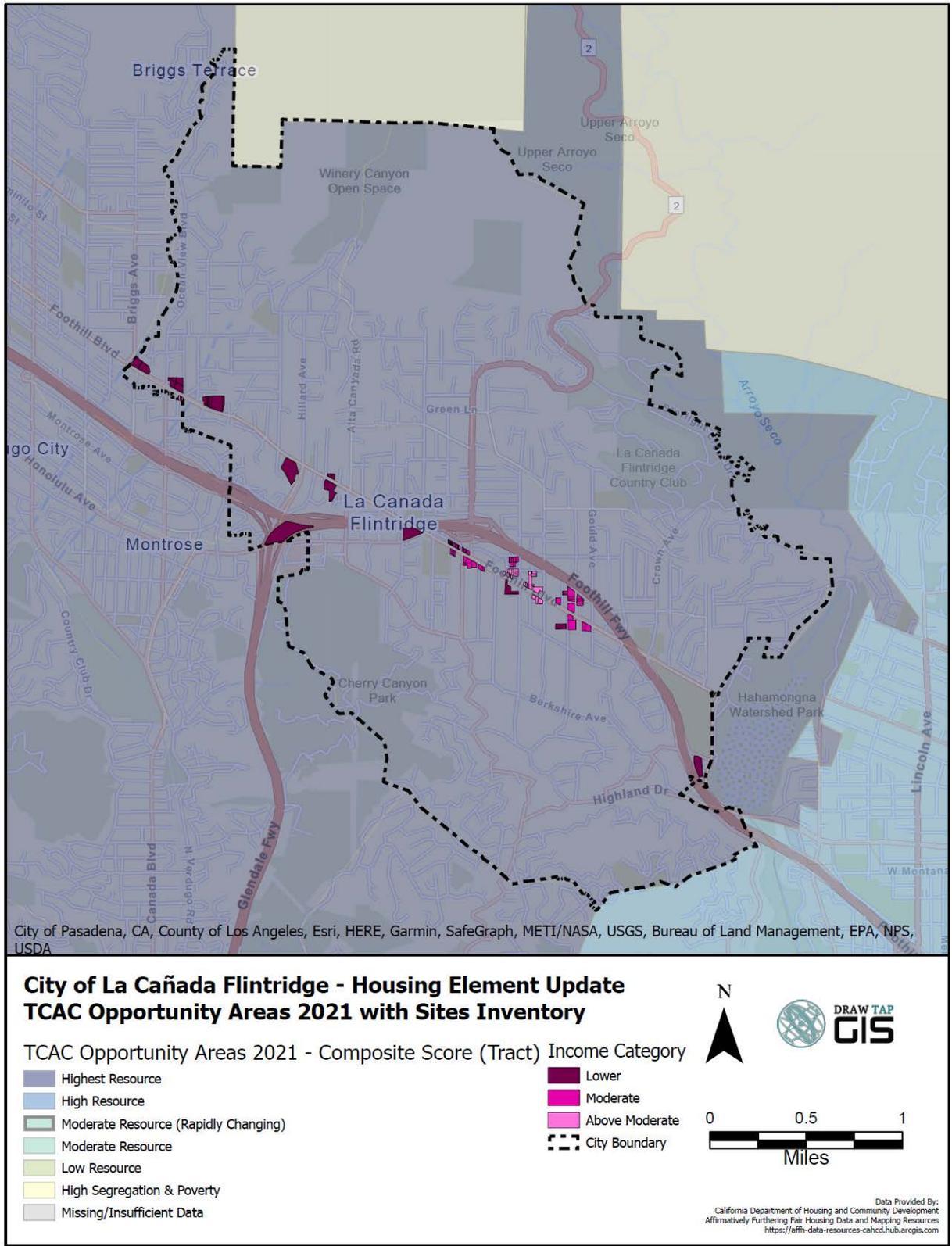
Table D-4: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Sources: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, 2020.

Opportunity map scores for La Cañada Flintridge census tracts are presented in Figure D-12. All tracts in the City are categorized as Highest Resource. The surrounding areas, including parts of Pasadena and Glendale, are also all classified as Highest or High Resource areas. The economic, environmental, and education scores for La Cañada Flintridge are further detailed below.

Figure D-12: TCAC Opportunity Areas - Composite Scores



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

D.3.1 Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-13, all tracts in La Cañada Flintridge have the highest economic scores above 0.75, with the exception of the one tract located in the southwest part of the City that spans the boundary of in La Cañada Flintridge and La Crescenta.

D.3.2 Education

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in

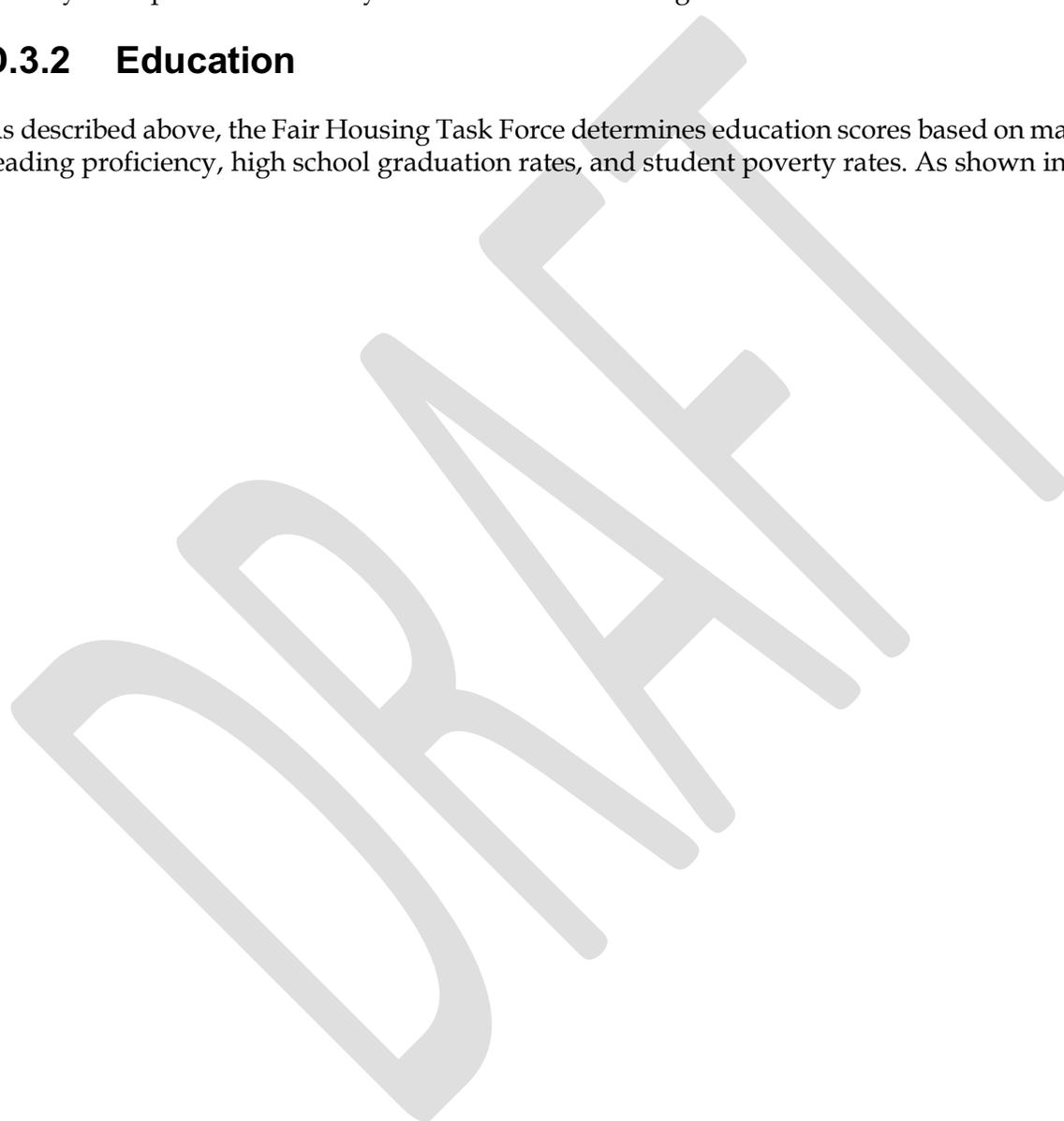


Figure D-14, all parts of the City for which data is available received education scores in the highest quartile. There is no data for the tracts in the northeastern area of the City.

D.3.3 Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. In addition to environmental hazards identified in CalEnviroScreen, the entire City is located within a Very High Fire Hazard Zone, where risk for property damage and injury from wildfires is most severe.



Figure D-15 shows that about half of the tracts in La Cañada Flintridge have the highest environmental scores, between 0.75 and 1.0. However, the southern tracts in the City have lower environmental scores (0.25-0.50), due to factors such as traffic, air and water pollution, and hazards from toxic releases and waste facilities in the region. Environmental scores vary in the surrounding areas, with areas to the east and west having higher scores, while areas to the north and south are lower.

