



CITY OF
ARCADIA

CITY OF ARCADIA

6th Cycle

Housing Element Update Technical Background Report (2021-2029)



DRAFT_September 2021



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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Technical Background

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CITY OF ARCADIA 6TH CYCLE Housing Element Update

Contents

Section 1: Introduction	1-1
A. Role of the Housing Element.....	1-1
B. State Policy and Authorization.....	1-1
1. Background.....	1-1
2. State Requirements	1-1
3. Regional Housing Needs Assessment.....	1-3
4. Relationship to Other Communities	1-3
5. Public Participation.....	1-4
6. Data Sources	1-4
7. Technical Background Report Organization.....	1-5
Section 2: Community Profile	2-1
1. Population Characteristics	2-1
A. Population Growth	2-1
B. Age Characteristics.....	2-3
C. Race/Ethnicity Characteristics	2-4
2. Economic Characteristics	2-6
A. Employment and Wage Scale	2-6
3. Household Characteristics	2-10
A. Household Type.....	2-10
B. Household Size.....	2-11
C. Household Income	2-12
3. Housing Problems.....	2-15
A. Overcrowding	2-16
B. Overpayment (Cost Burden) In Relationship to Income	2-18
4. Special Needs Groups	2-19
A. Seniors.....	2-20
B. Persons with Physical and Developmental Disabilities	2-21
C. Large Households	2-23
D. Single-Parent Households	2-24
E. Farmworkers and Racetrack Workers	2-24
F. Students	2-25



CITY OF ARCADIA 6TH CYCLE Housing Element Update

G.	Extremely Low income Households and Poverty Status	2-25
H.	Homeless	2-28
5.	Housing Stock Characteristics	2-30
A.	Housing Growth.....	2-30
B.	Housing Type	2-31
C.	Housing Availability and Tenure	2-31
D.	Vacancy Rates	2-32
E.	Housing Age and Condition	2-34
F.	Housing Costs and Affordability	2-35
Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH).....		3-2
1.	Nongovernmental Constraints	3-2
A.	Land Costs and Construction Costs.....	3-2
B.	Availability of Financing	3-3
C.	Economic Constraints	3-6
2.	Governmental Constraints	3-6
A.	Land Use Controls	3-6
	<i>State Density Bonus Law.....</i>	<i>3-8</i>
B.	Residential Development Standards.....	3-9
	<i>Landscaping Requirements</i>	<i>3-12</i>
	<i>Site Coverage and FAR.....</i>	<i>3-12</i>
	<i>Maximum Building Heights.....</i>	<i>3-12</i>
	<i>Parking Standards</i>	<i>3-13</i>
C.	Homeowners Association Areas	3-14
D.	Growth Management Measures	3-19
E.	Specific Plans	3-19
	<i>Seabiscuit Pacific Specific Plan – La Meridian Hotel and Mixed Use Project (SP-SP).....</i>	<i>3-19</i>
F.	Variety of Housing Types Permitted.....	3-20
	<i>Single-Family Dwelling.....</i>	<i>3-24</i>
	<i>Multi-Family Dwelling.....</i>	<i>3-24</i>
	<i>Two-Family Dwelling.....</i>	<i>3-24</i>
	<i>Accessory Dwelling Unit</i>	<i>3-24</i>
	<i>Junior Accessory Dwelling Unit.....</i>	<i>3-24</i>
	<i>Residential Care Facility- Small and Large.....</i>	<i>3-24</i>



CITY OF ARCADIA 6TH CYCLE Housing Element Update

<i>Supportive Housing – Housing Type, Small, and Large</i>	3-24
<i>Transitional Housing – Housing Type, Small, and Large</i>	3-25
<i>Boarding House</i>	3-25
<i>Emergency Shelter</i>	3-25
<i>Hotel and Motel</i>	3-25
<i>Live/Work Unit</i>	3-25
G. Housing for Persons with Disabilities	3-26
<i>Reasonable Accommodation</i>	3-26
H. Development Fees	3-27
I. On-/Off-Site Improvements	3-32
<i>Building Codes and Enforcement</i>	3-32
<i>Local Processing and Permit Procedures</i>	3-33
<i>Permit Processing</i>	3-34
<i>Site Plan and Design Review</i>	3-35
J. Senate Bill 35	3-35
K. Infrastructure Constraints	3-36
<i>Dry Utilities</i>	3-36
<i>Water Supply and Wastewater Capacity</i>	3-37
<i>Fire and Emergency Services</i>	3-38
<i>Police Services</i>	3-39
L. Environmental Constraints	3-39
<i>Geologic and Seismic Hazards</i>	3-39
<i>Flooding</i>	3-40
<i>Fire Hazards</i>	3-40
3. Affirmatively Furthering Fair Housing (AFFH)	3-40
A. Needs Assessment	3-41
<i>AI Outreach FY 2017</i>	3-41
B. Fair Housing Issues	3-42
<i>Local Contributing Factors</i>	3-42
C. Lending Patterns	3-42
D. Hate Crimes	3-43
E. Fair Housing Enforcement and Outreach Capacity	3-43
F. Analysis of Federal, State, and Local Data and Knowledge	3-44
<i>Integration and Segregation Patterns and Trends</i>	3-44



CITY OF ARCADIA 6TH CYCLE Housing Element Update

<i>Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)</i>	3-45
<i>Concentrated Areas of Affluence</i>	3-48
<i>Disparities in Access to Opportunity</i>	3-50
<i>Tax Credit Allocation Committee (TCAC) Opportunity Area Maps</i>	3-55
<i>Access to Transit</i>	3-59
<i>Environmental Justice</i>	3-61
G. Discussion of Disproportionate Housing Needs	3-63
<i>Existing Needs</i>	3-63
<i>Future Growth Need</i>	3-66
<i>Displacement Risk</i>	3-66
<i>Cost of Preservation and Replacement Analysis</i>	3-69
H. Assessment of Contributing Factors to Fair Housing in Arcadia	3-69
AB 686	3-70
<i>AB 686 Sites Analysis AFFH Findings</i>	3-83
I. Summary of Programs to Support Fair Housing	3-83
4. Housing Resources	3-83
A. Regional Housing Needs Allocation	3-83
<i>Residential Sites Inventory</i>	3-83
<i>Selection of Suitable Sites</i>	3-83
<i>Accessory Dwelling Unit Production</i>	3-84
<i>Regional Housing Needs Allocation</i>	3-84
<i>Summary of Sites Inventory and RHNA Obligations</i>	3-85
5. Financial Resources	3-86
A. Section 8 Housing Choice Voucher	3-86
B. Grants and Programs	3-86
<i>Community Development Block Grants (CDBG)</i>	3-86
<i>San Gabriel Valley Regional Housing Trust</i>	3-86
<i>CalCHA and CSCDA-CIA</i>	3-87
C. Opportunities for Energy Conservation	3-87
<i>Title 24</i>	3-87
<i>Energy Use and Providers</i>	3-87
Section 4: Review of Past Performance	3-2
1. Review of Past Performance	4-2
Appendix A: Adequate Sites	A-1



CITY OF ARCADIA 6TH CYCLE Housing Element Update

A.	Adequate Sites Analysis Overview.....	A-1
1.	Selection of Sites	A-4
2.	Projects in the Pipeline	A-4
3.	Redevelopment of Nonvacant Sites for Residential Use	A-4
3.	Development of Small Site Parcels.....	A-4
4.	Accessory Dwelling Units	A-5
5.	Selection of Sites to Accommodate Remaining Need.....	A-6
	<i>Downtown Mixed-Use Expansion & Overlay</i>	<i>A-7</i>
	<i>Mixed-Use Upzone</i>	<i>A-10</i>
	<i>Live Oak Corridor</i>	<i>A-13</i>
	<i>C-G Residential Flex Overlay.....</i>	<i>A-15</i>
	<i>R-3 Upzone</i>	<i>A-17</i>
	<i>Arcadia Golf Course</i>	<i>A-21</i>
6.	Water, Sewer and Dry Utility Availability	A-23
	<i>Water and Sewer.....</i>	<i>A-23</i>
	<i>Utilities</i>	<i>A-23</i>
B.	Calculations of Unit Capacity.....	A-24
7.	Capacity Calculations.....	A-24
	<i>Total Unit Calculations.....</i>	<i>A-24</i>
	<i>Affordability Calculation</i>	<i>A-24</i>
8.	Zoning and General Plan Designations.....	A-24
9.	Adequate Sites Table	A-24
	Appendix A.1 Nonvacant and Small Sites.....	A.1-2
1.	Redevelopment of Nonvacant Sites for Residential Use	A.12
2.	Development of Small Site Parcels.....	A.17
	Appendix B: Community Engagement Summary.....	B-1
1.	Housing Element Update Website	B-3
2.	Infomrational Video and Presentation.....	B-4
3.	Online Community Survey.....	B-5
4.	Community Workshop #1	B-6
5.	Community Workshop #2	B-7
6.	Social Media and Newsletters	B-8
7.	Public Review Draft Comments	B-9



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Appendix C: Glossary of Terms.....	C-1



CITY OF
ARCADIA

Technical Background Report

Section 1

Introduction





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Section 1: Introduction

A. Role of the Housing Element

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

B. State Policy and Authorization

1. Background

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

2. State Requirements

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

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

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b) The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.
- c) The provisions of housing affordable to low and moderate income households requires the cooperation of all levels of the government.
- d) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Table 1-1: Housing Element Requirements		
Housing Element Requirements	Gov. Code Requirements	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.2
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.3.G
An inventory of land suitable for residential development including vacant sites and sites with redevelopment potential.	Section 65583.a	Appendix A
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 65583.a	Section 3.2
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.1
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.4.H
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.4
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.5.C
Identification of Publicly Assisted Housing Developments.	Section 65583.a	Section 3.5.B
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.3.G
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Housing Element: Goals, Policies and Programs
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.a	Implementation Plan
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.b	Appendix A



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 1-1: Housing Element Requirements

Housing Element Requirements	Gov. Code Requirements	Reference in Housing Element
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate income households.	Section 65583.c(1)	Appendix A
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix B
Description of the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments.	Section 65583.e	Section 3.4.A
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.3
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Section 4
<i>Source: State of California, Department of Housing and Community Development.</i>		

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

3. Regional Housing Needs Assessment

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

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

4. Relationship to Other Communities

The goals, policies, actions, and programs described in the Housing Element relate to, and are consistent with, the other Elements of the Arcadia General Plan, which was last updated in November 2010. The Housing Element supports and reinforces development policies contained in the Land Use Element. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City,



CITY OF ARCADIA 6TH CYCLE Housing Element Update

and defines these land uses' build-out potential. By designating residential development, the Land Use Element identifies limits for densities and types of housing units constructed in the City. It also identifies lands designated for a range of other land uses, including employment-generating uses, open space, and public uses. The presence and potential for jobs can affect the current and future local demand for housing at the various income levels in the City.

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

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

5. Public Participation

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

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

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

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

[This section will be updated once engagement has been concluded]

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

6. Data Sources

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

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

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

7. Technical Background Report Organization

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

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

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

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

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

Appendices provide supplementary background resources including:

- **Appendix A – Adequate Sites Analysis**
 - **Appendix A.1** Development History of Non-Vacant and Small Sites
- **Appendix B – Community Engagement Summary**
- **Appendix C – Glossary of Housing Terms**



CITY OF
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Technical Background Report

Section 2

Community Profile





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Section 2: Community Profile

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

1. Population Characteristics

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

A. Population Growth

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

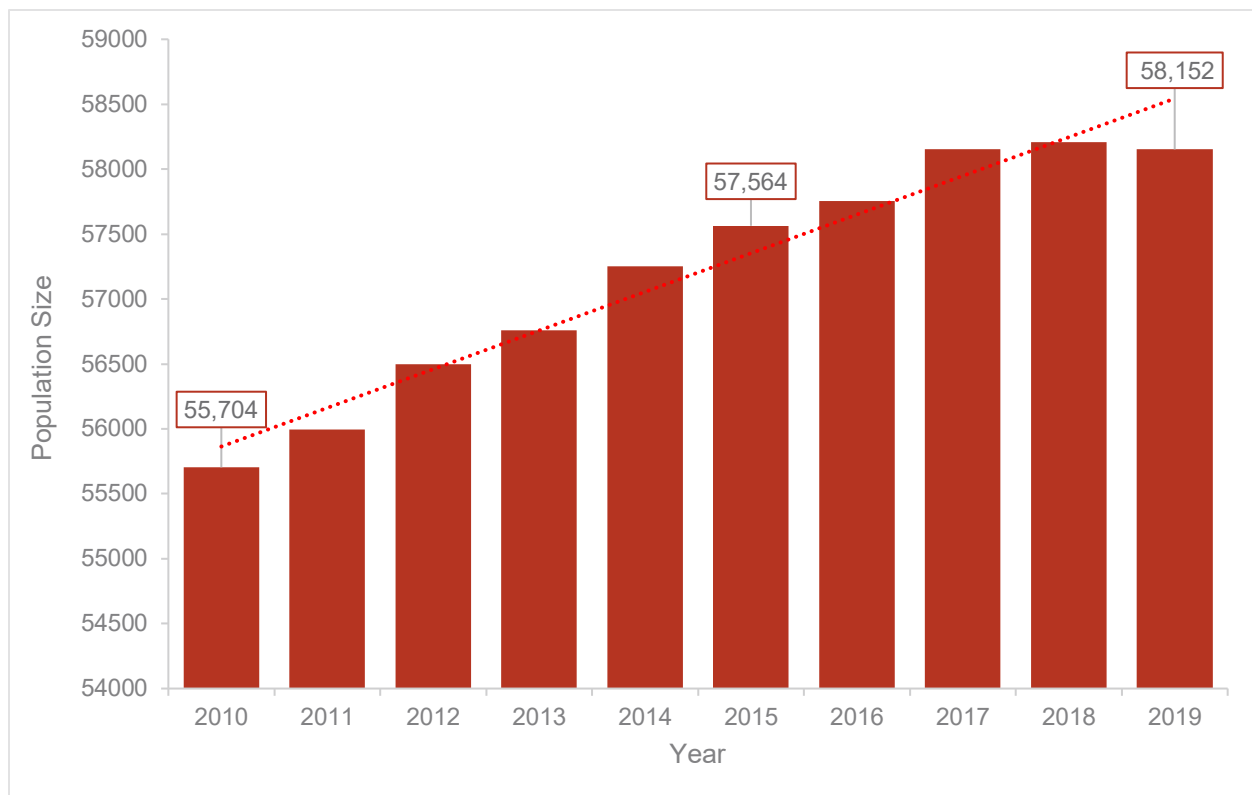
Table 2-1: Population Growth

Jurisdictions	Population			Percent Change	
	2010 Actual	2016 Projected	2045 Projected	2010-2016	2010-2045
Monrovia	36,616	38,000	42,100	3.78%	10.79%
Pasadena	136,449	142,100	155,500	4.14%	9.43%
Arcadia	55,704	57,300	62,200	2.87%	8.55%
El Monte	113,888	114,300	137,500	0.36%	20.30%
Los Angeles County*	-	1,044,500	1,258,000	%	20.44%

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

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

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



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



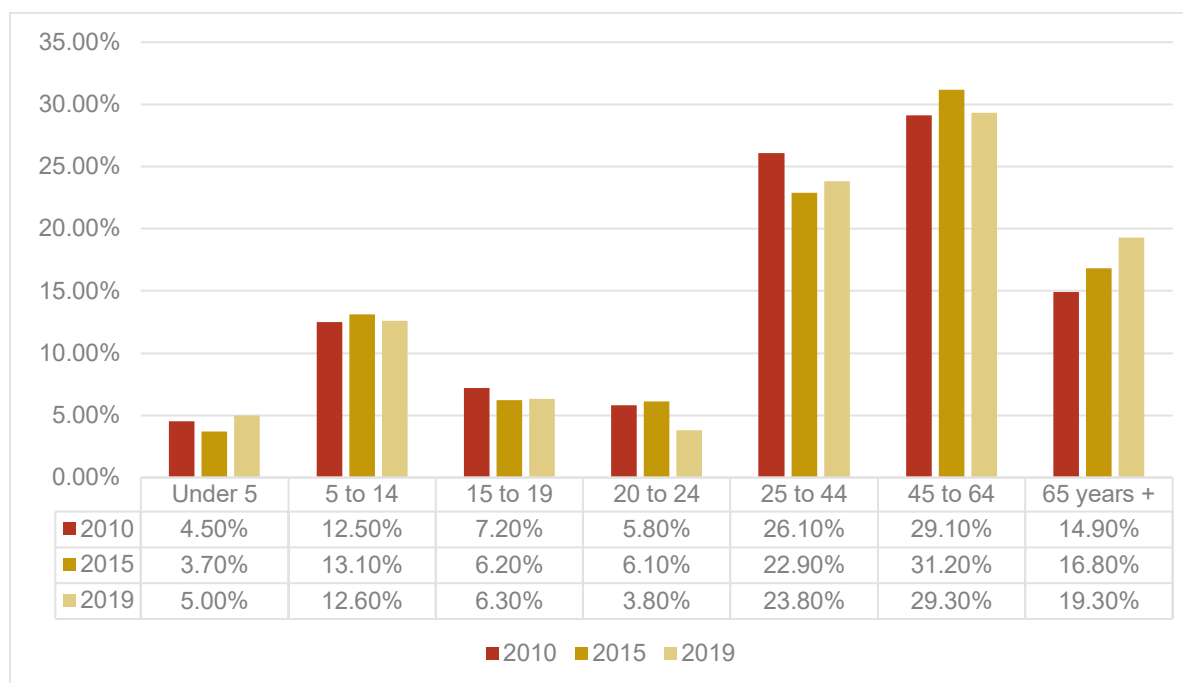
CITY OF ARCADIA 6TH CYCLE Housing Element Update

B. Age Characteristics

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

Figure 2-2 compares changes in the age composition of Arcadia's population from 2010 to 2019, while **Table 2-3** compares the age distribution of Arcadia to surrounding jurisdictions. According to the American Community Survey (ACS), age distribution in Arcadia has remained relatively stable over the past decade. As shown in **Figure 2-2**, there has been a slight increase in the population aged 65 years and older (about 14 percent to 19 percent) and a slight decline in the population aged 25 to 44, showing aging in the overall population. Overall, Arcadia's age distribution has remained stable in the past decade.