D.3.4 Transportation

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in

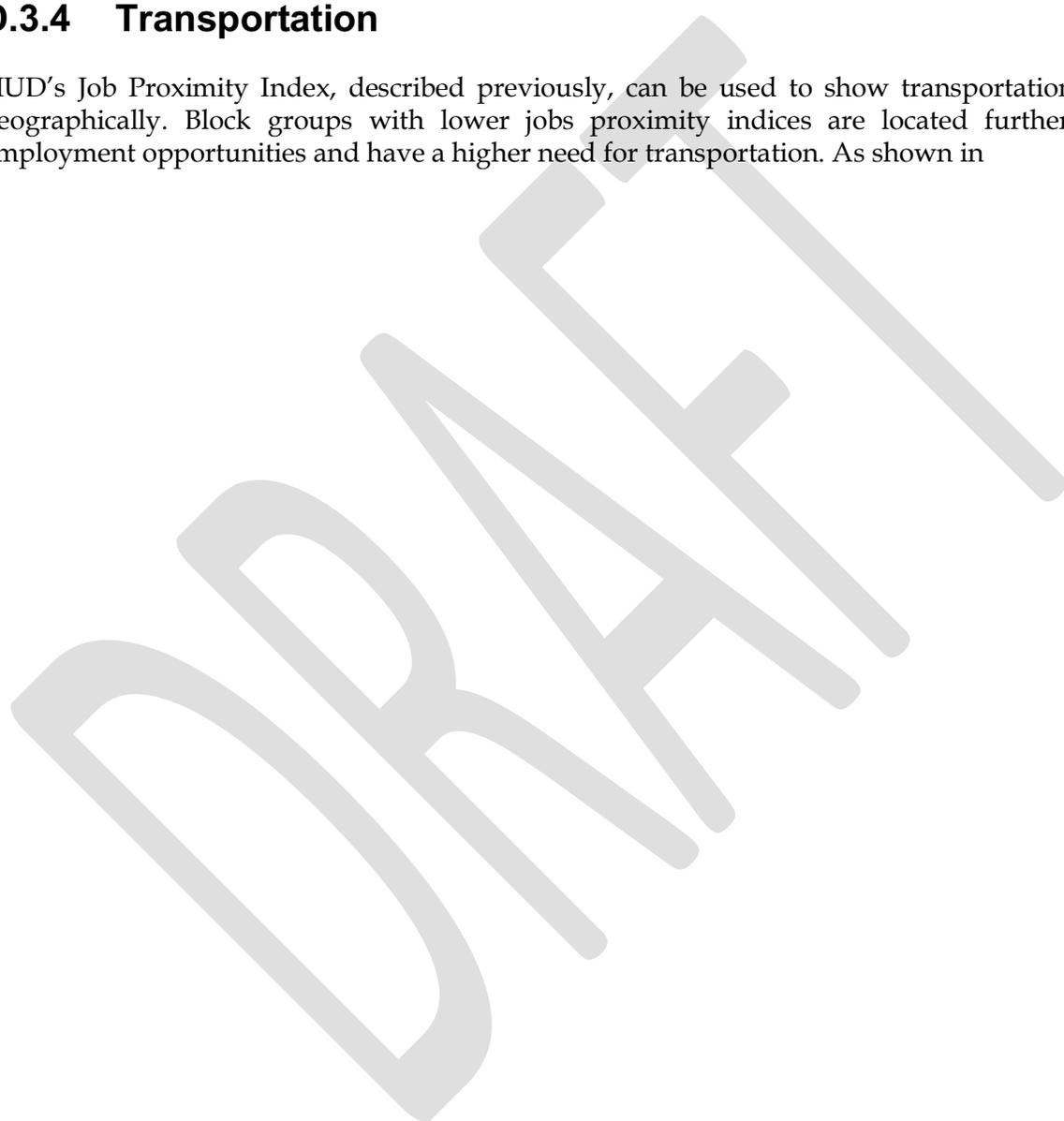


Figure D-16, the southeastern parts of the City have the best access to employment opportunities, while the northwestern areas have poorer access. Sites used to meet the City’s 2021-2029 RHNA are mostly located along Foothill Boulevard. As shown in Figure D-16, job proximity for sites on Foothill Boulevard is higher in the southeast part of the City, becoming increasingly lower to the west. Some sites on Foothill Boulevard are located in areas with the lowest 20-40 percent job proximity.

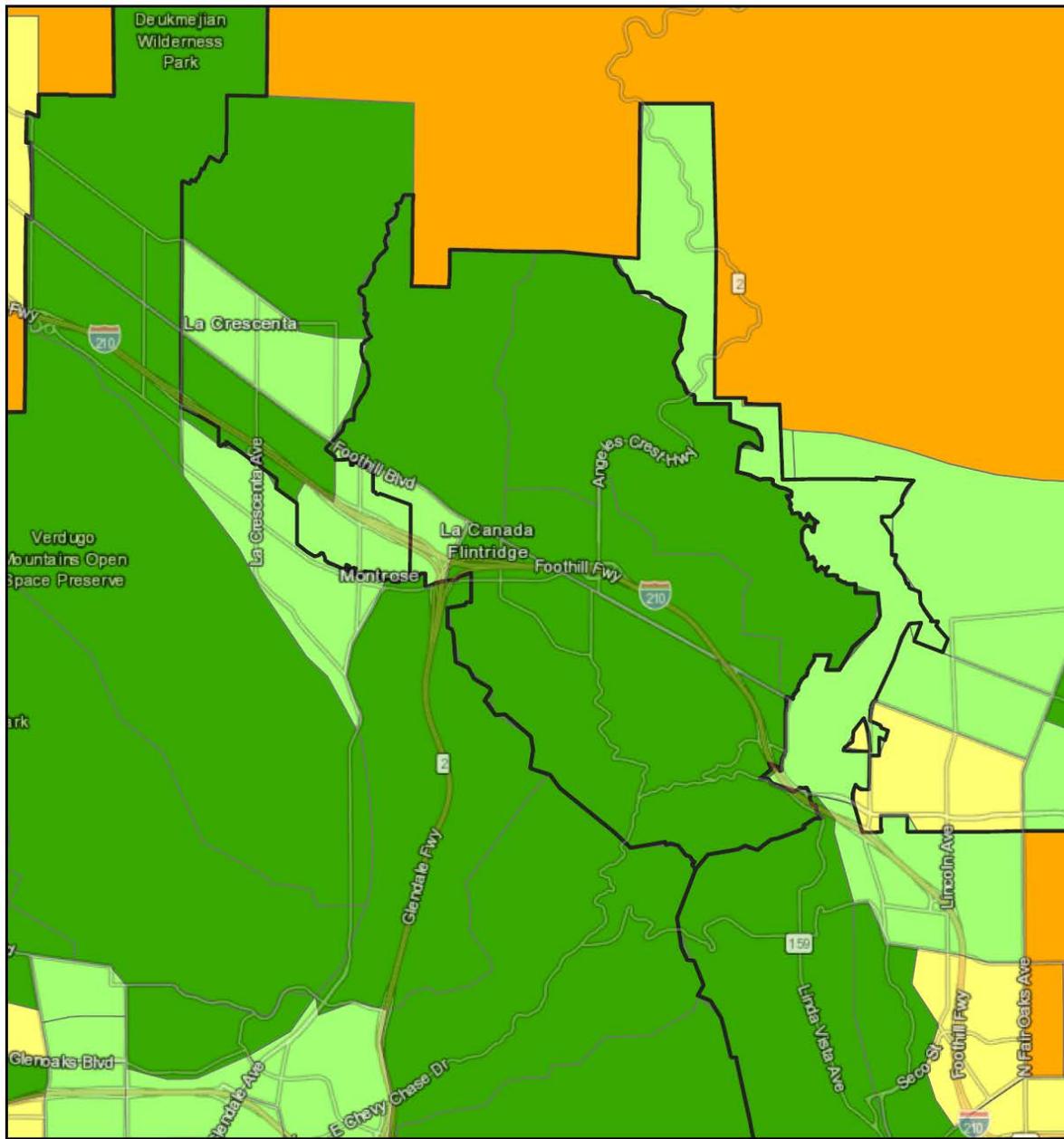
Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor.



Figure D-17 shows that there are no HQTAs in La Cañada Flintridge. The closest HQTAs are located south of the City.



Figure D-13: TCAC Opportunity Areas - Economic Scores

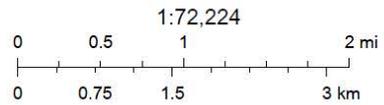


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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)

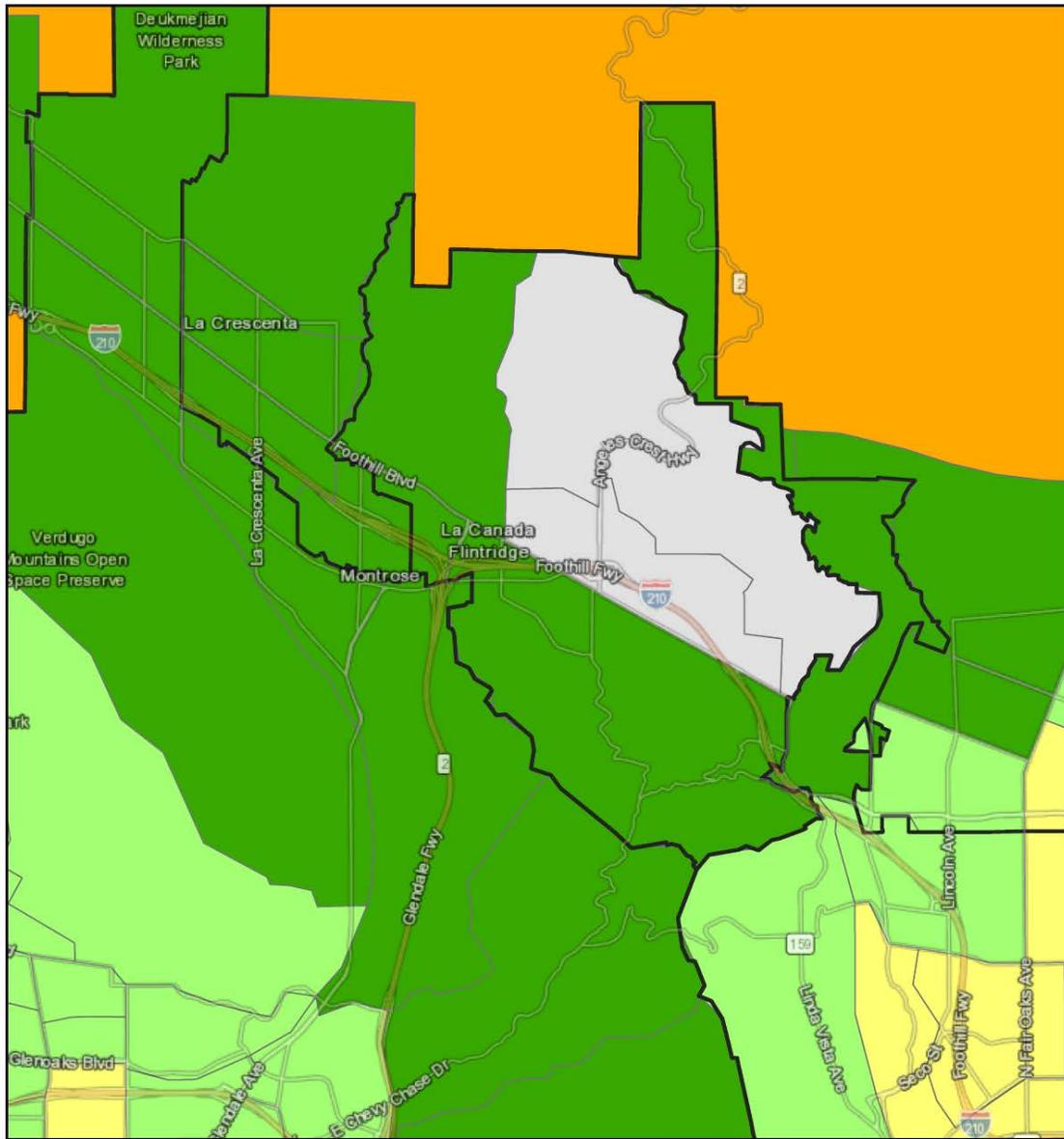


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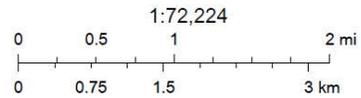
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure D-14: TCAC Opportunity Areas - Education Scores



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data

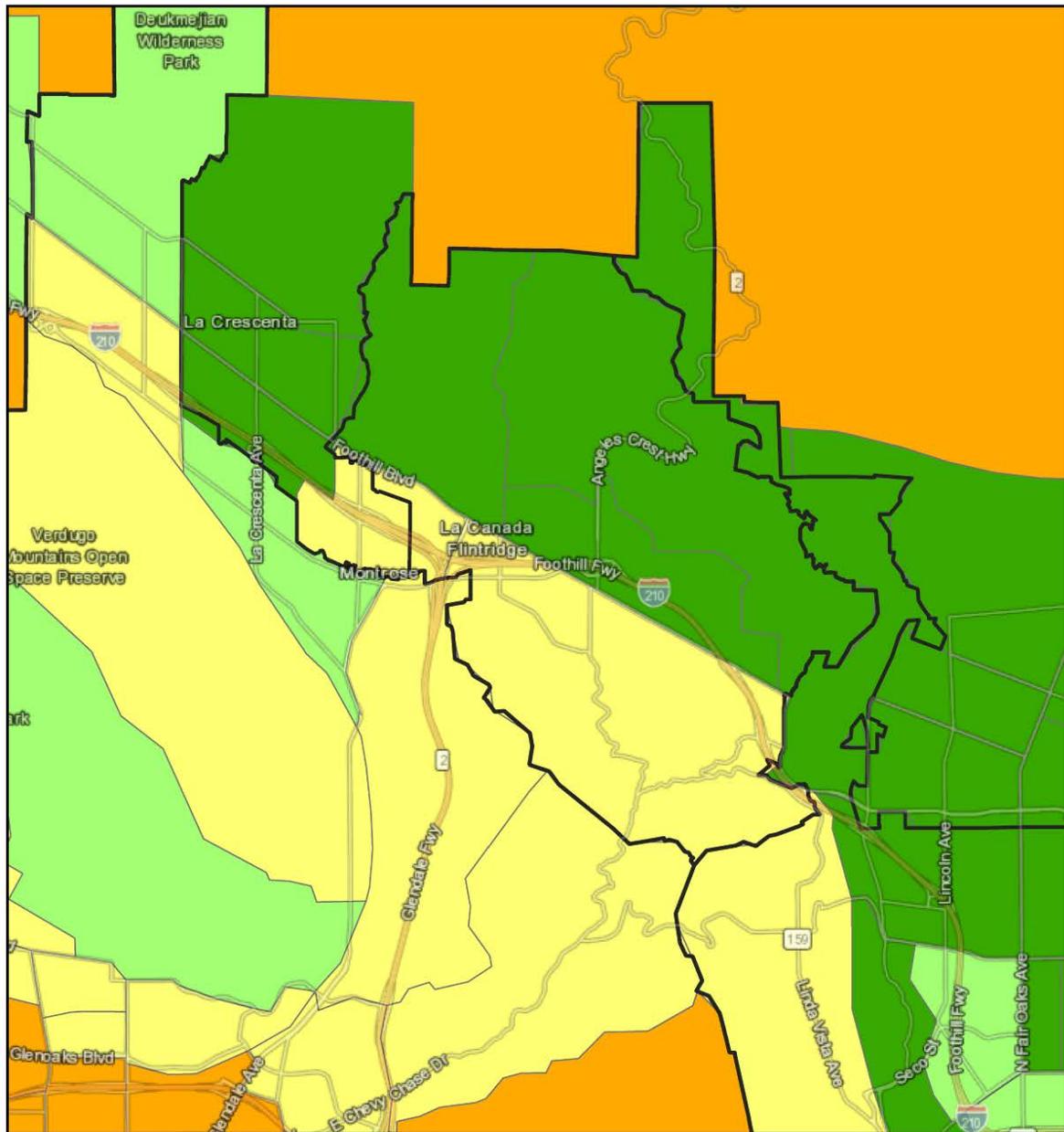


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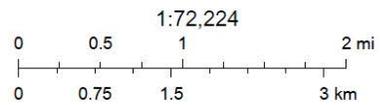
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure D-15: TCAC Opportunity Areas - Environmental Scores



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-  City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Environmental Score -Tract
-  < .25 (Less Positive Environmental Outcomes)
-  .25 - .50
-  .50 - .75
-  .75 - 1 (More Positive Environmental Outcomes)