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



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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

jurisdictions. Overall, the City's population is older than that of most neighboring cities and the County of Los Angeles.

Table 2-2: Age Characteristics / Age Distribution

Jurisdiction	Under 5	5 to 14	15 to 19	20 to 24	25 to 44	45 to 64	65 years+
Monrovia	4.3%	12.7%	5.6%	6.1%	28.9%	28.5%	13.9%
Pasadena	6.6%	9.0%	4.6%	5.7%	33.2%	24.9%	15.9%
Arcadia	5.0%	12.6%	6.3%	3.8%	23.8%	29.3%	19.3%
El Monte	5.8%	13.3%	6.5%	7.9%	28.5%	24.6%	13.4%
Los Angeles County	6.1%	12.1%	6.4%	7.1%	29.8%	25.2%	13.2%

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

C. Race/Ethnicity Characteristics

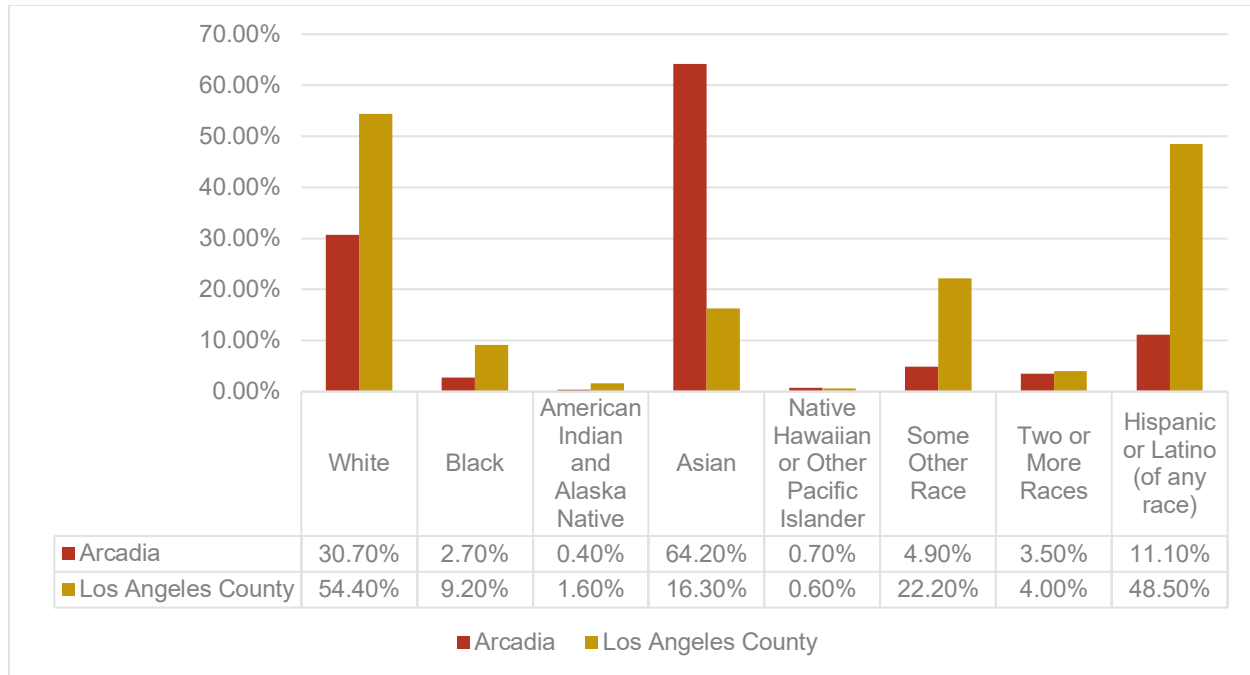
Racial and ethnic composition within a City is important to understand and analyze the different needs and implications for housing in a community. It is common for different racial and ethnic groups to have different household characteristics, income levels, and cultural backgrounds which may affect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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 2-3: Racial/Ethnic Composition, 2019



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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-3: Racial/Ethnic Composition, 2019

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

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

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

Table 2-4: Racial/Ethnic Composition, 2019

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Native Hawaiian or Other Pacific Islander	94	271	418	188.30%	54.24%
Some Other Race	3,322	4,019	2,832	20.98%	-29.53%
Two or More Races	1,132	1,870	2,012	65.19%	7.59%
Hispanic or Latino	6,725	7,170	6,453	6.62%	-10.00%

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

2. Economic Characteristics

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

A. Employment and Wage Scale

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

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

Jurisdiction	2016 Projected	2045 Projected	% Change 2016-2045	Numeric Change 2016-2045
Monrovia	22,700	24,800	9.25%	2,100
Pasadena	116,200	140,200	20.65%	24,000
Arcadia	32,600	36,100	10.74%	3,500
El Monte	30,600	37,100	21.24%	6,500
Los Angeles County	269,100	320,100	18.95%	51,000

Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

Industry Sector	2010		2019		Percent Change 2010-2019
	# of people employed	% of City Employment	# of people employed	% of City Employment	
Agriculture, forestry, fishing and hunting, and mining	40	0.15%	101	0.38%	152.50%
Construction	919	3.44%	864	3.28%	-5.98%
Manufacturing	2091	7.82%	2,363	8.98%	13.01%
Wholesale trade	1987	7.43%	1,984	7.54%	-0.15%
Retail trade	2698	10.09%	1,989	7.56%	-26.28%
Transportation and warehousing, and utilities	915	3.42%	1,479	5.62%	61.64%
Information	789	2.95%	806	3.06%	2.15%
Finance and insurance, and real estate and rental leasing	3286	12.29%	2,775	10.55%	-15.55%
Professional, scientific, management, and administrative services	3770	14.10%	3,612	13.73%	-4.19%
Education services, health care, and social assistance	6035	22.57%	6,131	23.31%	1.59%
Arts, entertainment, recreation, accommodation, and food services	2291	8.57%	2,081	7.91%	-9.17%
Other services (except public administration)	1057	3.95%	1,015	3.86%	-3.97%
Public Administration	865	3.23%	1,107	4.21%	27.98%
Total	26,743	100.00%	34,867	100.00%	30.38%
<i>Source: American Community Survey, 5-Year Estimates, 2010 and 2019.</i>					

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Table 2-7: Unemployment Rate, 2019

Jurisdiction	Unemployment rate
Monrovia	4.0%
Pasadena	2.8%
Arcadia	2.7%
El Monte	3.8%
Los Angeles County	3.9%
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>	
<i>*Population 16 years and over</i>	

Table 2-8 displays the average annual wage for occupations compiled by the California Employment Development Department (EDD) for the Los Angeles County Metropolitan Statistical Area in 2021. The median income for the City is \$93,574 (See **Table 2-15**). Management, Legal, and Healthcare Practitioners and Technical occupations were among the highest paying professions in the region. Additionally, occupations such as Architecture and Engineering as well as Computer and Mathematical occupations offer above median income pay. Life, Physical, and Social Science occupations offer just below median income salaries and are among the more common occupations in Arcadia.

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

3. Household Characteristics

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

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

A. Household Type

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-9: Household Characteristics (2019)

Jurisdiction	Married-couple Family Households	% of Total Households	Female Household, No Spouse Present	% of Total Households	Non-Family Household	% of Total Households	Total Households
Monrovia	5,840	45.17%	1,964	15.19%	4,165	32.22%	12,928
Pasadena	22,980	41.61%	5,722	10.36%	23,983	43.43%	55,224
Arcadia	11,357	58.18%	3,246	16.63%	3,931	20.14%	19,520
El Monte	14,672	49.05%	5,803	19.40%	5,950	19.89%	29,913
Los Angeles County	1,495,658	45.09%	488,776	14.74%	1,105,856	33.34%	3,316,795

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

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

Table 2-10: Changes in Household Types

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

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

B. Household Size

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

Table 2-11 displays the average household size for Arcadia as well as surrounding jurisdictions and the County of Los Angeles. According to the ACS 2019 estimates, Arcadia's average household size in 2019 was 2.95. Nearby jurisdictions had a range of 2.49 persons per household in Pasadena, to 3.82 persons per household in El Monte. The County of Los Angeles averaged an estimated 2.99 persons per household.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Overall, the City of Arcadia was not demonstrated as an outlier, having an average household size consistent with neighboring cities and the County.

Table 2-11: Average Household Size

Jurisdiction	Average Persons per Household
Monrovia	2.83
Pasadena	2.49
Arcadia	2.95
El Monte	3.82
Los Angeles County	2.99
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>	

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

Table 2-12: Household Growth Forecast, 2016-2045

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

C. Household Income

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

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

- Extremely Low income: households earning up to 30 percent of the AMI
- Very Low income: households earning between 31 and 50 percent of the AMI
- Low income: households earning between 51 percent and 80 percent of the AMI



CITY OF ARCADIA 6TH CYCLE Housing Element Update

- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2013-2017 ACS data is used below. The extremely low, very low, and low income groups are combined and referred to as lower income in the sites analysis as these categories qualify as needing affordable housing, however each category is analyzed individually here.² In 2017, approximately 71.3 percent of Arcadia households earned moderate to above moderate incomes (**Table 2-13**), while the remaining 28.7 percent had incomes in the extremely low, very low and low income categories.

Table 2-13: Households by Income Category in Arcadia, 2017		
Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	2,515	8.48%
Very Low (31 to 50% AMI)	2,115	7.63%
Low (51 to 80% AMI)	2,455	12.63%
Moderate or Above (over 80% AMI)	14,245	71.26%
Total	19,990	100.0%
<i>Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.</i>		

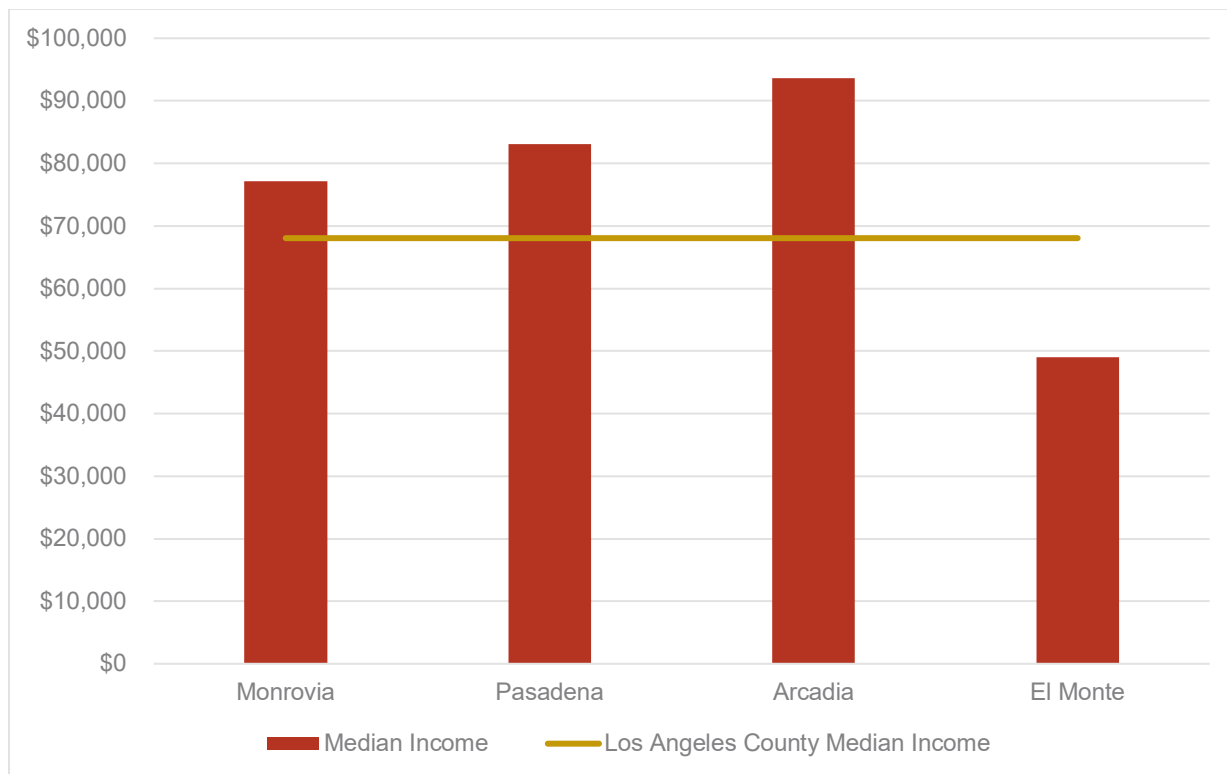
Household income is a good measure of a community's affordability levels. The median household income in Arcadia is approximately 37 percent higher than the median income in Los Angeles County (see **Figure 2-4** and **Table 2-14**). While Arcadia's income is significantly higher than the County's, it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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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



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

Table 2-14: Median Household Income

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

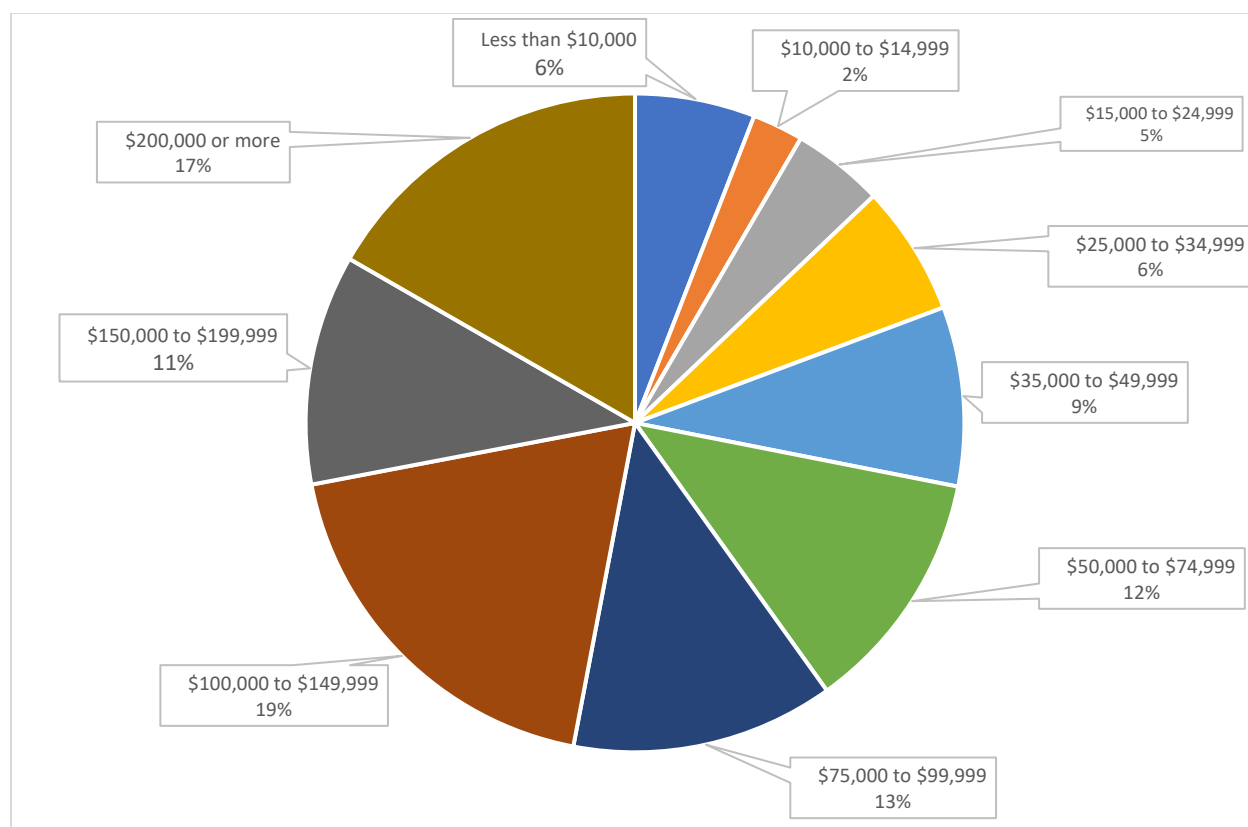
Source: American Community Survey, 5-Year Estimates, 2019.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 2-5: Arcadia Income Breakdown by Category



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

3. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for the Department of Housing and Urban Development provides detailed information on housing needs by income level for different types of households in Los Angeles County including the City of Arcadia. The most recent available CHAS data for Los Angeles was published in August 2019 and was based on 2013-2017 ACS data. Housing problems considered by CHAS include:

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

Housing Problem Overview*	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Housing Problems	3,770	18.86%	3,955	19.78%	7,725	38.64%
Household has none of 4 Housing Problems	7,684	38.44%	3,570	17.86%	11,255	56.30%
Cost Burden not available, no other problems	260	1.30%	205	1.03%	465	2.33%
Total	11,715	58.60%	7,730	38.67%	19,990	100.00%
Severe Housing Problem Overview**	Owner	% of total HH	Renter	% of total HH	Total	% of total HH
Household has at least 1 of 4 Severe Housing Problems	2,190	11.27%	2,475	12.73%	4,665	24.00%
Household has none of 4 Severe Housing Problems	9,265	47.66%	5,045	25.95%	14,310	73.61%
Cost Burden not available, no other problems	260	1.34%	205	1.05%	465	2.39%
Total	11,715	64.40%	7,730	35.60%	19,440	100.00%
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2012-2016.						
Note: "% of total HH"= Percent of total Households in the City of Arcadia						
* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.						
** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.						