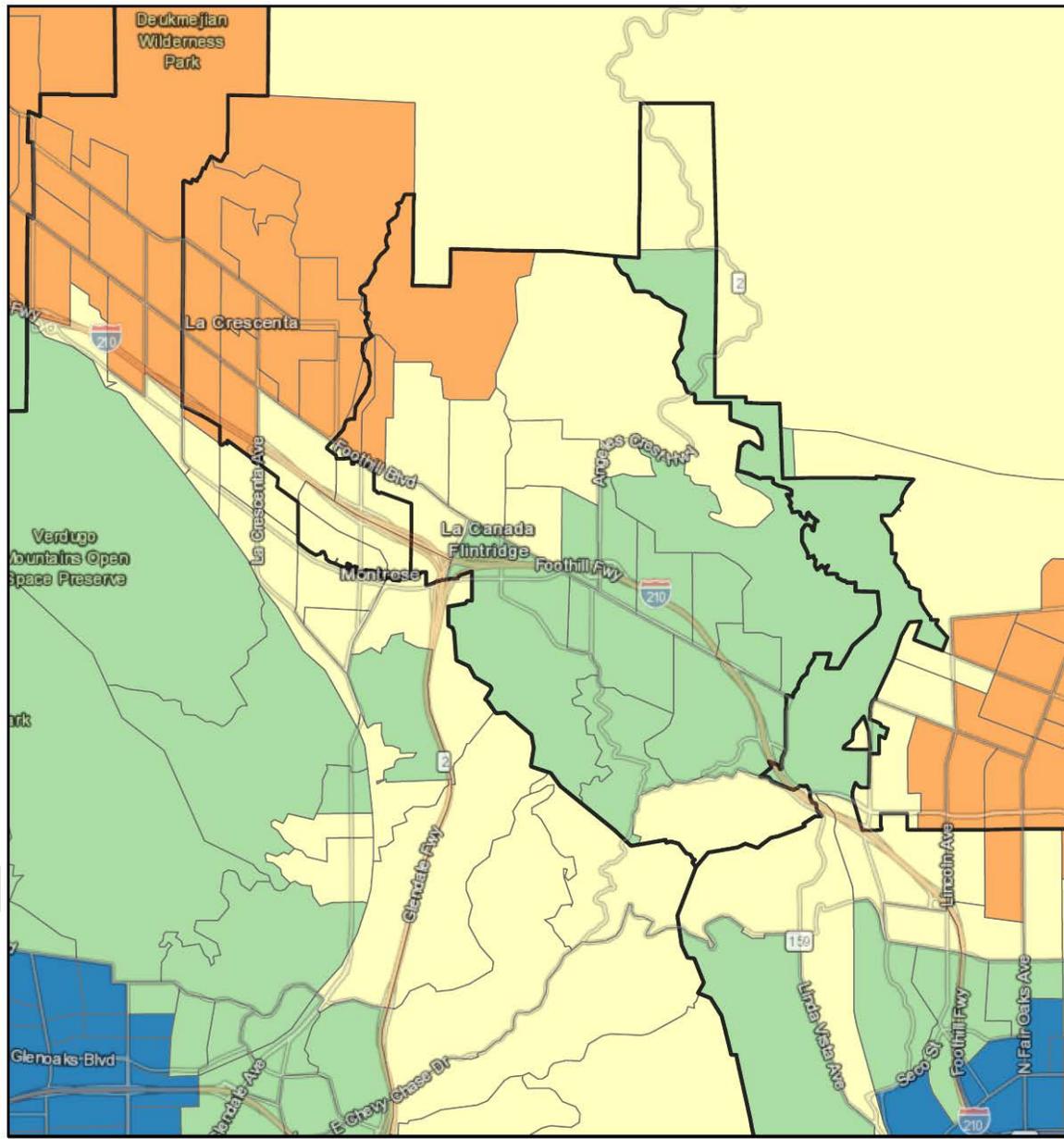


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Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure D-16: Jobs Proximity Index by Block Group

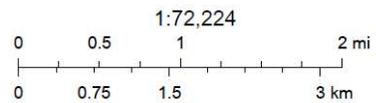


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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

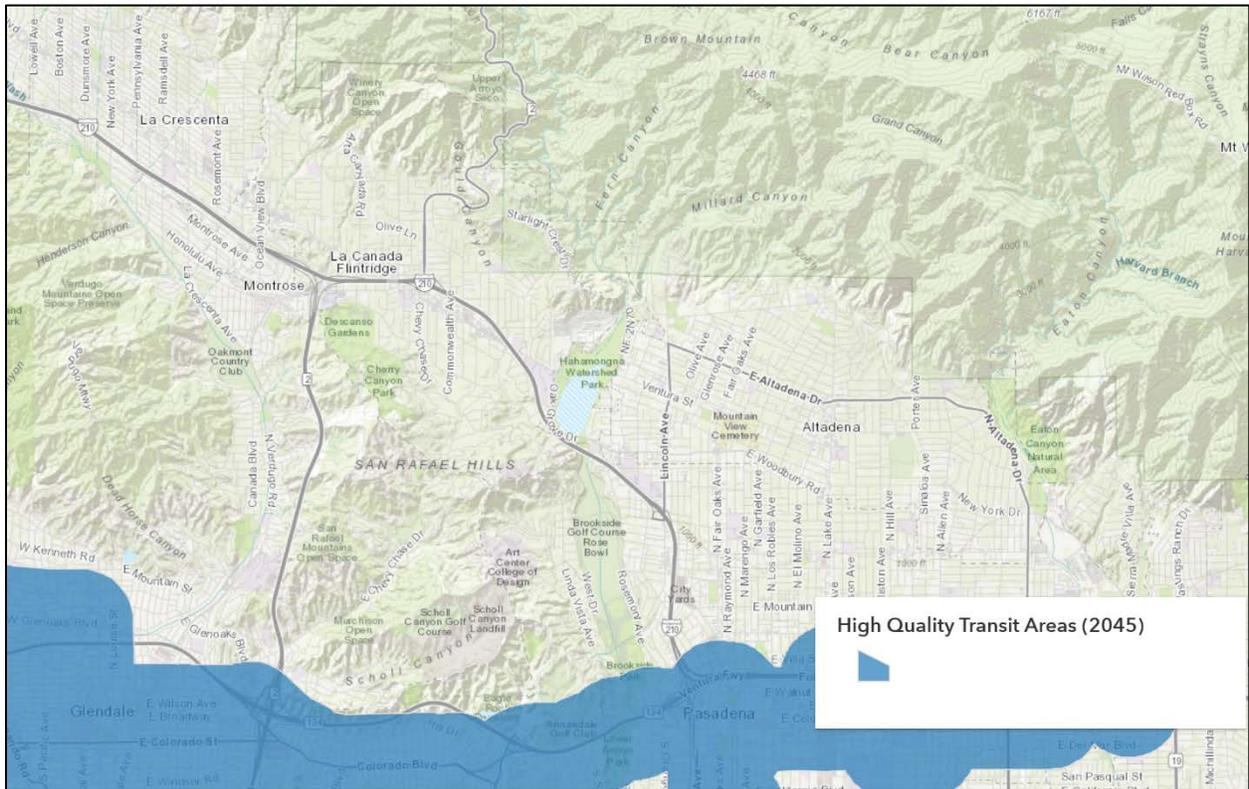


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Source: HCD Data Viewer, HUD Opportunity Indices, 2021.

Figure D-17: High Quality Transit Areas (HQTA)



Source: Southern California Association of Governments (SCAG) 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), 2021.

D.4 Disproportionate Housing Needs

Housing problems for La Cañada Flintridge were calculated using HUD’s 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS. Table D-5 breaks down households by race and ethnicity and presence of housing problems for La Cañada Flintridge and Los Angeles County households. The following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

In La Cañada Flintridge, 33.9 percent of owner-occupied households and 53.0% of renter-occupied households have one or more housing problem. The City had a slightly lower proportion of households with a housing problem compared to the County, where 39.9 percent of owner-occupied households and 62.3 percent of renter-occupied households experience a housing problem. In La Cañada Flintridge, non-white owner-occupied households experience higher rates of housing problems than white owner-occupied households. In renter-occupied households, 73.8 percent of Asian households experienced a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate, with the exception of Other households in La Cañada Flintridge.

Table D-5: Housing Problems by Race/Ethnicity

Race/Ethnicity	La Cañada Flintridge		Los Angeles County	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
White	30.3%	48.1%	32.1%	52.6%
Black	--	--	41.5%	63.7%
Asian	44.0%	73.8%	38.3%	56.3%
American Indian	--	--	39.7%	56.4%
Pacific Islander	--	--	39.7%	55.5%
Hispanic	34.8%	42.9%	48.2%	71.1%
Other	34.3%	0.0%	36.5%	55.7%
All	33.9%	53.0%	38.9%	62.3%

Sources: HUD CHAS Data (based on 2013-2017 ACS), 2021.

D.4.1 Cost Burden

Cost burden by tenure based on HUD CHAS data is shown in Table D-6. Asian households and Hispanic households have the highest rate of cost burden in the City. Over 20 percent of Asian owner-occupied households, and over 40 percent of Asian renter-occupied households have a severe cost burden (over 50%). Asian households represent approximately 25 percent of the City’s overall households. White households represent the largest proportion of households in the City but experience lower cost burdens. Approximately 14.8 percent of White owner-occupied households and 19.5 percent of White renter-occupied households experience a severe cost burden.

Figure D-18 (A) through (D) compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has remained the same over this time

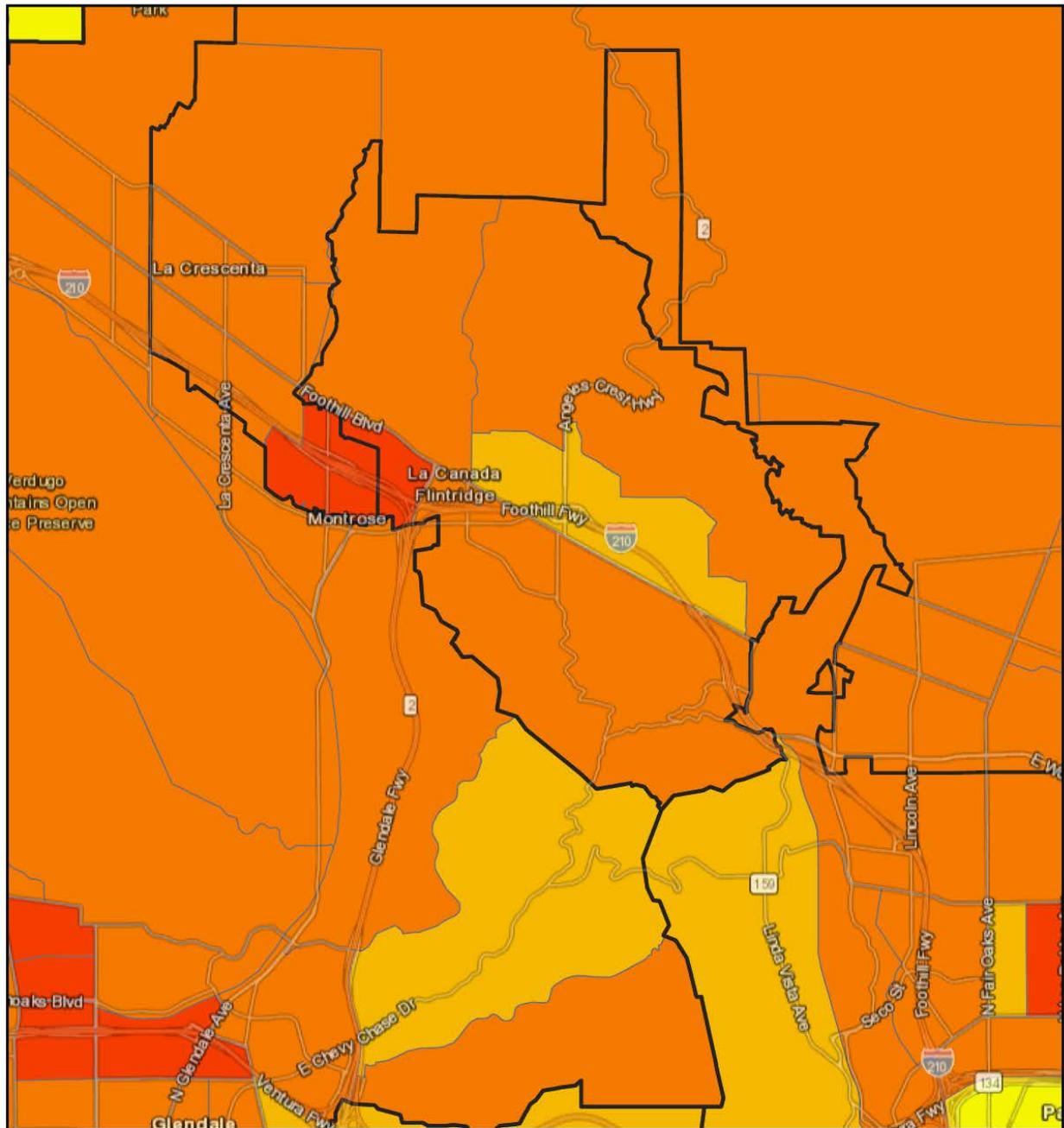
periods. Currently, 40 to 60 percent of owners in most tracts in the City are cost burdened, with a higher percentage in the southwest corner of the City in the tract that spans the boundaries of in La Cañada Flintridge and La Crescenta. Overpayment by renters has increased in the central part of the City but has decreased in the northwest area.

Table D-6: Cost Burden by Race/Ethnicity

Race/Ethnicity	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total Households
Owner-Occupied			
White, non-Hispanic	30.4%	14.8%	4,045
Black, non-Hispanic	--	--	0
Asian, Non-Hispanic	41.3%	21.8%	1,490
Hispanic	34.8%	13.0%	230
Other	34.3%	5.7%	70
Renter-Occupied			
White, non-Hispanic	44.2%	19.5%	385
Black, non-Hispanic	--	--	0
Asian, Non-Hispanic	73.8%	38.1%	210
Hispanic	21.4%	21.4%	140
Other	0.0%	0.0%	10

Sources: HUD CHAS Data (based on 2013-2017 ACS), 2021.

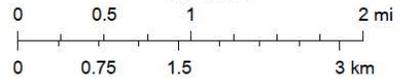
Figure D-18: (A) Overpaying Owners (2010-2014)



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City/Town Boundaries



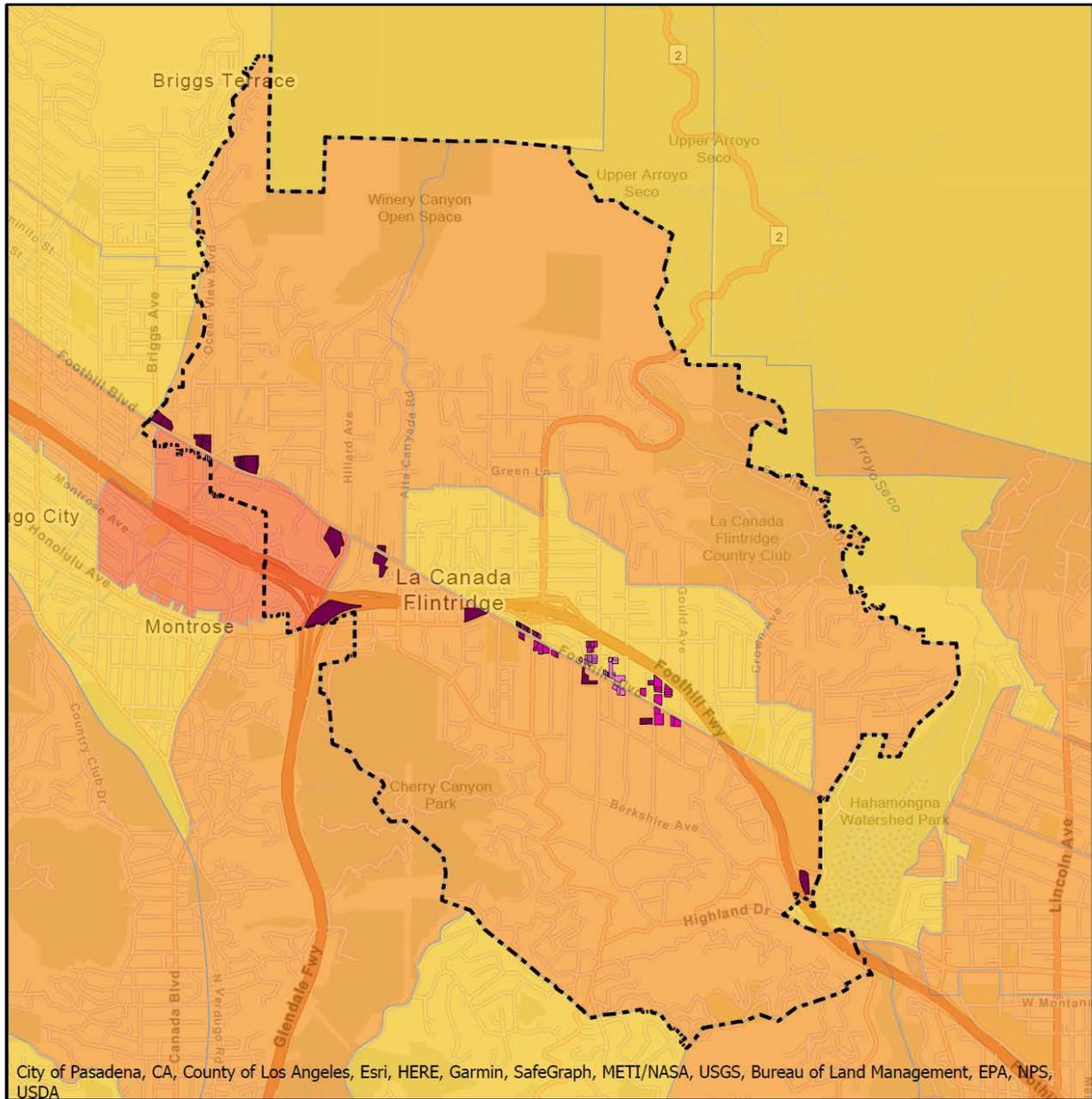
(A) Overpayment by Home Owners (ACS, 2010 - 2014) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

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(B) Overpaying Owners (2015-2019)