A. Overcrowding

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

Table 2-16: Overcrowding by Tenure in Arcadia

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

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

Table 2-16, above, displays data for overcrowding in Arcadia by tenure (homeowner or renter) in 2019. The ACS reported a total of 735 overcrowded units in Arcadia in 2019. Of the overcrowded units, 185, or 25.17 percent were severely overcrowded. Additionally, renters were disproportionately affected by overcrowding as nearly 73 percent of all overcrowded units were occupied by renters.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

B. Overpayment (Cost Burden) In Relationship to Income

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

Per the Housing and Urban Development CHAS report, shown in **Table 2-18**, 11,075 households in Arcadia experienced some type of overpayment.³ **Table 2-18** describes the relationship between overpayment and a household's income. It is shown that families that have a lower household income (those below 50 of the HAMFI), are more likely to experience overpayment for housing, most likely because it takes a larger portion of their income. Approximately 56 percent of renter households that make less than 30 percent of the median income experience a cost burden of greater than 50 percent when paying for housing. The data in **Table 2-18** shows that cost burden is more intense for renters in the lower income categories, however when household income increases, home owners are more highly affected. The general pattern is that the amount of households that experience high cost burdens (over 50 percent) decreases as incomes increase. Lower cost burdens, those less than 30 percent of a household's income, generally dip down and then increase when the household income reaches 100 percent of the average.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-18: Summary of Housing Overpayment

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

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

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

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

4. Special Needs Groups

Certain households may have more difficulty in finding adequate and affordable housing due to special circumstances, therefore, it is important to understand the demographics of persons with special needs to



CITY OF ARCADIA 6TH CYCLE Housing Element Update

recognize how it influences the housing needs within a community. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farmworkers. In addition, many often have lower incomes because of their conditions. **Table 2-20** displays the data for persons with special needs in Arcadia and Los Angeles County in the case of farmworkers.

Table 2-19: Special Needs Groups

Special Needs Groups	# of People or Households
Households with Seniors (65 years and over)*	7,202
Seniors Living Alone	1,694
Persons with Disabilities	10,062
Person with developmental disabilities	7,896
Large Households (5 or more persons per household)	2,179
Single-Parent Households	4,232
Single-Parent, Female Headed Households with Children (under 18 years)	3,246
People Living in Poverty	5,486
Farmworkers**	3,266
Migrant	22
Permanent	1,749
Seasonal	-
Homeless	106
Students	4,200
<i>Source: American Community Survey, 5-Year Estimates, 2019 Los Angeles Point in Time Count, 2020. *This number represents the number of individual households that house seniors, not the number of individual seniors within these households. **Farmworkers in LA County</i>	

A. Seniors

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-20: Persons Age 65 and Over

Jurisdiction	Population Count	Percent
Monrovia	5,101	13.86%
Pasadena	22,536	15.95%
Arcadia	11,095	19.08%
El Monte	15,558	13.47%
Los Angeles County	1,335,978	13.25%
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>		

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

B. Persons with Physical and Developmental Disabilities

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

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

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. The American Community Survey (ACS) identifies six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

- Independent Living Difficulty: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

According to the 2019 ACS, about 17 percent of Arcadia's populations reported one or more disabilities as shown in **Table 2-22**. Of that 17 percent, persons with ambulatory difficulty comprised the highest percent (26.43 percent), persons with an independent Living Difficulty were the second largest group (21.53 percent), and the population with a Self-care Difficulty comprised about 15.51 percent of people with disabilities. Overall, persons over the age of 65 were more likely to have a reported disability. For the population under the age of 18, the most common reported disability was cognitive disabilities. Similarly, for those between the ages of 18 and 65, the most common reported disabilities were cognitive difficulty, ambulatory difficulty, and independent living difficulty.

Table 2-21: Disability Status

Disability Type	Under 18 with a Disability	18 to 64 with a Disability	65 years and Over with a Disability	Total	Percent of Population with Disability	Percent of Total Population
Population with a Hearing Difficulty	19	273	1,152	1,444	14.35%	2.49%
Population with a Vision Difficulty	34	280	388	702	6.98%	1.21%
Population with a Cognitive Difficulty	213	689	628	1,530	15.21%	2.64%
Population with an Ambulatory Difficulty	84	628	1,947	2,659	26.43%	4.59%
Population with a Self-care Difficulty	140	376	1045	1,561	15.51%	2.69%
Population with an independent Living Difficulty	--	633	1,533	2,166	21.53%	3.74%
Total	490	2879	6693	10062	100.00%	17.37%

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

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;



CITY OF ARCADIA 6TH CYCLE Housing Element Update

- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

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

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

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

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

C. Large Households

Large Households are defined as households consisting of five or more persons. Such households comprise a special needs groups because many communities have a limited supply of adequately sized and affordable housing units. To save for other necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units with an inadequate number of bedrooms, which frequently results in overcrowding and can contribute to fast rates of deterioration.

⁴ <https://www.sgprc.org/home/showpublisheddocument?id=3571>



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

Table 2-22: Large Households (by Tenure)

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

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

D. Single-Parent Households

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

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

Table 2-23: Single Parent Households

Jurisdiction	Single Parent-Male, No Spouse Present		Single Parent-Female, No Spouse Present		Single Parent Households Living in Poverty	
	Count	% of Single Parent HH	Count	% of Single Parent HH	Count	% of Single Parent HH
Arcadia	2,356	31.09%	5,222	68.91%	1,037	5.30%



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Los Angeles County	640,636	40.14%	955,444	59.86%	211,462	6.30%
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>						

E. Farmworkers and Racetrack Workers

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

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

The City of Arcadia does not have any agricultural land nor does the City house a population of farmworkers. However it is important to note the median annual earnings for occupations associated with farm work. The median income for the agriculture, forestry, fishing, hunting, and mining industries in Arcadia is \$36,516. The City's median income is \$93,574, thus the median income for farmworkers falls below 50 percent of the County's median income and is considered a very low income population.

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

F. Students

The college student population can be another factor in housing demand in the City. According to the 2019 5- year estimate there were a total of 3,216 enrolled undergraduate college students that reside in Arcadia and 984 enrolled graduate professional students. Combining the undergraduate and graduate enrolled population equates to 7.2 percent of the population of the City.

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

G. Extremely Low income Households and Poverty Status



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-24: Housing Problems for All Households (by Income Category)

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

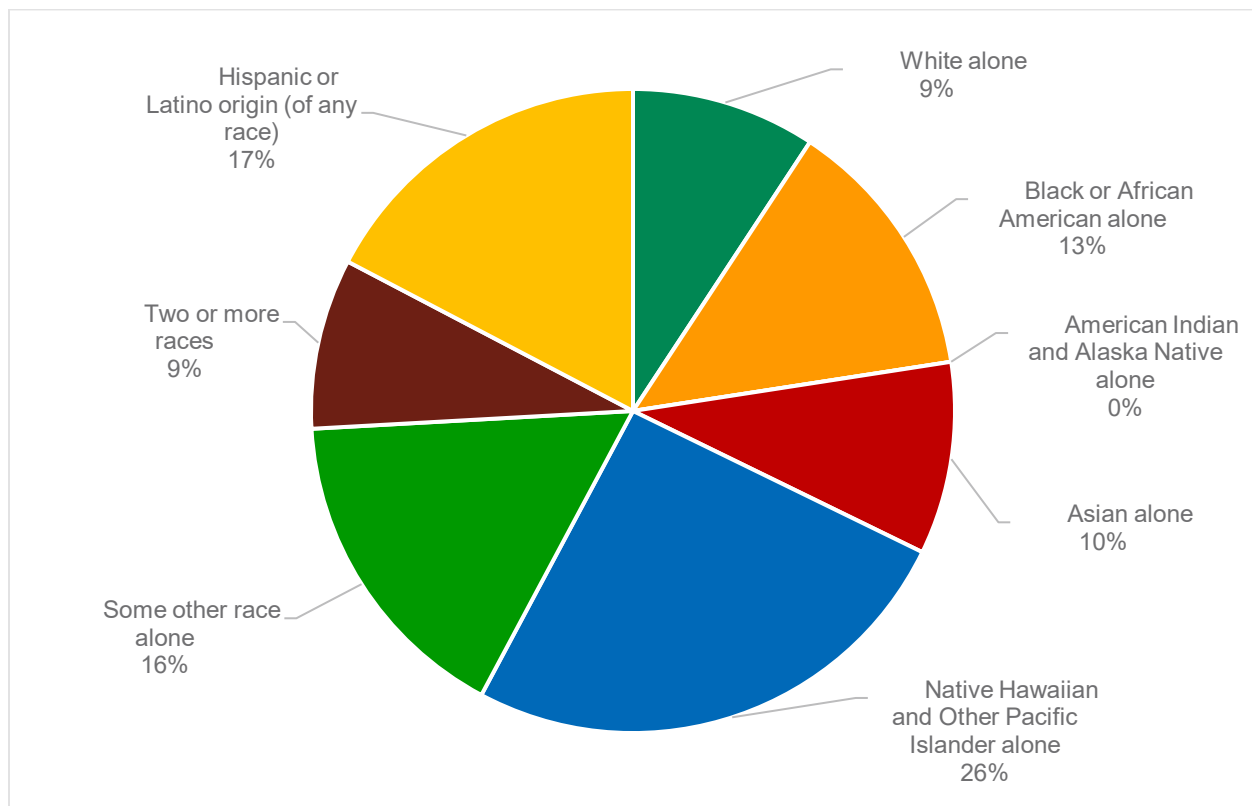
According to the 2019 ACS, 5,677 persons were reported to be living in poverty in Arcadia, which is about 9.8 percent of the population for whom poverty status could be determined (57,775 people in the City). **Figure 2-6**, displays the percent of persons living in poverty by race or ethnicity and Hispanic or Latino origin,



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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



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

H. Homeless

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

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

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from



CITY OF ARCADIA 6TH CYCLE Housing Element Update

existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days), and were in shelter or a place not meant for human habitation immediately prior to entering that institution.

- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless. The proposed regulation also describes specific documentation requirements for this category.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness that applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

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

Table 2-25 below displays data from the Los Angeles County Point in Time Count. The Count gathers data on the homeless population in the County as well as in all jurisdictions within the County. According to the data from 2017 to 2018 Arcadia experienced a slight drop in the homeless population, then a significant increase through 2020. Overall, Arcadia's homeless population was higher than nearby jurisdictions such as Monrovia and Pasadena (77 and 27 persons respectively). However, Arcadia did have a lower amount than El Monte. Overall, Arcadia has a moderate number of homeless individuals when compared to neighboring jurisdictions.

Table 2-25: Homelessness in Arcadia and Surrounding Cities						
Jurisdiction	2017	2018	Count Change	2019	2020	Count Change
Monrovia	42	69	27	80	77	-3
Pasadena*	29	27	-2	29	27	-2
Arcadia	17	15	-2	77	106	29
El Monte	240	517	277	428	433	5
Los Angeles County	45,979	45,039	-940	49,521	54,291	4,770
Source: Los Angeles Point in Time Count, 2017, 2018, 2019, 2020.						
*Data is for East and South Pasadena Combined						

The data in **Table 2-26** displays data for the homeless population in Arcadia and surrounding cities as compared to the County of Los Angeles. Of the total homeless population in the County (54,291) the 106 in Arcadia make up about 0.2 percent. Similarly, Monrovia, El Monte, and Pasadena made up less than



CITY OF ARCADIA 6TH CYCLE Housing Element Update

one percent of the County's homeless population. Therefore, it can be determined that homelessness is not high in the area.

Table 2-26: Homelessness in Arcadia and Surrounding Cities

Jurisdiction	2020	% of County
Monrovia	77	0.14%
Pasadena*	27	0.02%
Arcadia	106	0.20%
El Monte	433	0.80%
Los Angeles County	54,291	100%
<i>Source: Los Angeles County Point in Time Count, accessed on March 2021</i>		
<i>*Data is for East and South Pasadena Combined</i>		

5. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Arcadia to identify how well the current housing stock meets the needs of its current and future residents.

A. Housing Growth

As a built-out community, Arcadia experienced modest housing stock growth from 2010 to 2019. **Table 2-27** below displays American Community Survey data from 2010 to 2019 showing housing unit growth over the nine-year period.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-27: Housing Unit Growth (Growth Trends)

Jurisdiction	2010	2015	2019	Percent Change 2010 to 2015	Percent Change 2015 to 2019
Monrovia	14,444	13,946	13,761	-3.45%	-1.33%
Pasadena	57,188	58,823	61,572	2.86%	4.67%
Arcadia	19,488	21,165	21,386	8.61%	1.04%
El Monte	28,810	33,029	31,223	14.64%	-5.47%
Los Angeles County	3,425,736	3,476,718	3,542,800	1.49%	1.90%
<i>Source: American Community Survey, 5-Year Estimates, 2010, 2015, and 2019.</i>					

B. Housing Type

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

Table 2-28: Total Housing Units by Type

Jurisdiction	Single- Family Detached		Single-Family Attached		Multi-Family		Mobile Homes	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Arcadia	12,890	60.27%	1,871	8.75%	6,615	31.0%	10	0.05%
Los Angeles County	1,722,121	48.61%	223,134	6.30	1,537,818	43.5%	57,197	1.61%
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>								

C. Housing Availability and Tenure

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

In 2019, the majority of single-family housing was owner-occupied, shown below in **Table 2-29**. When broken down by housing type, the data shows that majority of renters live in multi-family housing. The lack of renters in single family homes, both attached and detached, may be a correlation to housing affordability



CITY OF ARCADIA 6TH CYCLE Housing Element Update

or size of households. It is common for renters to live in multi-family units, as renters often include nonfamily households such as roommates.

Table 2-29: Occupied Housing Units by Type and Tenure (in Percent)

Tenure	Single- Family Detached	Single-Family Attached	Multi-Family	Mobile Homes
Owner Occupied	81.4%	1145	8.6%	0.1%
Renter Occupied	29.8%	7.5%	62.8%	0.0%

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

As shown in **Table 2-30**, owners had a slightly larger average household size than renters in Arcadia, 3.01 to 2.85 respectively. Neighboring jurisdictions showed unsimilar trends with Monrovia, Pasadena, El Monte and Los Angeles County estimating larger average renter households than owner households. All municipalities listed except for Pasadena had a larger average owner household size than renter household size.

Table 2-30: Average Household Size by Tenure

Jurisdiction	Owner Occupied Households (% of Total Households)	Average Owner Household Size	Renter Occupied Households (% of Total Households)	Average Renter Household Size
Monrovia	46.8%	2.56	53.2%	2.44
Pasadena	42.0%	2.77	58.0%	2.89
Arcadia	59.5%	3.01	40.5%	2.85
El Monte	40.0%	3.89	60.0%	3.77
Los Angeles County	45.8%	3.17	54.2%	2.83

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

D. Vacancy Rates

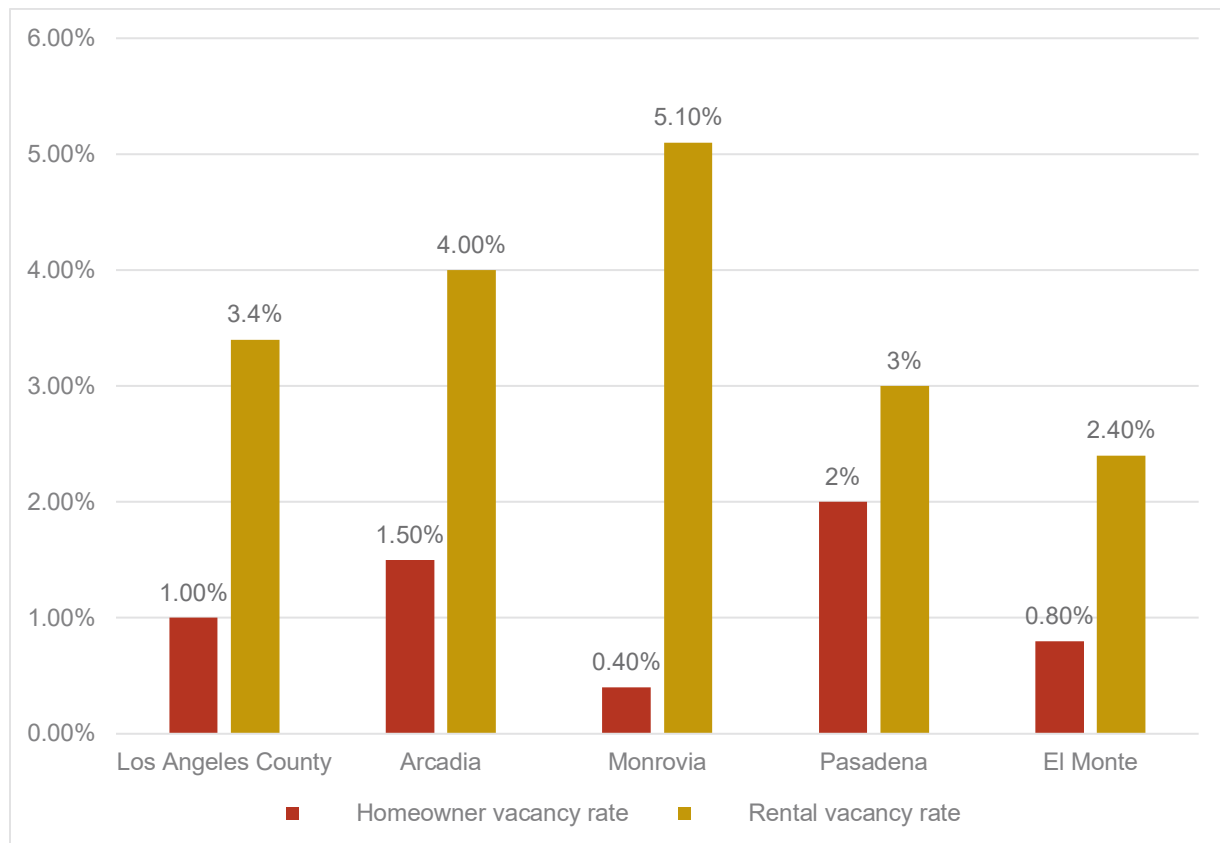
Vacancy rates are an important housing indicator because they indicate the degree of housing choice available in a community. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up, making it more difficult for lower and moderate income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for ownership housing, and rates of five to six percent are usually considered healthy for rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 2-7 shows the overall homeowner vacancy rate and renter vacancy rate in Arcadia, the County and nearby jurisdictions. According to the ACS data, in 2019, Monrovia had the highest rental vacancy rate at five percent. The City of Arcadia had a four percent rental vacancy rate, lower than Monrovia, and higher than Pasadena, El Monte and Los Angeles County. While the rental vacancy rate averages are considered healthy, the homeowner vacancy rates were all low, with Pasadena's being the highest at two percent.

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



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

Table 2-31 below displays the breakdown of type of vacant units in Arcadia. For rent units have the highest count of vacancy at 335 units, meaning that many of the vacant homes in Arcadia are on the market, and listed for residents looking to rent. There were 100 rented but unoccupied units in 2019 and 100 sold but unoccupied units. In addition, there were zero units vacant for migrant workers and 182 units available for sale. Additionally, there were only 277 units vacant for seasonal, recreational, or occasional use.

Table 2-31: Vacant Housing Units by Type, 2019

Type of Housing	Estimate
For rent	335
Rented, not occupied	100
For sale only	182



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Sold, not occupied	100
For seasonal, recreational or occasional use	277
For migrant workers	0
Other vacant	872
Total	1,866
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>	

E. Housing Age and Condition

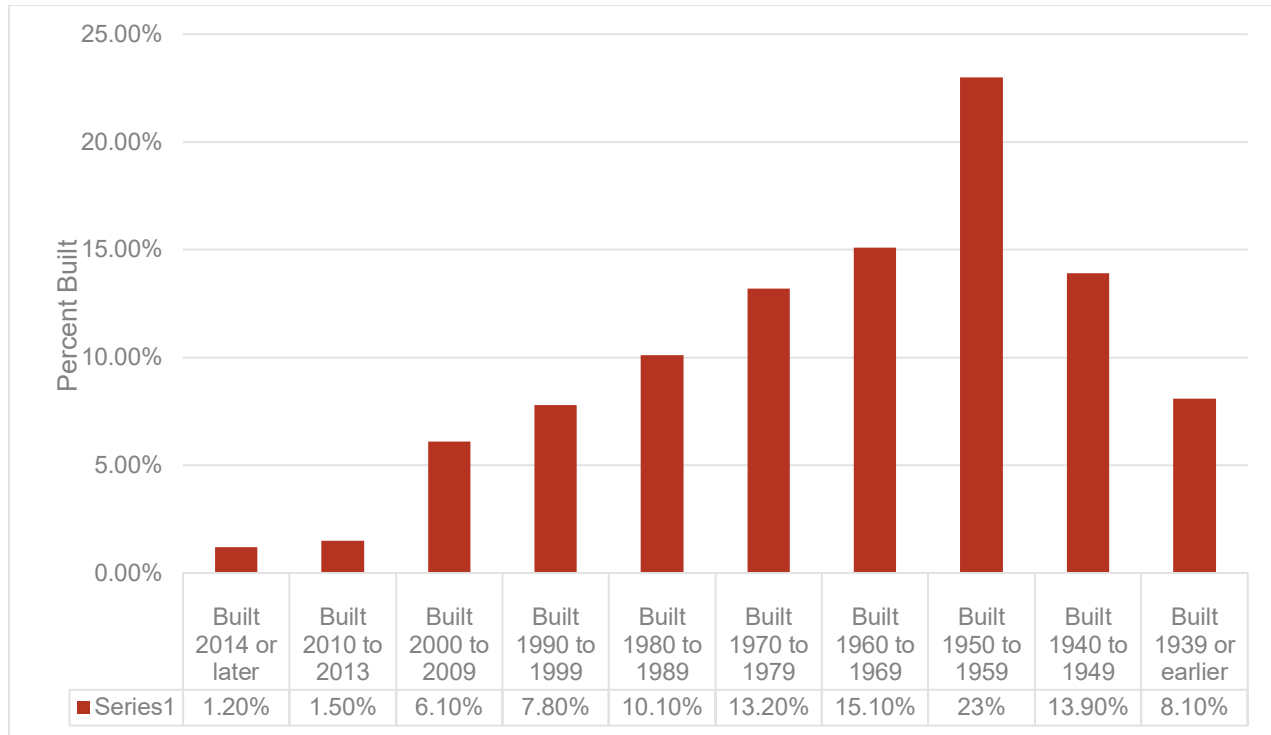
Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 2-9: Housing Stock Age in Arcadia, 2019



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

F. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Arcadia's residents. **Table 2-32** displays data for the median home value in Arcadia, the County of Los Angeles, and surrounding jurisdictions. In 2019, the ACS estimated that the median value of a home in Los Angeles County was \$538,200. In Arcadia, the same year, the median value of a home was \$1,097,600. Overall, each of Arcadia's neighboring jurisdictions had a median home value higher than the County's with the exception of El Monte.

Table 2-32: Median Home Value by Community, 2019

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

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

Table 2-34 shows that rent for a two bedroom unit in Arcadia experienced a two percent increase from \$2,161 to \$2,202 from 2018 to 2021. Three bedroom rentals saw the highest percent change from 2018 to



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Table 2-33: Average Monthly Rental Rates

Unit Type	January 2018 Average Monthly Rent	January 2019 Average Monthly Rent	January 2020 Average Monthly Rent	January 2021 Average Monthly Rent	Percent Change from 2018 to 2021
1 Bedroom	\$2,622	\$1,521	\$1,742	\$1,666	-57%
2 bedrooms	\$2,161	\$2,237	\$2,280	\$2,202	2%
3 Bedrooms	\$3,137	\$3,072	\$3,187	\$3,440	9%
4+ Bedrooms	\$4,090	\$4,100	\$3,913	\$4,060	-1%
Source: Zumper, Arcadia Rentals Zumper Rent Index, accessed March 2021. *Percent Change from 2019 to 2019, 2020 rental data not available.					

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

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in Los Angeles County are shown in **Table 2-34**.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-34**) and market rental rates (**Table 2-35**) to determine what types of housing opportunities a household can afford.

Extremely Low income Households

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

Very Low income Households

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Low income Households

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

Moderate income Households

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-34: Affordable Monthly Housing Cost for Renters

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 2-35: Affordable Housing Costs

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

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

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



CITY OF
ARCADIA

Technical Background Report Section 3

Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)





CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

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

1. Nongovernmental Constraints

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

A. Land Costs and Construction Costs

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

In February 2021, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$125.18 for multi-family housing, \$138.79 for single-family homes, and \$156.95 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities, run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about \$130.58 per square foot. Although construction costs are a significant portion of the overall development



CITY OF ARCADIA 6TH CYCLE Housing Element Update

cost, they are consistent throughout the region.¹ Land cost is more significant for developers in the City of Arcadia.

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

B. Availability of Financing

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

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

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

¹ International Code Council. (2021). Building Valuation Data. Available at <https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>.

² Zillow. [Arcadia CA Real Estate & Homes for Sale](https://www.zillow.com/homes/Arcadia.-CA_rb/). Available at https://www.zillow.com/homes/Arcadia.-CA_rb/. Accessed on August 27, 2021.

³ FFIEC- MSA/MD Aggregate Reports. (2019). Disposition of applications by income, race, and ethnicity of applicant. <https://ffiec.cfbp.gov/data-publication/aggregate-reports/2019/CA/31084/5>



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-1: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD (2019)

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Black or African American	49.93%	23.72%	30.51%	3,579
Native Hawaiian or other Pacific Islander	40.89%	39.86%	21.65%	291
White	60.13%	17.88%	27.40%	25,143
Hispanic or Latino	56.43%	20.69%	27.80%	16,541
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.91%	23.88%	30.08%	871
Asian	62.94%	14.28%	27.54%	35,764
Black or African American	55.04%	19.47%	29.58%	11,611
Native Hawaiian or other Pacific Islander	54.18%	23.29%	27.19%	1052
White	64.87%	13.46%	25.98%	135,203
Hispanic or Latino	60.42%	16.47%	27.46%	42,722
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				



CITY OF ARCADIA 6TH CYCLE Housing Element Update

C. Economic Constraints

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

A 2021 California Association of Realtors (CAR) report found that homes on the market in Los Angeles County experienced a 25.1 percent year to year increase and cost an average of \$707,050 in April 2021; approximately \$42,950 lower than the Southern California median home price in the same month (\$750,000).⁵ According to the CAR First Time Buyer Housing Affordability Index, for 2021 the median value of a home in Los Angeles County was \$580,010 with monthly payments (including taxes and insurance) of \$2,830, requiring a minimum qualifying income of \$84,900.⁶ Homes and cost of living in the City of Arcadia was reported higher than the State median housing and living costs, almost double.⁷ According to May 2021 data from Zillow, the median cost of a home is \$1,131,169. Home values in the City have gone up 8.4% over the past year.⁸

2. Governmental Constraints

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

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

A. Land Use Controls

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

⁴ California Employment Development Department. California unemployment rate improves to 7.9% in May 2021. (2021). Available at <https://www.edd.ca.gov/newsroom/unemployment-may-2021.htm>.

⁵ California Association of Realtors (CAR). (2021). April home sales and price report. Available at <https://www.car.org/aboutus/mediacenter/newsreleases/2021releases/apr2021sales>.

⁶ CAR. Housing Affordability Index- First-time Buyer. Available at <https://www.car.org/marketdata/data/ftbhai>. Accessed on August 27, 2021.

⁷ Best Places. Cost of Living in Arcadia. Available at https://www.bestplaces.net/cost_of_living/city/california/arcadia. Accessed on August 27, 2021.

⁸ Zillow. (2021). Arcadia Home Values. Available at <https://www.zillow.com/arcadia-ca/home-values/>.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

State Density Bonus Law¹⁰

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

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

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

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

¹⁰Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3RE_APALZOITPLGEDEST_S9103.15DEBOAFSEHO_9103.15.060FI. Accessed on August 27, 2021.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

B. Residential Development Standards¹²

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

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

¹¹ Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REA_PALZOITPLGEDEST_S9103.15DEBOAFSEHO_9103.15.020DEBO. Accessed on August 27, 2021.

¹² Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV2ZOALUSDEST_S9102.01REZO. Accessed on August 27, 2021.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-2: Development Standards

Development Feature	Zoning Designation								
	R-M	R-O	R-1	R-2	R-3-R	R-3	CBD	MU	DMU
Lot Standards									
Minimum Lot Area (SF)	15,000	R-0-30,000: 30,000 R-0-22,000: 22,000 R-0-15,000: 15,000 R-0-12,500: 12,500	R-1-15,000: 15,000 R-1-10,000: 10,000 R-1-7,500: 7,500	7,500	10,000	10,000	5,000	5,000	10,000
Minimum Lot Width									
At Front Property Line	100 ft; 44 ft for cul-de-sac lots	100 ft; 57 ft for cul-de-sac lots	75 ft; 44 ft for cul-de-sac lots	75 ft; 44 ft for cul-de-sac lots; 85 ft if reversed corner lot	100 ft	100 ft; 57 ft for cul-de-sac lots; 85 ft if reversed corner lot	-	-	-
At Front Setback Line	75 ft	100 ft; 85 ft on reverse corner lots	75 ft	75 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	100 ft; 85 ft if reversed corner lot	-	-	-
Minimum Lot Depth	100 ft	100 ft	100 ft	100 ft	100 ft	100 ft	-	-	-
Structure Form and Location Standards									
Minimum Density (du/Acre)	1 unit per lot	1 unit per lot	1 unit per lot	2 units per lot	None	1 unit per 2,200 sf of lot area	80 units per acre	30 units per acres	80 unit per acre



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-2: Development Standards

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-2: Development Standards

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Landscaping Requirements¹³

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

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

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

Zones R-M:

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

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

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

Site Coverage and FAR¹⁴

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

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

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

Maximum Building Heights¹⁵

According to Division 2 of the City of Arcadia's Municipal Code, building structures may not exceed the height limit established by the lot's zone. The maximum building height in R-M, R-0 and R-1 is 25-30ft depending on the width of the lot. R-2 and R-3 both have a maximum building height of 30 ft, while R-3-R has a maximum building height of 18ft. In comparison to surrounding communities, the City of Arcadia has extensive building height regulations that are described below:

Height Measurement

- **Structure Height.** Structure height is measured from the base to the highest point of the building—excluding the chimney.

¹³ Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REA_PALZOITPLGEDEST_S9103.09LA. Accessed on August 27, 2021.

¹⁴ Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REA_PALZOITPLGEDEST_S9103.01SIPLGEDEST. Accessed on August 27, 2021.

¹⁵ Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV3REA_PALZOITPLGEDEST_S9103.01SIPLGEDEST_9103.01.050HEMEEX. Accessed on August 27, 2021.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Exceptions to Height Limits in All Zones

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

Parking Standards¹⁶

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

Table 3-3: Off-Street Parking Requirements for Residential Uses		
Land Use	Minimum Parking Spaces Required	
Single-Family Housing	2 spaces per dwelling unit in a garage for units less than 5,000 square feet in size with up to 4 bedrooms	
	3 spaces per dwelling unit in a garage for units 5,001 square feet or more in size and/or with 5 or more bedrooms	
Accessory Dwelling Unit	One on-site parking space (covered or uncovered)² Refer to Section 92102.01.080 for additional standards.	
Multi-Family Dwellings and Other Attached Dwellings	R-2, R-3, and the R-3-R Zones	2 covered spaces per unit 1 guest parking space per each 2 units
Mixed Use Units	1 space per studio 1.5 spaces per unit and 1 guest space for every 3 units	

¹⁶ Municode, Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DE_CO_DIV3REAPALZOITPLGEDEST_S9103.07OREPALO. Accessed on August 27, 2021.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Land Use	Minimum Parking Spaces Required
Live/Work Units	1 space per unit and 1 space per 1,000 square feet of nonresidential floor area
Senior Housing (when restricted to age 62 and older)	- For senior affordable apartment housing: 1 space per unit, and 1 guest space for every 4 units for assisted living facilities: 1.5 spaces per unit - For senior market rate housing: 2 spaces per unit
Notes: (1) A tandem parking space may be allowed to satisfy the third required, or any non-required, parking space, subject to Design Review approval (2) Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances: a. The accessory dwelling unit is located within one-half mile of public transit. b. The accessory dwelling unit is located within an architecturally and historically significant historic district. c. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure. d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. e. When there is a car sharing vehicle located within one block of the accessory dwelling unit.	