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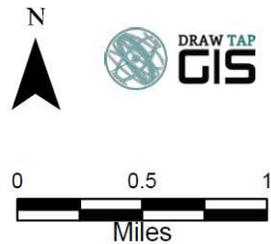
**City of La Cañada Flintridge - Housing Element Update
Cost Burden 2019 - Owners with Sites Inventory**

Overpayment by Home Owners (2015-2019) - ACS Tract Level
B25091_calc_pctMortGE30pctE

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

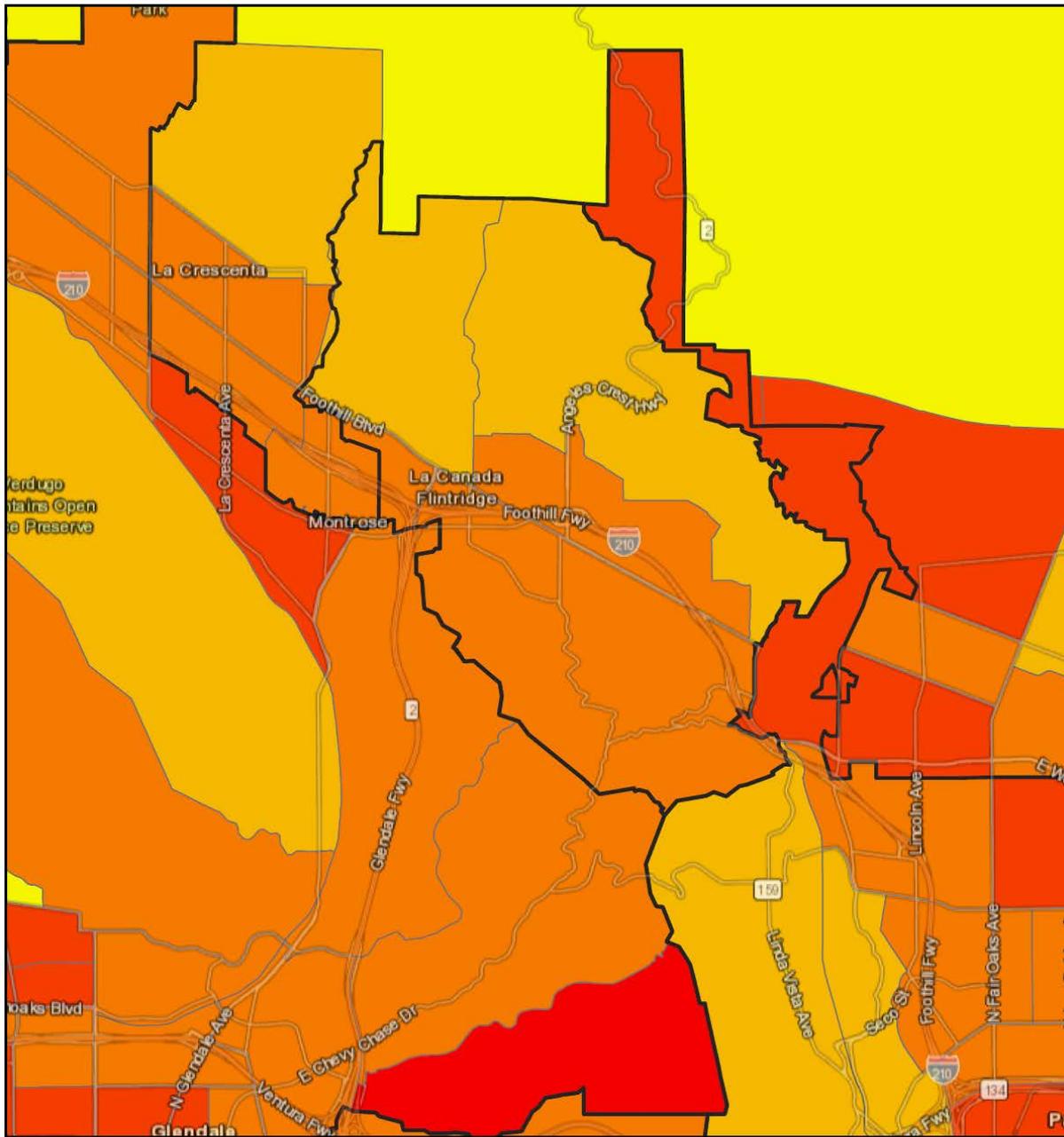
Income Category

- Lower
- Moderate
- Above Moderate
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cahcd.hub.arcgis.com>

(C) Overpaying Renters (2010-2014)



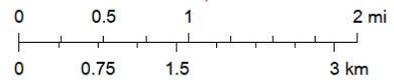
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City/Town Boundaries

(A) Overpayment by Renters (ACS, 2010 - 2014) - Tract ACS

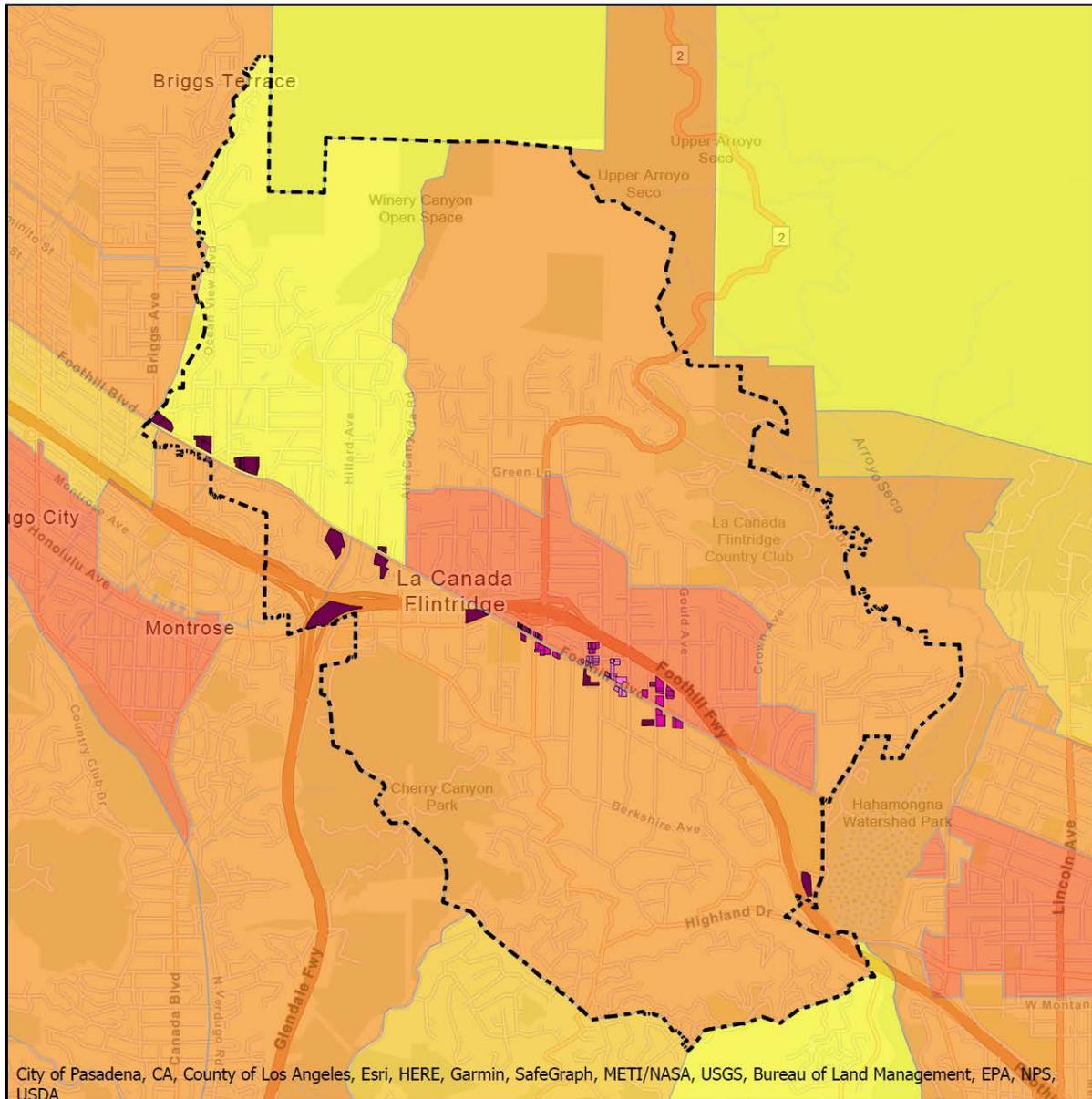
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



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(D) Overpaying Renters (2015-2019)



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**City of La Cañada Flintridge - Housing Element Update
Cost Burden 2019 - Renters with Sites Inventory**

Overpayment by Renters (2015-2019) - ACS Tract Level Income Category

B25070_calc_pctGE30pctE

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

- Lower
- Moderate
- Above Moderate
- City Boundary



Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cahcd.hub.arcgis.com>

Source: HCD Data Viewer, 2010-2014 and 2015-2019 ACS, 2021.