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

C. Homeowners Association Areas

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

Table 3-4: Floor Area Ratio Standards for Homeowners Association Areas

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

Maximum Floor Area in Specific Homeowners Association Areas	
HOA and Lot Size	Floor Area Ratio
Santa Anita Village and Highland Oaks HOAs	
Less than 10,000 sf	35% of lot area
10,001 – 15,000	3,500 sq ft plus 25% of lot area over 10,000 sq ft
15,001 – 20,000	4,750 sq ft plus 10% of lot area over 15,000 sq ft
20,001 – 30,000	5,250 sq ft plus 10% of lot area over 20,000 sq ft
30,000 +	6,250 sq ft plus 10% of lot area over 30,000 sq ft
Upper Rancho HOA	
Less than 10,000 sf	45% of lot area
10,001 – 15,000	4,500 sq ft plus 40% of lot area over 10,000 sq ft



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-4: Floor Area Ratio Standards for Homeowners Association Areas

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

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

Notes:

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

D. Growth Management Measures

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

E. Specific Plans

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

Seabiscuit Pacific Specific Plan – La Meridian Hotel and Mixed Use Project (SP-SP)¹⁷

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

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

Landscaping

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

Signs

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

F. Variety of Housing Types Permitted

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-6: Housing Types Permitted in Arcadia

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Notes:

P – Permitted

A – Permitted as an Accessory Use

M – Minor Use Permit Required

C – Conditional Use Permit Required

(UF)- Uses are Permitted on Upper Floor only

NA- No Information

Source: City of Arcadia Municipal Code, Division 2: Zones, Allowable Uses, and Development Standards



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Single-Family Dwelling

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

Multi-Family Dwelling

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

Two-Family Dwelling

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

Accessory Dwelling Unit

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

Junior Accessory Dwelling Unit

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

Residential Care Facility- Small and Large

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

Supportive Housing – Housing Type, Small, and Large

Supportive Housing is defined by the City of Arcadia's Zoning Code as two or more dwelling units on one parcel, where each unit functions as a single household and no on-site social services are provided. The dwelling unit is occupied by a target population, with no limit on length of stay, that is linked to on-site or off-site services that assist the supportive housing resident(s) in retaining the housing, improving their health status, and maximizing



CITY OF ARCADIA 6TH CYCLE Housing Element Update

their ability to live and, when possible, work in the community. A target population means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Welfare and Institutions [W&I] Code Section 4500) and may include—among other populations—adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Supportive Housing (Housing Type) is permitted in R-2, R-3, and R-3-R as well as in CMD, MU, DMU with a minor use permit for upper floors only. Supportive Housing with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones. Supportive Housing with more than seven persons (large), excluding staff, is permitted with a conditional use permit in C-O and C-G commercial zones.

Transitional Housing – Housing Type, Small, and Large

Transitional Housing is defined by the City of Arcadia's Zoning Code as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. The Housing Type, Transitional Housing, is defined as two or more dwelling units on one parcel, where each unit functions as a single housekeeping unit and no on-site social services are provided. Transitional Housing (Housing Type) is permitted in R-2, R-3, and R-3-R as well as in CMD, MU, DMU with a minor use permit for upper floors only. Transitional Housing with six or fewer residents (small), excluding staff, is permitted in R-M, R-0, R-1, R-2, R-3, and R-3-R residential zones as well as C-M commercial zone. Transitional Housing with more than seven persons (large), excluding staff, is permitted with a conditional use permit in the C-O, C-G commercial zones.

Boarding House

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

Emergency Shelter

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

Hotel and Motel

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

Live/Work Unit

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

G. Housing for Persons with Disabilities

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

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation¹⁸

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

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

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

To be considered for a reasonable accommodation, the Development Services Director must approve or conditionally approve an application, followed by a ten-day public notice to adjacent property owners. The

¹⁸ Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV7PEP_RPR_S9107.17REAC. Accessed on August 27, 2021.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

decision may be appealed to the Planning Commission for review. An application for reasonable accommodation must include all of the following:

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

H. Development Fees

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

The location of projects and housing type result in varying degrees of development fees. The presumed total cost of development is also contingent on the project meeting city policies and regulations and the circumstances involved in a particular development project application. **Table 3-7** provides the planning processing fees, **Table 3-8** provides the permit processing fees, and **Table 3-9** provides development impact fees for the City.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-7: Planning and Land Use Fees

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-7: Planning and Land Use Fees

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-7: Planning and Land Use Fees

Fee Type		Fee
	Amendment to an Approved Tentative Map and/or conditions and/or conditions	\$1,022
	Lot Mergers	\$1,354
	Certificate of Compliance	\$838
Environmental Review (CEQA)	Initial Study - Negative Declaration/Mitigated Neg. Dec.	\$1,575
	Environmental Impact Report (EIR)	At Cost
	LA County Clerk Posting/Processing	\$75
CA Dept. of Fish & Wildlife Filing with NOD	Negative Declarations (ND & MND)	\$2,480.25
	Environmental Impact Report (EIR) Environmental Document per a Certified Regulatory Program (CRP)	\$3,445.25
	Environmental Document per a Certified Regulatory Program (CRP)	\$1,721.25
Temporary Use Permit	Application	\$574
	Council Review	\$1,437
Zoning Clearance		\$285
Development Agreement		At Cost
Development Agreement Amendment		At Cost
Development Agreement Periodic Review		\$1,034
Covenant Preparation		\$327
General Plan Document		\$75
General Plan Land Use Map	27 x 35 map	\$25
	11 x 17 map	\$2
Zoning Map	27 x 35 Map	\$25
	11x 17 Map	\$2
Accessory Dwelling Unit	Zoning Clearance	\$285
	Covenant	\$327
Source: Retrieved from https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/planning%20services/Planning%20Fees%205-21-19.pdf		



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-8: Permit Processing Fees

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-9: Development Impact Fees

Fee Type	Fee
School Fees \$4.08/sq. ft.(Residential)	\$4.08/Sq. Ft.
Single Family/condo/Townhome	\$1,983 per unit
Apartment	\$1,229 per unit
Senior Attached Housing	\$496 per unit
Assisted Living	\$343 per unit
Single Family Detached	\$2.85 per SF
Multi-Family	\$3.73 per SF

The development fees associated with each project is dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner. When compared to development fees from surrounding jurisdictions, the City of Arcadia's fees are on the higher end. For example, a permit that has a value between \$1.00 and \$500.00 requires a fee of \$37.85 in Monrovia¹⁹, \$29.00 in Pasadena²⁰, and \$40.65 in Arcadia. Overall, the City has higher permitting fees than surrounding jurisdictions, and this could be considered an impediment to housing development.

I. On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (improvements within the lot or property boundaries specific to the project or development), and off-site improvements which are required as a result of a development or project (curb, gutter, sidewalk, road widening and upgrading; stormwater facilities; and traffic improvements). Thus, these are costs that may influence the sale or rental price of housing.

Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City. The majority of cost associated with on- and off-site improvements is reimbursed to the City in the form of Development Impact Fees as these improvements would impact public facilities such as water and sewer lines.

Building Codes and Enforcement

The City has adopted the 2019 California Building Code as the basis of its building code, including the ancillary information within the tables, attachments, addendums, and footnotes. This would include the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. The adopted California Building Code therefore ensures a consistent development standard that would be promoted throughout the State. The 2019 California Building Standards Code is the newest edition with an effective date of January 1, 2020. The City strives to provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

¹⁹ City of Monrovia. 2021. Schedule of Fees & Charges- Fiscal Year 2021-2022. Available at <https://www.cityofmonrovia.org/home/showpublisheddocument/26154/637641916081730000>.

²⁰ City of Pasadena. 2021. *General Fee Schedule Update*. Pg. 8. Available at <https://www.cityofpasadena.net/finance/wp-content/uploads/sites/27/FY-2022-Adopted-General-Fee-Schedule.pdf?v=1631111377237>.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

In partnership with the people of Arcadia, the Code Services Division monitors and enforces the ordinances in the Arcadia Municipal Code adopted by the Arcadia City Council to help maintain and promote a healthy, safe, and pleasant environment for everyone to live, work, and play. From 2018 through 2021, Code Enforcement staff indicated that there are 4,419 property maintenance cases in Arcadia. Approximately 2,367 of the cases were related to housing maintenance. It can be estimated that approximately 800 units are in need of rehabilitation each year.

Local Processing and Permit Procedures²¹

Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require zoning or general plan amendments, or encounter community opposition.

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

All plans are first reviewed by City Staff for completeness before it is accepted and officially filed. Once an application is accepted as complete, City Staff may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA) prior to the review by the appropriate authority. Various applications may also require public notice and a public hearing. Division 7, Section 9107.03 of Arcadia's Code of Ordinances provides the standards and procedures for submitting and obtaining permits. **Table 3-10** identifies the appropriate review authority for each planning permit application.

Table 3-10: Designated Authority for Permits and Appeals			
Type of Action	Role of Review Authority¹		
	Director	Commission	Council
Legislative Action			
Development Agreements and Amendments	R	R	D
Development Code Amendments	R	R	D
General Plan Amendments	R	R	D
Specific Plans and Amendments	R	R	D
Zoning Map Amendments	R	R	D
Planning Permits and Approvals and Administrative Actions			

²¹ Municode. Arcadia, CA. Available at https://library.municode.com/ca/arcadia/codes/code_of_ordinances?nodeId=ARTIXDIUSLA_CH1DECO_DIV7PEP_RPR_S9107.03APPRPR_9107.03.020APSU. Accessed on August 27, 2021.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-10: Designated Authority for Permits and Appeals

Type of Action	Role of Review Authority ¹		
	Director	Commission	Council
Administrative Modifications	See Table 7-2 in Section 9107.05		
Certificates of Demolition	D	A	A
Conditional Use Permits	R	D	A
Home Occupation Permits	D	A	A
Interpretations	D	A	A
Minor Use Permits	D	A	A
Planned Developments	D	D	A
Reasonable Accommodations	D	A	A
Sign Permits	D	A	A
Site Plan and Design Review	D	D/A	A
Site Plan and Design Review (HOA Areas)	D	A	A
Temporary Use Permits	D	A	A
Tree Encroachment, Preservation, and Removal	See Section 9110.01 for specific thresholds		
Variances	R	D	A
Zoning Clearances	I	A	A
Zoning Clearances (ADU)	I	A	A
<i>R = Review Authority makes a recommendation to a higher decision-making body</i> <i>D = Decision made by Reviewing Authority</i> <i>I = Decision after Confirmed Compliance</i> <i>A = Reviewing Authority may consider and decide upon appeal</i>			

Permit Processing

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

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

- The application form with all applicable information included on, or attached to, the form;



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Site Plan and Design Review

Division 7, Section 9107.19 of Arcadia's Municipal Code outlines the process for site plan and design review of development projects, which are intended to protect the integrity and character of the residential, commercial, and industrial areas of the city, consistent with the general plan.

A Development Plan Permit is required under the following conditions:

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

At the time of application submittal a review of configuration, design, location, and impact of the proposed use is conducted by comparing the use to established standards and design guidelines. This review determines whether the permit should be approved by weighing the public need for and the benefits to be derived from the use against the impacts it may cause.

J. Senate Bill 35

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

When a jurisdiction has made insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2018) it is subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments



CITY OF ARCADIA 6TH CYCLE Housing Element Update

with at least 10 percent affordability.²² All projects which propose at least 10 percent affordable units within Arcadia are eligible for ministerial approval under SB 35 as determined by the SB 35 Statewide Determination Summary. To be eligible for SB 35 approval, sites must meet a long list of criteria, including:

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

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

- A coastal zone, conservation lands, or habitat for protected species;
- Prime farmland or farmland of statewide importance;
- Wetlands or lands under conservation easement;
- A very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- A site with existing multi-family housing that has been occupied by tenants in the last ten years or is subject to rent control; or
- A site with existing affordable housing.

K. Infrastructure Constraints

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

Dry Utilities

Electricity

Southern California Edison (SCE) delivers electricity purchased by the Clean Power Alliance (CPA) to Arcadia. According to the California Energy Commission, SCE consumed approximately 80,912 million kilowatts per hour (kWh) of electricity in 2019. SCE continues to provide energy to the state of California through a series of

²² HCD. (2021). Streamline Ministerial Approval Process. Available at <https://www.hcd.ca.gov/community-development/accountability-enforcement/docs/sb35determinationsummary10012020.pdf>.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

methods including oil and natural gas, renewable energy resources and alternative diverse supplied. SCE is responsible for delivering electricity to all existing and future development in Arcadia.

Natural Gas

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

Water Supply and Wastewater Capacity

Water Supply

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

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

Water Demand and Supply Reliability²³

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

Upper San Gabriel Valley Municipal Water District

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

Raymond Basin

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

Main Basin

²³ City of Arcadia. (2015). Urban Water Management Plan. <https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Urban%20Water%20Management%20Plan.pdf>, pg. 100 – 103.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

Wastewater Capacity

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

Fire and Emergency Services²⁴

Fire Prevention

The Arcadia Fire Department provides prevention and emergency response services to fires, search and rescue, disaster situations, and medical emergencies. The Department's fire fleet consists of 21 vehicles and two trailers located throughout the community. The average response time of the Arcadia Fire Department is four to five minutes. **Table 3-11** below identifies the Fire Department's activities for April 2021, which represents a "typical" month of calls.

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

Table 3-11: Arcadia Fire and Rescue Activity Report for April 2021

Service Type	Total Monthly Occurrence
Fire	6
Rescue & Emergency Medical Service	254
Hazardous Condition (No Fire)	5
Service Call/Public Assistance	22
Good Intent Call	33
False Alarm/False Call	38
Special Incident/Other	3

²⁴ City of Arcadia. (2010). General Plan: Safety Element. <https://www.arcadiaca.gov/Shape%20Arcadia/Development%20Services/general%20plan/Safety.pdf>, pg. 8-29.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-11: Arcadia Fire and Rescue Activity Report for April 2021

Service Type	Total Monthly Occurrence
Overpressure Rupture/Explosion/Overheat	0
Sever Weather/Natural Disaster	2
Total Incidents	363
<i>Source: City of Arcadia Fire Department, Fire Department Weekly Report, compiled for April 2021.</i>	

Emergency Medical Services (EMS)

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

Police Services

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

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

L. Environmental Constraints

The City of Arcadia is located south of the Angeles National Forest and adjacent to the San Gabriel Mountains which exposes the City to several environmental conditions that affect how housing can be used and developed. The development of housing in the City is susceptible to several potential environmental constraints including geologic and seismic hazards, flooding, and fire hazards, all of which are detailed below.

Geologic and Seismic Hazards

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Seismic Hazards

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

Faults

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

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

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

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

Flooding

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

Fire Hazards

Wildland Fires

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

Urban Fires

According to the City's Safety Element of the General Plan, urban fires accounted for less than four percent of the City's total incident responses in 2007, however the damage to residential structures were estimated at \$1.5



CITY OF ARCADIA 6TH CYCLE Housing Element Update

million. The Fire Department is focused on fire prevention and education to keep incident levels and damage low.

3. Affirmatively Furthering Fair Housing (AFFH)

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

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

The Analysis of Impediments (AI) to Fair Housing Choice, prepared for the County of Los Angeles, examines local housing conditions, economics, policies and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies any existing impediments that limit housing choice, and proposes actions to mitigate those impediments. The Regional AI examines fair housing issues in the County’s unincorporated areas and cooperating cities from 2019 to 2024, it includes additional fair housing issues and data for the City of Arcadia.

A. Needs Assessment

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

AI Outreach FY 2017

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

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Through the outreach efforts and Countywide analysis, the County identified the following fair housing impediments:

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

B. Fair Housing Issues

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

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

Local Contributing Factors

Of the fair housing impediments listed in the Regional AI, the following directly relate to the City of Arcadia:

- **Lack of affordable housing in a range of sizes:** The City's existing housing stock does not contain many affordable housing options for the low and very low income population.
- **Ineffective fair housing outreach and education efforts:** The City has partnered with the Housing Rights Center to assist in supporting Fair Housing issues in the City of Arcadia. While this partnership supports fair housing, the City does not have Fair Housing information readily available on the City website.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

C. Lending Patterns

Availability of financing affects a person's ability to purchase or improve a home. The analysis of the lending patterns and practices within a community or city help to identify persons who regularly experience disproportionate roadblocks to home ownership. **Table 3-12** below identifies the lending patterns by race and ethnicity, as well as income category for the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area (MSA). According to the data, low income applicants (less than 50 percent of the MSA/MD median income) are more likely to have a loan application denied, the highest rates of denial were among Native Hawaiian/Pacific Islander (67 percent) and American Indian and Alaska Natives (58.3 percent). Across all income categories, applicants who identified as White had the highest rates of loan approvals, followed by applicants who identified as Hispanic or Latino.