D.4.2 Overcrowding

Table D-7, below, shows that approximately 1.3 percent of owner-occupied households and 5.4 percent of renter-occupied households in La Cañada Flintridge are overcrowded. Overcrowding is more common Countywide, where 5.7 percent of owner-occupied households and 16.7 percent of renter-occupied households are overcrowded. Approximately 0.3 percent of owner-occupied households and 1.3 percent of renter-occupied households in La Cañada Flintridge are severely overcrowded.

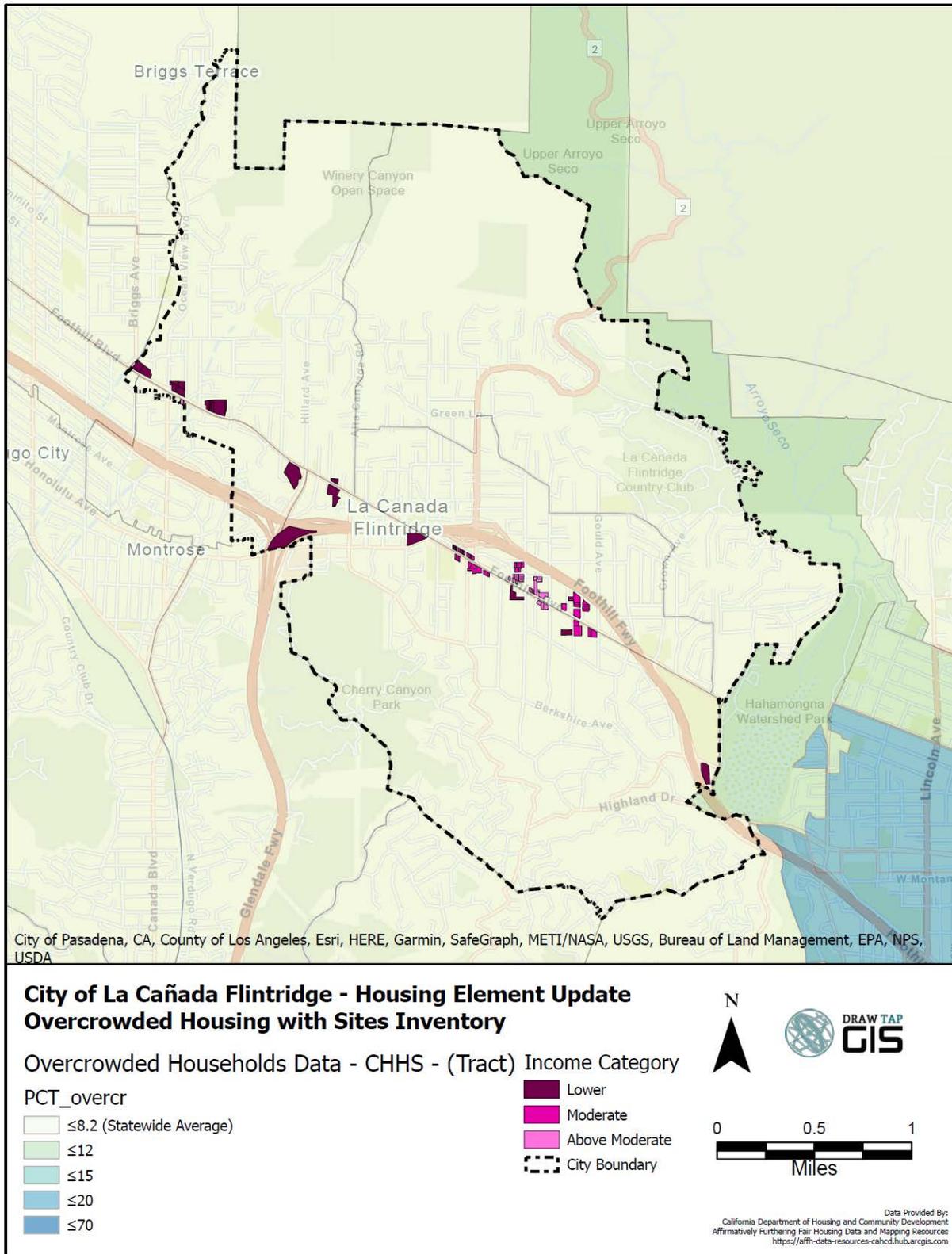
Figure D-19 shows the concentration of overcrowded households in La Cañada Flintridge by census tract. There are no tracts in the City with a concentration of overcrowded households above the Statewide average of 8.2 percent. There are some areas of overcrowded households in the surrounding cities of Glendale and Pasadena, but not in the areas immediately adjacent to La Cañada Flintridge.

Table D-7: Overcrowded Households

Overcrowded	La Cañada Flintridge		Los Angeles County	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Overcrowded (>1 person per room)	1.3%	5.4%	5.7%	16.7%
Severely Overcrowded (>1.5 persons per room)	0.3%	1.3%	1.5%	7.6%
Total Households	5,840	745	1,512,365	1,782,835

Sources: HUD CHAS Data (based on 2013-2017 ACS), 2021

Figure D-19: Concentration of Overcrowded Households



Source: HCD Data Viewer, 2013-2017 HUD CHAS Data, 2021.

D.4.3 Substandard Housing Conditions

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. There are currently 25 owner-occupied households and 20 renter-occupied households in La Cañada Flintridge lacking complete plumbing or kitchen facilities according to HUD CHAS data. Countywide, 0.4 percent of households lack complete plumbing facilities and 1.6 percent of households lack complete kitchen facilities.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Approximately 63 percent of housing is older than 60 years old in La Cañada Flintridge compared to 45.7 percent Countywide. Table D-8 presents housing age by census tract. Tract 4605.02 in the central part of the City has the largest proportion of housing units older than 60 years, with over 80 percent of occupied units over 60 years old. In comparison, Tract 3005.03 located in the southwest of the City has only 38.3 percent of units 60 years or older.

Table D-8: Age of Housing Units

Age of Housing Units	Census Tract				
	4605.01	4605.02	4606	4607	3005.02
1959 or earlier (60+ Years)	51.3%	81.6%	66.2%	66.8%	38.3%
1960-1979 (40-60 Years)	37.0%	11.6%	20.8%	12.8%	67.2%
2000 or Later (<20 Years)	3.2%	1.3%	6.8%	4.6%	3.1%

Sources: 2015-2019 ACS (5-Year Estimates).