Table 3-12: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-12: Disposition of Loan Applications by Race/Ethnicity – Los Angeles-Long Beach-Glendale MSA/MD

Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
White	60.13%	17.88%	27.40%	25,143
Hispanic or Latino	56.43%	20.69%	27.80%	16,541
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	48.91%	23.88%	30.08%	871
Asian	62.94%	14.28%	27.54%	35,764
Black or African American	55.04%	19.47%	29.58%	11,611
Native Hawaiian or other Pacific Islander	54.18%	23.29%	27.19%	1052
White	64.87%	13.46%	25.98%	135,203
Hispanic or Latino	60.42%	16.47%	27.46%	42,722
<i>Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.</i>				

D. Hate Crimes

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

E. Fair Housing Enforcement and Outreach Capacity

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

HRC provides programs and services focused on eliminating housing discrimination, providing general housing assistance, and education and outreach activities to residents in Los Angeles County. In recent years, the HRC has performed the following in the region:

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

The City provides fair housing information regularly through code enforcement efforts and responses to housing questions. The City of Arcadia is committed to mitigating fair housing issues and discrimination in the community and increasing fair housing access and opportunity.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Integration and Segregation Patterns and Trends

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

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

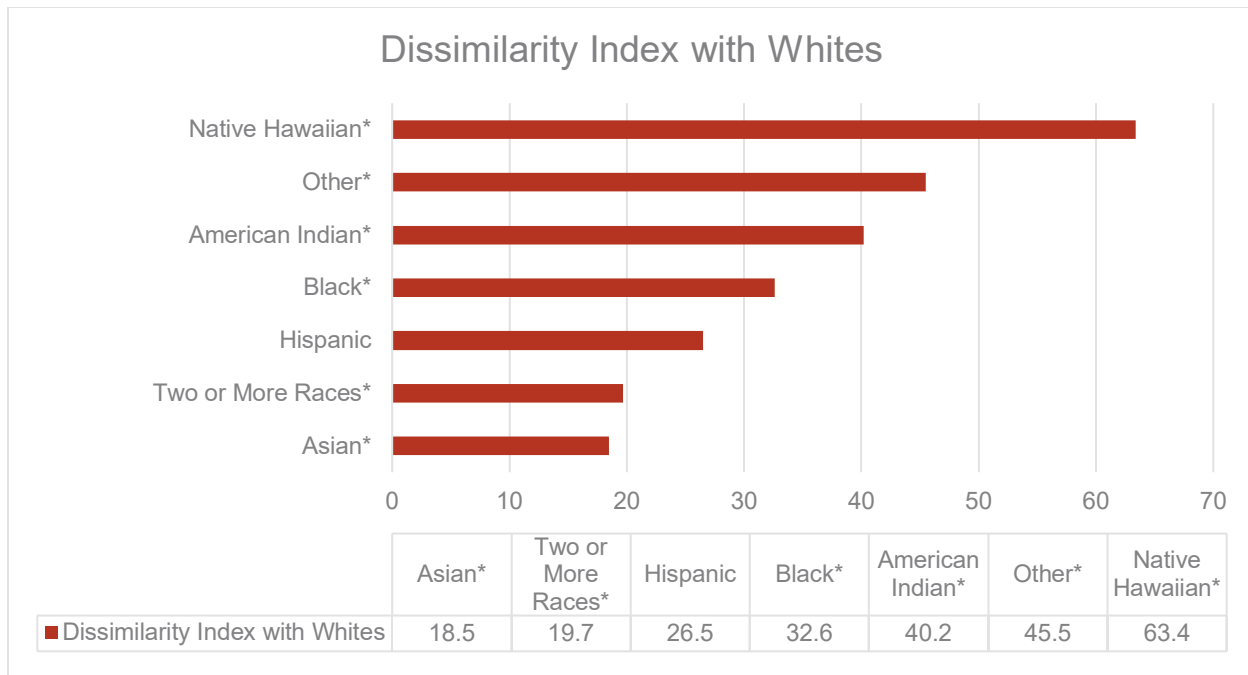
Figure 3-1 shows the dissimilarity between each of the identified race and ethnic groups and Arcadia's White population. The higher scores indicate higher levels of segregation among those race and ethnic group. The Asian population within Arcadia make up the majority of the City's population at approximately 61.6 percent according to 2019 American Community Survey (ACS) estimates.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-1: Dissimilarity Index with Whites, City of Arcadia



Source: American Community Survey, 2019.

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

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

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

Figure 3-2 below displays the R/ECAP analysis of the Arcadia area. The HUD data available does not provide information specific to the City of Arcadia, thus a broader more regional approach was taken, as shown in the map. The figure shows there are no pockets of racially or ethnically concentrated areas of poverty within Arcadia. However, there is a R/ECAP in El Monte, south of Arcadia. While the City has no R/ECAP areas, there



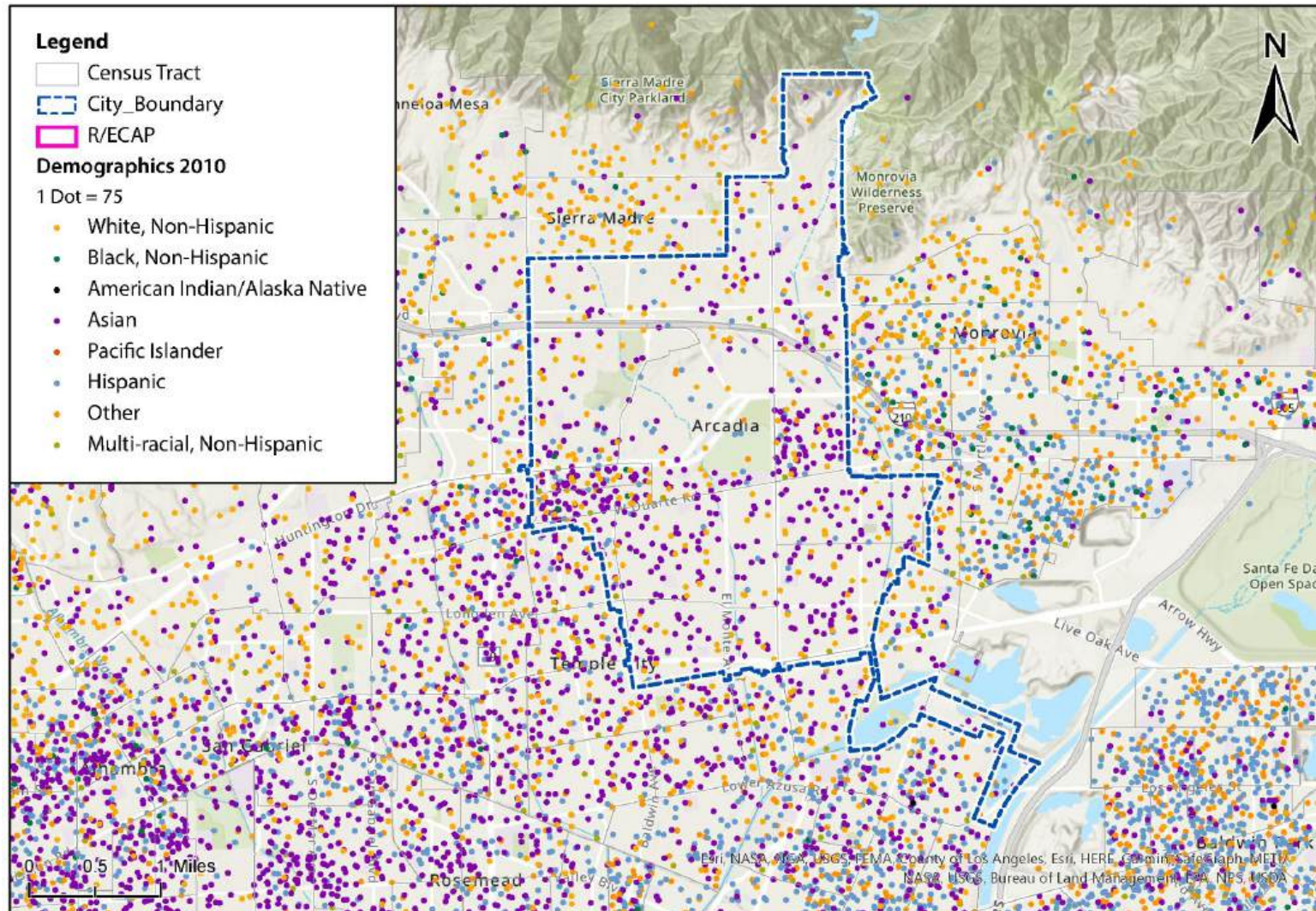
CITY OF ARCADIA 6TH CYCLE Housing Element Update

are still concentrated areas of poverty in surrounding communities; therefore, the City is committed to increasing housing mobility opportunities for persons outside the City or in Los Angeles County as a whole. **Chapter 10: Implementation Plan** of this Housing Element outlines housing opportunity, affordable housing, and fair housing strategies to increase opportunities to all households.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-2: R/ECAP Areas, City of Arcadia



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT006, July 10, 2020



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty have long been analyzed and reviewed as a contributing factor to segregation. However, patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated.²⁵ Research also identifies segregation of affluence to be greater than the segregation of poverty. Racial and economic segregation can have significant effects on respective communities, including but not limited to, socioeconomic disparities, educational experiences and benefits, exposure to environmental conditions and crime, and access to public goods and services.

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

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

Overall, RCAAs may represent a public policy issue to the extent that they have been created and maintained through exclusionary and discriminatory land use and development practices. Postwar patterns of suburbanization in many metropolitan areas were characterized by White communities erecting barriers to affordable housing and engaging in racially exclusionary practices.²⁶ To identify these areas in Arcadia, this analysis examines census tracts with a population that is at least 50 percent White with a median income over \$100,000. While none of Arcadia's census tracts have a population greater than 50 percent White, the City has one census tract with a median income over \$100,000. **Figure 3-3** below shows that there are no census tracts in Arcadia that meets both the income and race threshold for the tract to be considered an RCAA.

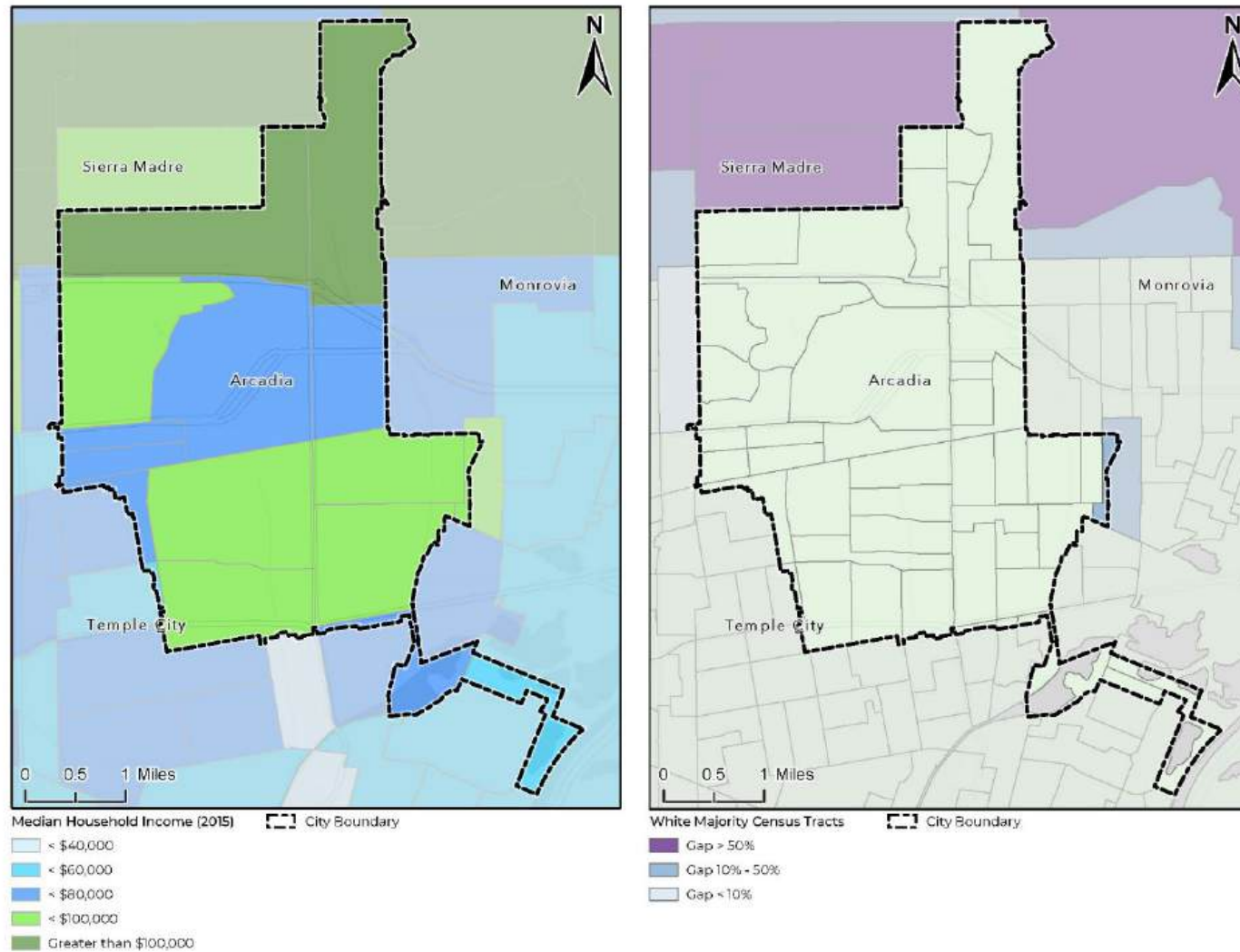
²⁵ Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota. Edwards Goets, Damiano, Williams. 2019.

²⁶ Ibid.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-3: RCAA In Arcadia



Source: HUD Data and Mapping Resource. Available at <http://egis.hud.gov/>.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Disparities in Access to Opportunity

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

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

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

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

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

Table 3-13 shows the following key findings:

- The City has high rates of high school graduation rates as well as high math and English proficiency. Arcadia also has higher rates of college educated adults and overall higher levels of UC and CSU eligibility than the State.
- Residents of Arcadia experience higher employment as well as higher levels of minimum basic income. Job availability, quality, and growth are all at lower levels in Arcadia when compared to the State's rates.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

- While homeownership rates are higher in the City of Arcadia than in the State, levels of cost burden are similar at about 53 percent. Housing adequacy is higher in the City and affordability is lower than the State.
- Vehicle availability is higher in Arcadia while commute times are lower than the State. Residents of the City also experience higher rates of internet access.
- Overall health and environmental opportunities are similar between the City and State. Although, Arcadia has lower rates of teen pregnancy and less years of life lost and higher access to healthcare.
- Voting rates in Arcadia are lower than in the State. Rates of English speakers are slightly lower than average however the rate of US Citizenship is the same as the State.

Table 3-13: Local and State Regional Opportunity Indicators for Place and People			
ROI Indicator		Arcadia	California
Education	People		
	College Educated Adults	62%	38%
	Math Proficiency	90%	70%
	English Proficiency	88%	65%
	Elementary Truancy	12%	24%
	Place		
	High School Graduation Rate	98%	83%
	UC/CSU Eligibility	70%	41%
	Teacher Experience	58%	36%
	High School Discipline Rate	0%	6%
Economic	People		
	Employment Rate	94%	89%
	Minimum Basic Income	79%	64%
	Place		
	Job Availability	634.50	701.75
	Job Quality	35%	40%
	Job Growth	1%	3%
Housing	Bank Accessibility	0.33	0.24
	People		
	Home Ownership	62%	55%
	Housing Cost Burden	54%	52%
	Place		
	Housing Adequacy	96%	91%
Mobility	Housing Affordability	0.11	0.19
	People		
	Vehicle Availability	92%	86%
	Commute Time	51%	60%
Health and	Internet Access	4.91	4
	People		
	Infant Health	96%	95%
	Birth to Teens	1%	7%
	Years of Life Lost	17.48	29.84
	Place		



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-13: Local and State Regional Opportunity Indicators for Place and People			
ROI Indicator		Arcadia	California
	Air Quality	12.52	10.01
	Prenatal Care	83%	83%
	Access to Supermarket	53%	53%
	Health Care Availability	2.09	1.76
Civic Life	People		
	Voting Rates	25%	31%
	English Speakers	87%	88%
	Place		
	US Citizenship	83%	83%
	Neighborhood Stability	89%	85%