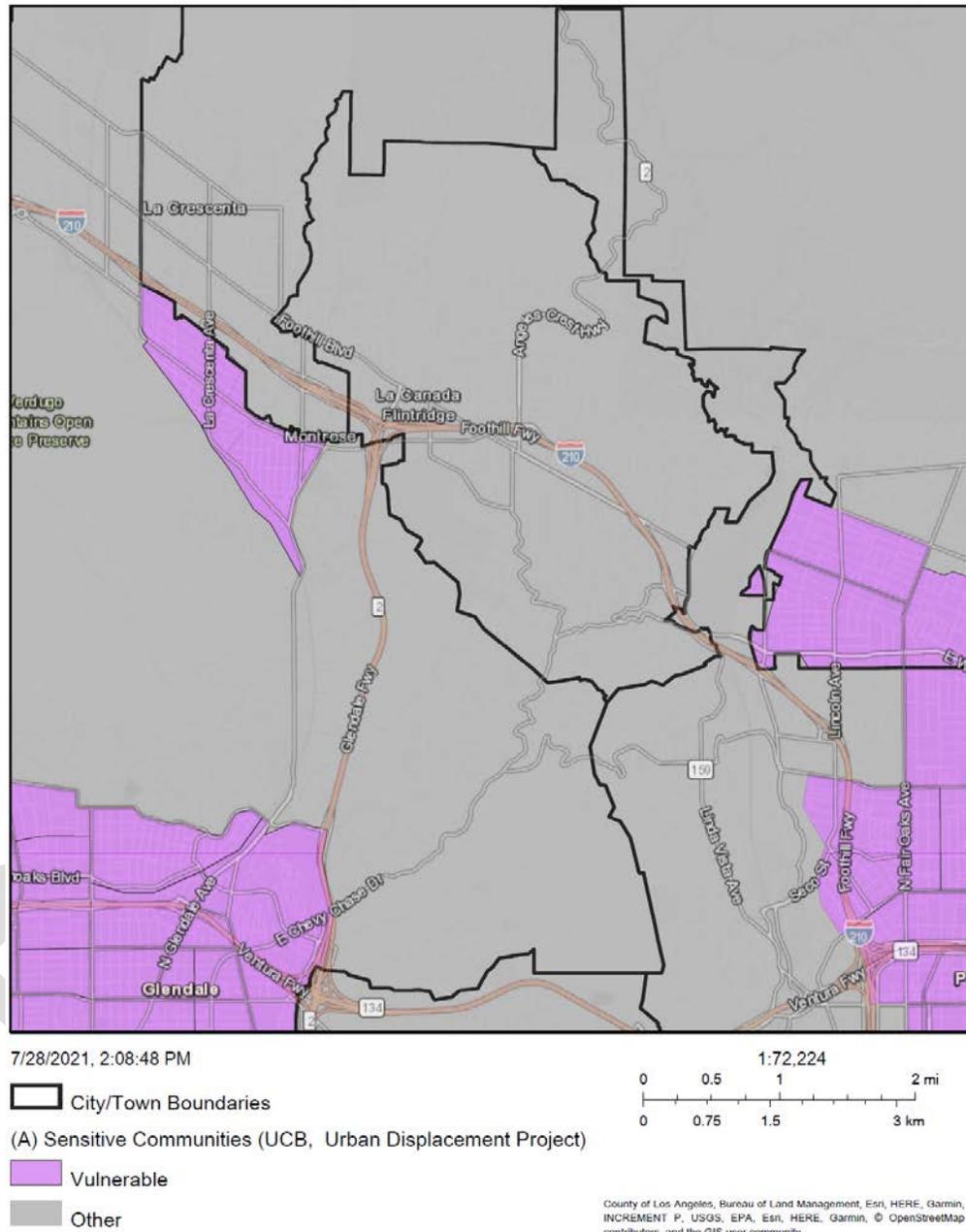
D.4.4 Displacement

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

There are no tracts in La Cañada Flintridge that have been identified as vulnerable communities at risk of displacement (Figure D-20). There are vulnerable communities in the cities of Glendale and Pasadena, to the southeast and southwest of the City.

Figure D-20: Sensitive Communities at Risk of Displacement



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Source: HCD Data Viewer, Urban Displacement Project, 2021.

Summary of Fair Housing Issues

Error! Reference source not found. D-9, below, summarizes the fair housing issues identified in this Fair Housing Assessment. Fair housing issues were most prevalent in the southwestern area of the City, in the census tract that spans the boundaries of La Cañada Flintridge and La Crescenta. In this location, there are higher concentrations of racial/ethnic minorities, children in

female-headed households, cost-burdened households with lower incomes. However, jobs proximity is better in this part of the City. La Cañada Flintridge also has a significant portion of housing built prior to 1959, with the largest concentration in the central part of the City.

Table D-9: Summary of Fair Housing Issues

Fair Housing Issue	Summary
Enforcement and Outreach	<ul style="list-style-type: none"> HRC conducts outreach and education throughout Los Angeles County, including La Cañada Flintridge. Between January 2013 and March 2021, La Cañada Flintridge received two fair housing inquiries. LACDA has committed to complying with the Fair Housing Act and related regulations. There are few renters receiving HCVs in the City. There are no public housing buildings in La Cañada Flintridge.
Integration and Segregation	
Race/Ethnicity	<ul style="list-style-type: none"> Based on HUD dissimilarity indices, segregation between non-White and White communities in LA County overall is high and has worsened since 1990. However, there has been an increase in racial/ethnic minority populations in La Cañada Flintridge, from 32.9% in 2010 to 46% in 2019. Racial/ethnic minorities are more concentrated in the northeastern and southwestern areas of the City.
Disability	<ul style="list-style-type: none"> 5.5% of La Cañada Flintridge residents experience a disability, an decrease from 6.6% in 2012. Populations of persons with disabilities are spread evenly throughout the City.
Familial Status	<ul style="list-style-type: none"> 41.1% of households have one or more children under age 18; 3.9% of households are single-parent households; 3.1% of households are single-parent female-headed households. Over 80% of children live in married-couple households in the majority of the City, with the exception of one census tract in the southwest that spans the border of La Crescenta; this tract is the only one with a higher concentration of children in female-headed households.
Income	<ul style="list-style-type: none"> 19.6% of households earn less than 80% of the area median family income. There is one tract in the southwest of the City with at LMI population greater than 25%, however this tract on only located partially within the City.
Racially or Ethnically Concentrated Areas of Poverty	
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)	<ul style="list-style-type: none"> There are no R/ECAPs located in La Cañada Flintridge. The R/ECAPs closest to the City are located significantly to the south and west in the City of Los Angeles.
Racially or Ethnically Concentrated Areas of Affluence (RCAAs)	<ul style="list-style-type: none"> All tracts in La Cañada Flintridge are White predominant; none of the tracts have White populations of 80% or more. All block groups in the City have median incomes exceeding the 2020 State median; the median income for most of the City exceeds \$125,000.
Access to Opportunities	<ul style="list-style-type: none"> In the Urban County, Hispanic residents are most likely to be impacted by poverty, low labor market participation, and poor environmental quality.

	<ul style="list-style-type: none"> All tracts in La Cañada Flintridge are considered Highest Resource areas.
Economic	<ul style="list-style-type: none"> There is one tract in the City with an economic score below the highest quartile; however, this tract is only partially within the City boundaries.
Education	<ul style="list-style-type: none"> All parts of the City for which data is available received education scores in the highest quartile; there is no education score data for the northeastern area of the City.
Environmental	<ul style="list-style-type: none"> About half the tracts in the City have the highest environmental scores. The southern tracts in the City have lower environmental scores.
Transportation	<ul style="list-style-type: none"> Block groups on in the northwestern areas of the City scored the lowest in jobs proximity (40-60, or lower); most of the southeastern block groups scored the highest (60-80). There are no HQTAs in the City; the closest HQTAs are located south of the City.
Disproportionate Housing Needs	<ul style="list-style-type: none"> 33.9% of owner households and 53.0% of renter households have a housing problem. Non-white owner-occupied households have higher rates of housing problems than white owner-occupied households. 73.8% of Asian households experienced a housing problem. Renter-occupied households experience housing problems at a higher rate than owner-occupied households, with the exception of Other households in the City.
Cost Burden	<ul style="list-style-type: none"> Asian households and Hispanic households have the highest rate of cost burden in the City. Over 20% of Asian owner-occupied households, and over 40% of Asian renter-occupied households have a severe cost burden. Cost burdened households most concentrated in the southwest corner of the City, in the tract that spans the boundaries of the City and La Crescenta.
Overcrowding	<ul style="list-style-type: none"> 1.3% of owner households and 5.4% of renter households are overcrowded. 0.3% of owner-occupied households and 1.3% of renter-occupied households are severely overcrowded. There are no tracts with a concentration of overcrowded households exceeding the Statewide average of 8.2%.
Substandard Housing Conditions	<ul style="list-style-type: none"> There are 25 owner-occupied households and 20 renter-occupied households lacking complete plumbing or kitchen facilities in La Cañada Flintridge. Tracts in the central area of the City have the highest proportion of housing units built in 1959 or earlier.
Displacement	<ul style="list-style-type: none"> There are no vulnerable communities at risk of displacement in La Cañada Flintridge; the closest vulnerable communities area located in the cities of Glendale and Pasadena, to the southwest and southeast of the City.

D.5 Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in La Cañada Flintridge.

D.5.1 Insufficient and Inaccessible Outreach and Enforcement

According to the Fair Housing Survey included in the 2018 Regional AI, 39% of respondents were not aware of their right to request accommodations per Fair Housing, Section 504 and ADA laws. The City currently has limited information regarding fair housing laws, discriminatory practices, and services available to the public. Very few renters in the City receive housing choice vouchers despite the concentration of overpaying renters in some La Cañada Flintridge tracts.

Contributing Factors

- Lack of a variety of input media (e.g., meetings, surveys, interviews)
- Minimal fair housing information on the City’s website (Housing information can be found at: <https://cityoflcf.org/community-preservation-and-housing/>)
- Insufficient local public fair housing enforcement and testing

D.5.2 Concentration of Senior Population

Over 18.6% of the La Cañada Flintridge population is elderly (65+ years) compared to only 13.3% Countywide. These households require increased access to affordable housing and improved infrastructure and public facilities.

Contributing Factors

- Lack of private investment
- Location and type of affordable housing and housing that is designed, sized, and located appropriately for senior citizen persons and households.
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure

D.5.3 Lack of Income Diversity

There are fewer low-moderate income households and a higher median household income in La Cañada Flintridge compared to other cities Countywide. The lowest income households are concentrated in the southwestern area of the City. While higher household incomes are generally considered a good thing, the overall lack of lower-income households in La Cañada Flintridge suggests that many people may be priced out housing in the City entirely.

Contributing Factors

- Lack of private investment in affordable housing
- Development costs

D.5.4 Displacement Risk to Low Income Households Due to Economic Pressures

There are no areas in the City that are categorized as vulnerable communities at risk of displacement according to the Urban Displacement Project (Figure D-20). Asian and Hispanic households have the highest rate of cost burden in the City, with both owner-occupied and renter-occupied Asian households bearing a significant cost burden. Asian households represent a significant portion (about 25%) of households in the City.

Contributing Factors

- Unaffordable rents
- Lack of availability of affordable housing