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

Figure 3-4: Local and State Regional Opportunity Indicators for Place and People



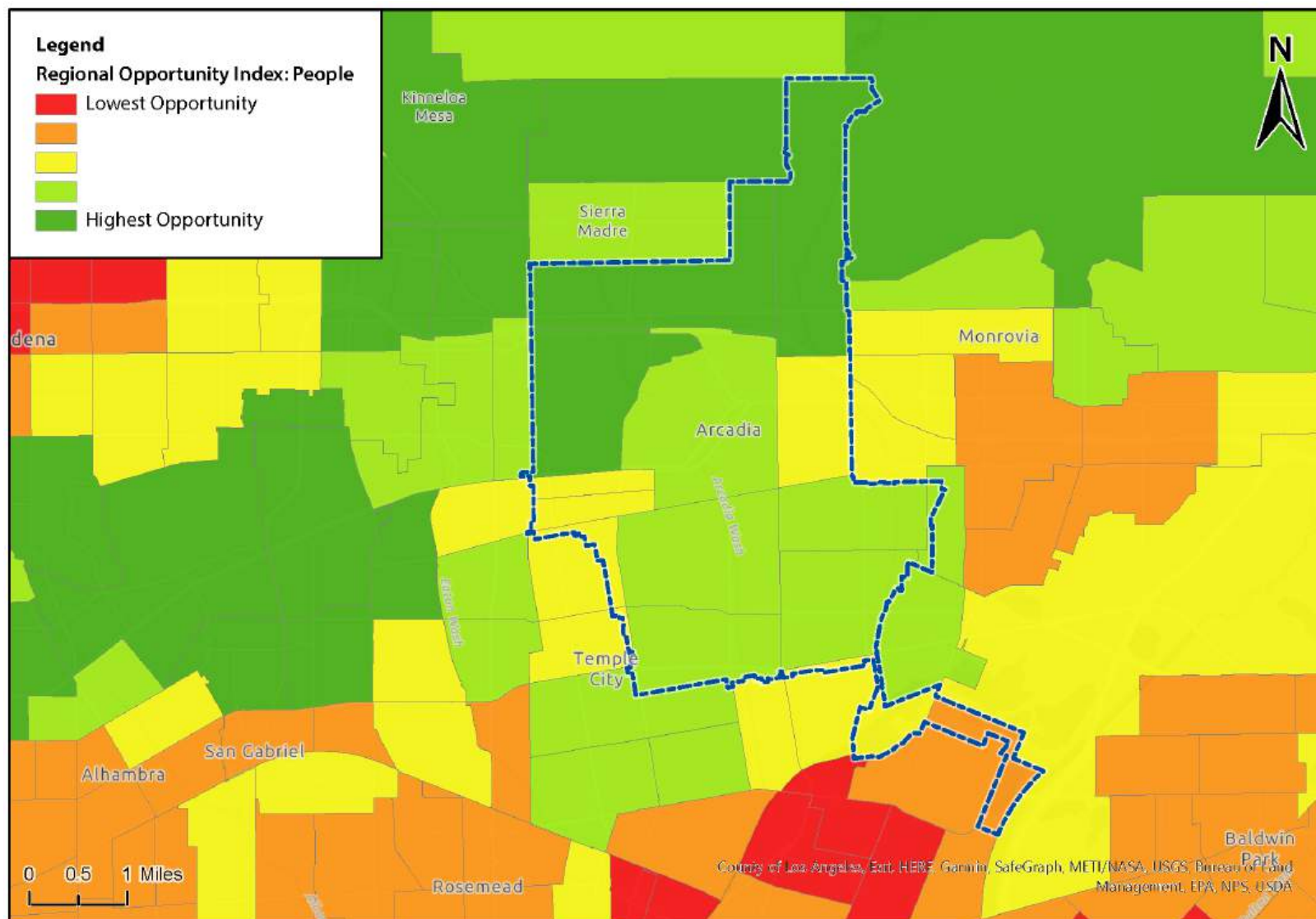
Source: UC Davis Center for Regional Change and Rabobank, 2014.

Figure 3-5 identifies the achievement levels that persons living within the City have and **Figure 3-6** displays the opportunity that different census tracts can provide. As shown in **Figure 3-5** and **Figure 3-6** below, the majority of Arcadia is classified as a high opportunity zone with pockets of lower opportunity at the southern end of the City and mid-eastern boundary. This indicates a high level of relative opportunities that people are able to achieve as well as a high level of relative opportunities that Arcadia provides.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

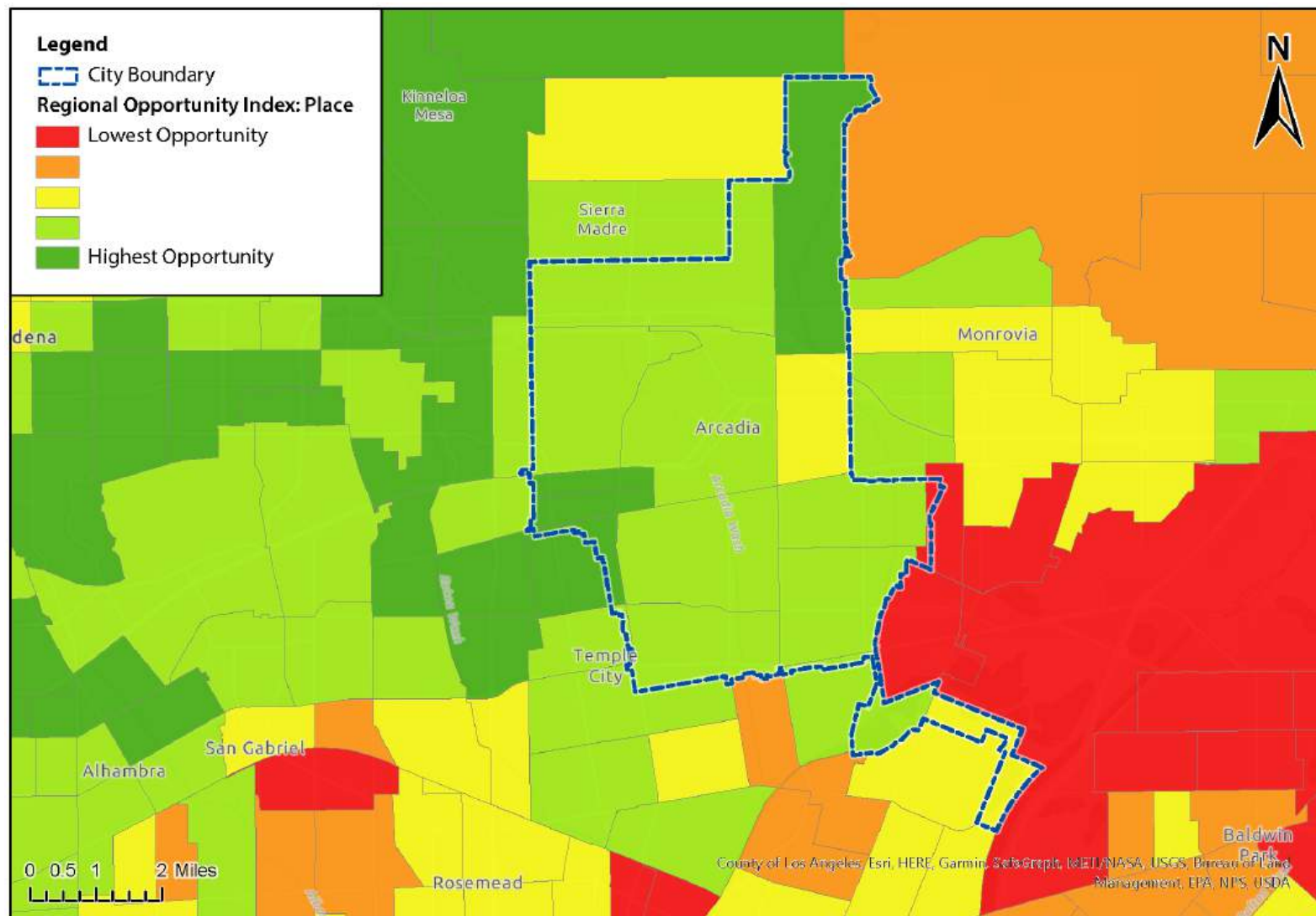
Figure 3-5: Regional Opportunity Index, People – City of Arcadia





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-6: Regional Opportunity Index, Place – City of Arcadia



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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Tax Credit Allocation Committee (TCAC) Opportunity Area Maps

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

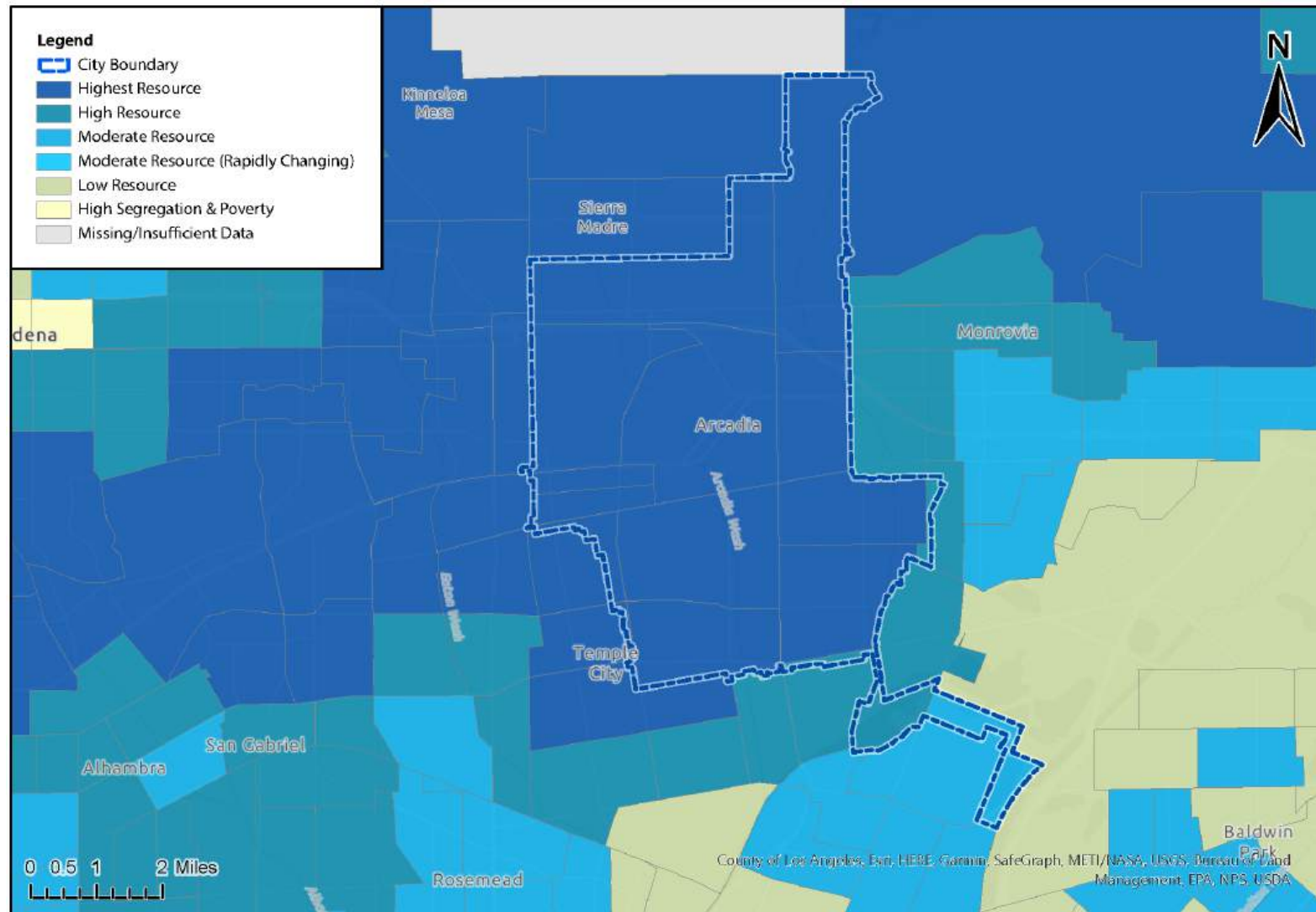
According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-7** below, most of Arcadia is classified with the highest resource designation with just the southern portion of the City designated as high to moderate resource. The City of Arcadia is committed to exploring programs and avenues to improve housing access and opportunity to both existing residents, future residents, and households in nearby areas.

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-7: TCAC/HCD Opportunity Map – City of Arcadia



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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets in each jurisdiction. As data for Arcadia as a local jurisdiction was not available, data for the Los Angeles-Long Beach-Anaheim Region was used for this analysis. **Table 3-14** provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

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

Table 3-14 below displays the opportunity indices by race and ethnicity for persons in Arcadia. Key findings from the opportunity indicators (shown below) include:



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

Table 3-14: Opportunity Indicators by Race and Ethnicity in the Los Angeles-Long Beach-Anaheim Region

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-14: Opportunity Indicators by Race and Ethnicity in the Los Angeles-Long Beach-Anaheim Region

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA
 Note 2: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

Access to Transit

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Arcadia scored a 6.8 AllTransit performance score, illustrating a low to moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. According to the data shown in **Table 3-15**, Arcadia's AllTransit performance score illustrates a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. In total, 188,373 jobs are accessible within a 30-minute trip from Arcadia, however just 2.67 percent of commuters use transit. Additionally, AllTransit identified the following transit related statistics for Arcadia:

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

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

Table 3-15: Opportunity Indicator – Transit

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

Source: All-transit, American Community Survey 2019

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

Access to transportation increases both economic and environmental/health opportunities. In an effort to increase both mobility and economic access, the City of Arcadia has identified the Live Oak Corridor and



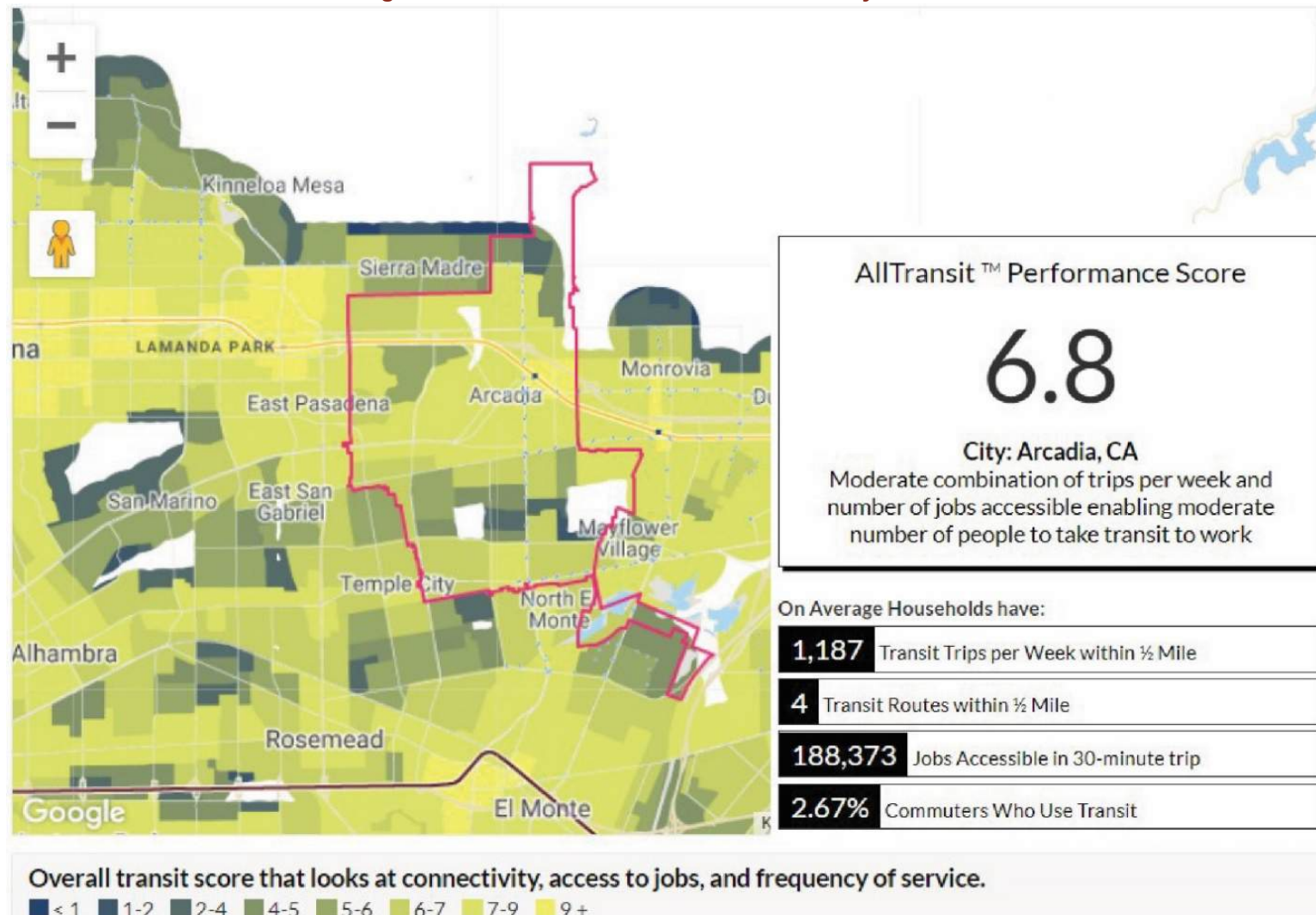
CITY OF ARCADIA 6TH CYCLE Housing Element Update

the downtown area as opportunities for increased density to accommodate low and very low units. These areas are proximate to both regional as well as local transit and as the map below shows, these areas score well with connectivity.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-7: AllTransit Performance Score – City of Arcadia



Source: AllTransit Metrics



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. **Figure 3-8** below displays mapped results for the CalEnviroScreen in Arcadia. The map shows that most of Arcadia is low scoring, with the exception of one partial census tract (6037431502) towards the edge of the City and one full census tract at the mid-eastern edge (6037430801) that fall between 40 and 50 percent. Overall, low scoring signifies low pollution burdens in the City. **Table 3-16** below identifies the CalEnviroScreen scores given to these census tracts. Overall, low scoring signifies low pollution burdens in the City, therefore, the City of Arcadia shows low exposure to harmful pollutants.

Table 3-16: CalEnviroScreen 3.0

Census Tract Number	6037431502	6037430801
Pollutant (measured in Percentile*)		
Ozone	69	69
PM 2.5	66	53
Diesel	51	44
Pesticides	0	0
Toxic Releases	83	78
Traffic	35	84
Drinking Water	95	94
Cleanups	0	27
Groundwater Threats	23	0
Hazardous Waste	57	49
Impaired Water	63	0
Solid Waste	76	33
Health Risk/ Burden (Measured in Percentile*)		
Asthma	3	6
Low Birth Weight	43	20
Cardiovascular Rate	75	25
Education	43	29
Linguistic Isolation	75	92
Poverty	37	42
Unemployment	48	27
Housing Burden	59	63

Note:

* Percentile derived using a weighted scoring system to determine average pollution burden/ socioeconomic scores relative to other census tracts.

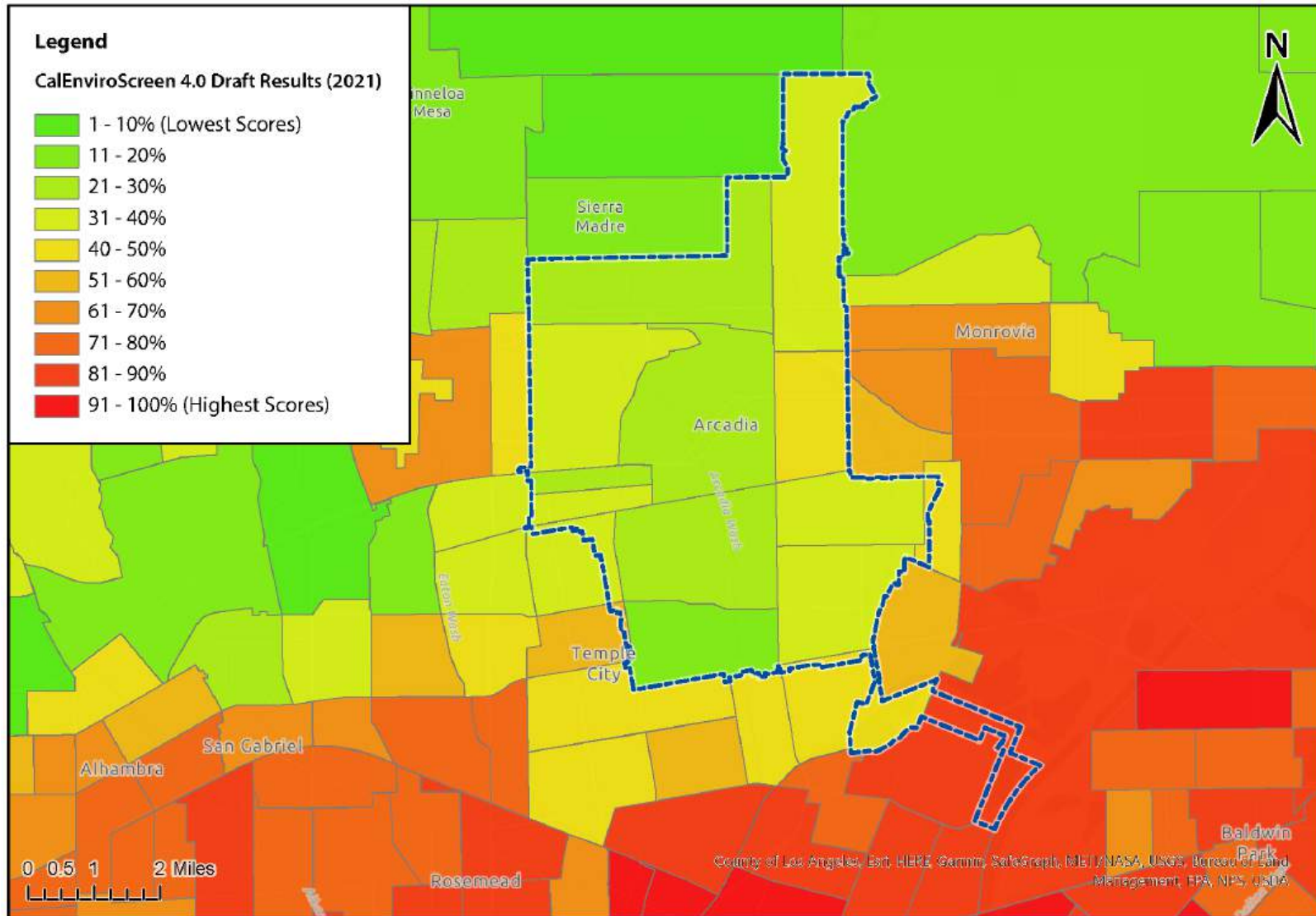
Source: CalEnviroScreen 3.0 Map. Arcadia. Accessed through

<https://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=4560cfbce7c745c299b2d0cbb07044f5>



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-8: CalEnviroScreen, City of Arcadia



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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

G. Discussion of Disproportionate Housing Needs

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

Existing Needs

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

Housing Needs in Arcadia

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. **Tables 3-17** through **3-21** display data for demographic characteristics of Arcadia, as compared to the County of Los Angeles and the State of California. Additional detailed analysis of the Arcadia community demographics is outline in **Section 2: Community Profile** of the Technical Background Report.

Table 3-17 displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. Similarly, in the County, nearly 10 percent of persons reported at least one disability. The City of Arcadia reported a higher percentage than the State and the City at 18.6 percent. Of the 18.56 percent Arcadia residents who reported a disability, the majority were ambulatory difficulties and independent living difficulties, which could be tied to the City's senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Table 3-17: Population by Disability Type, Compared by Geography, 2019

Disability	City of Arcadia	County of Los Angeles	California
Total with a Disability	18.6%	9.9%	10.6%
Hearing Difficulty	2.5%	2.5%	2.9%
Vision Difficulty	1.2%	2.0%	2.0%
Cognitive Difficulty	2.6%	4.1%	4.3%
Ambulatory Difficulty	4.6%	5.7%	5.8%
Self-Care Difficulty	2.7%	2.9%	2.6%
Independent Living	3.7%	5.4%	5.5%
<i>Source: American Community Survey, 5-Year Estimates, 2019</i>			

Tables 3-18 and **3-19** display household type and income data for the State, County, and City. Overall, the City has a larger percentage of family households than the County and State; this includes family households, married-couple family households, and those with children. Of the three jurisdictions, the State has the largest percentage of non-family households at approximately 11 percent more than Arcadia. The City has a percentage of households with at least one senior over the age of 60 that is approximately 10 percent more than the County and nearly 28 percent more than the State.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-18: Population by Familial Status, Compared by Geography, 2019

Familial Status	City of Arcadia	County of Los Angeles	California
Total Households	19,520	3,316,795	13,044,266
Family Households	79.9%	66.7%	68.7%
Married-Couple Family Households	58.2%	45.1%	49.8%
With Children	--	28.3%	34%
Non-Family Households	20.1%	33.3%	31.3%
Households with one or more people 60 years +	47.2%	37.9%	29.2%

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

Regarding household income, the City had a higher median household income than the County and State in 2019. As **Table 3-19** shows, Arcadia trends towards lower percentages of its residents earning lower incomes. Just over 28 percent of City residents earn a median income under \$50,000 annually, compared to 38 percent and 34 percent for the County and State, respectively.

Table 3-19: Households by Income, Compared by Geography, 2019

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

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

Table 3-20 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. The City has a slightly lower percentage of households that have a high-cost burden over 30 percent. Overall, the percentage of households that experience a cost burden greater than 50 percent is similar amongst the City, County, and State with all three reporting about 20 percent. Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-20: Households by Overpayment, Compared by Geography

Overpayment/Cost Burden	City of Arcadia	County of Los Angeles	California
Cost Burden > 30%	36.7%	40.3%	40.1%
Cost Burden > 50%	20.3%	19.2%	19.4%
Cost Burden Not Available	2.5%	1.5%	1.4%

Source: Consolidated Planning/CHAS Data, 2013- 2017.

Table 3-21 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability and independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. **Table 3-21** shows that the City has a higher rate of homeownership compared to the County and State.

Additionally, **Table 3-22** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there is not enough size appropriate housing options for large or multigenerational families. The City experiences low rates of overcrowding in comparison to the County and the State. Overcrowding is also shown to occur more often in renter households rather than owner households. In Arcadia, owner households that are severely overcrowded represent 0.3 percent of all households, while severely overcrowded renter households represent 2.9 percent.

Table 3-21: Households by Tenure, Compared by Geography, 2019

Household Tenure	City of Arcadia	County of Los Angeles	California
Owner Households	59.6%	45.8%	54.8%
Renter Households	40.5%	15.2%	45.2%
Total Occupied Housing Units	19,520	3,316,795	13,044,266

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-22: Households by Overcrowding, Compared by Geography

Overcrowding and Tenure	City of Arcadia	County of Los Angeles	California
Owner Households			
Overcrowded	1.3%	4.1%	3.0%
Severely Overcrowded	0.3%	1.5%	1.0%
Renter Households			
Overcrowded	3.7%	8.7%	8.1%
Severely Overcrowded	2.9%	7.5%	5.3%

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

Housing Stock in Arcadia

Table 3-23 and 3-24 display comparative housing stock data for the State, County and City. **Table 3-23** shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and household types. The majority of housing stock in Arcadia is classified as one-unit, detached housing, or single-family housing. Just under 17 percent of Arcadia homes include 10 or more units and are referred to as multi-family housing. In comparison to the County and the State, Arcadia has a greater amount of single-family homes and a smaller amount of multi-family housing that includes at least 10 units.

Table 3-23: Occupied Housing Units by Type, Compared by Geography

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

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

Table 3-24 displays housing stock by year built for the City, County, and State. Older housing generally requires more upkeep and regular maintenance which can cause a cost burden on both renters and homeowners. A majority of Arcadia and the State's housing units were built between 1940 and 1989 whereas the distribution of development was slightly more dispersed from 1950 to 1990 in the State. Overall, increased numbers of older housing stock can lead to displacement, cost burden, and substandard living conditions.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-24: Occupied Housing Units by Type, Compared by Geography

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

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

Future Growth Need

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

Displacement Risk

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

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low income households. The City of Arcadia has multiple housing projects which include units with affordability covenants. According to **Table 3-25** below, the City has no affordable units at risk of conversion to market rates.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table 3-25: Affordable Housing Units in Arcadia with Covenants

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Cost of Preservation and Replacement Analysis

“At Risk” Analysis

Jurisdictions are required by State Housing Element Law to analyze assisted housing that may convert from lower income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing may convert to market rate housing for several reasons, including expiring subsidies, mortgage payments, or expiration of affordability restrictions. There are no housing units with covenants in Arcadia at-risk of converting to market-rate between 2021 and 2031.

H. Assessment of Contributing Factors to Fair Housing in Arcadia

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

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics and Blacks continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.
- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Arcadia.

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

- There are no racially or ethnically concentrated census tracts (R/ECAPs) within Arcadia as identified by HUD. This indicates that there are no census tracts within Arcadia with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Arcadia have a highest level of access to opportunity throughout the majority of the City with all but one census tracts showing moderate to the high levels of opportunity. Additionally, analysis of the TCAC/HCD opportunity area maps show that all census tracts in Arcadia are classified with the “Highest” to “Moderate Resource” designation. This indicates that these census tracts are within the top twenty percent in the region in terms of areas that lower income residents may thrive if given the opportunity to live there.
- AllTransit metrics show that the City of Arcadia has a low to moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. Arcadia’s existing transit network serves a vast number of jobs and densifying areas proximate to transit could provide greater access to jobs for lower income households.
- Overall, the City has low CalEnviroScreen scores which signifies low pollution burdens throughout the City.
- The City has demonstrated the ability to meet the anticipated future affordable housing needs of the community through the designation of sites to meet the very low and low income RHNA need (**Appendix A**). These sites are dispersed throughout the community.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

- There are no current units with affordable covenants at risk of converting to market rate before the year 2031 in the City.

AB 686

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

Figures 3-9 through 3-11 below identify the sites to accommodate future housing as identified in the adequate sites analysis, overlaid on demographic data using the 2019 American Community Survey 5-Year Estimates.

- **Figure 3-9** Arcadia proposed RHNA Sites, Hispanic/Latino, 2019
- **Figure 3-10** Arcadia Proposed RHNA Sites, Non-White Population, 2019
- **Figure 3-11** Arcadia Proposed RHNA Sites, Low and Moderate Income
- **Figure 3-12** Arcadia Proposed RHNA Sites, Racially Concentrated Areas of Affluence
- **Figure 3-13** Arcadia Proposed RHNA Sites, Racially/Ethnically Concentrated Areas of Poverty
- **Figure 3-14** Arcadia Proposed RHNA Sites, TCAC/HCD Opportunity Areas

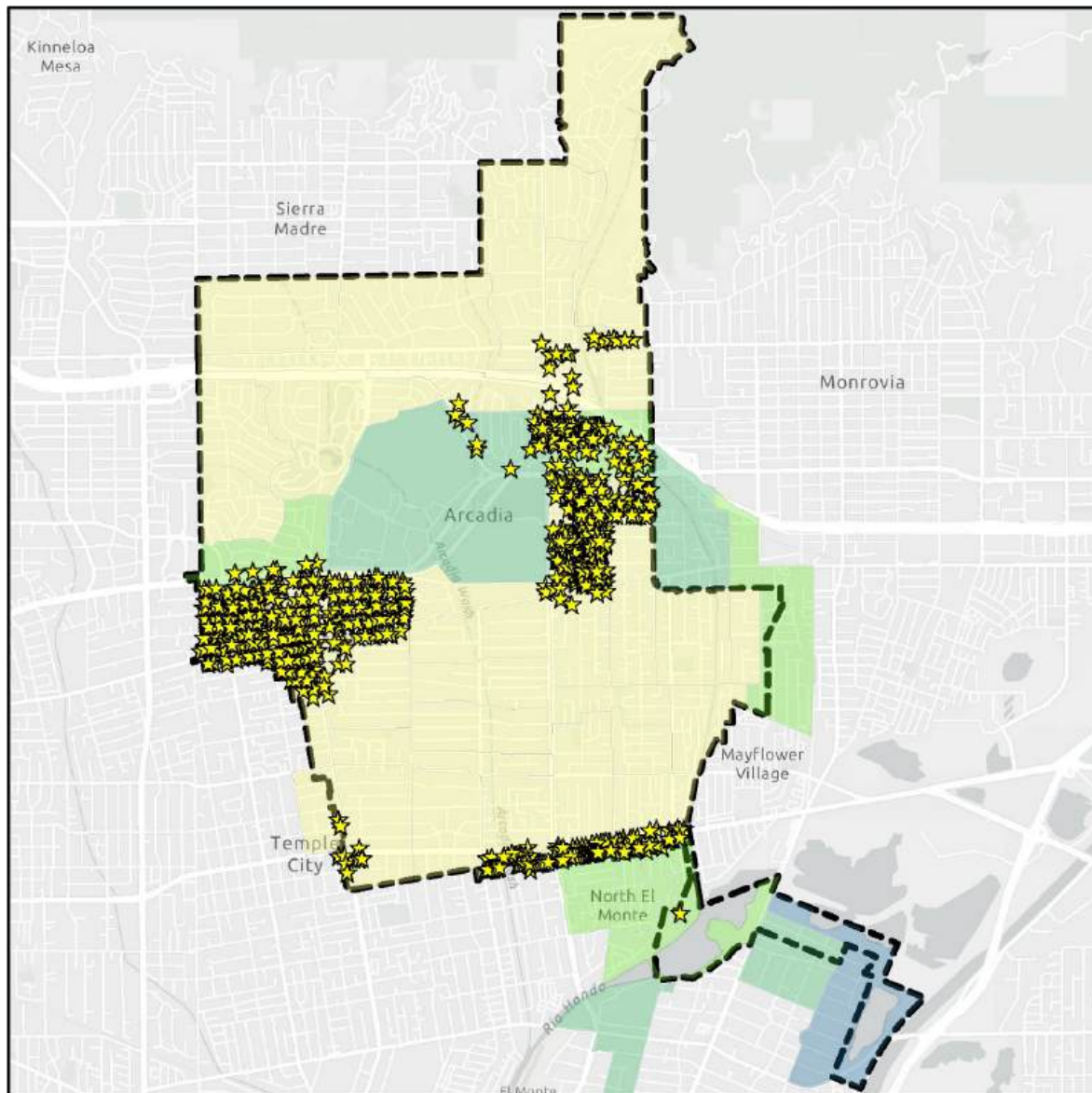
Figure 3-9 shows the proposed candidate sites to meet the RHNA for Arcadia in relation to the location of residents of Hispanic origin. These sites take into consideration access to goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that accessory dwelling unit (ADU) growth, including growth for affordable ADUs, will occur in the less dense areas of the community, specifically in single unit residential neighborhoods. Additionally, the City meets its RHNA obligation for Above Moderate income through projects in the pipeline (which are also mapped in the figure below). **Figure 3-9** shows the following findings:

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-9: Proposed RHNA Sites in Arcadia, Hispanic/Latino Population



Arcadia AFFH

Legend

- City Boundary
- ★ Site Candidates

Percent Hispanic Population

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





CITY OF ARCADIA 6TH CYCLE Housing Element Update

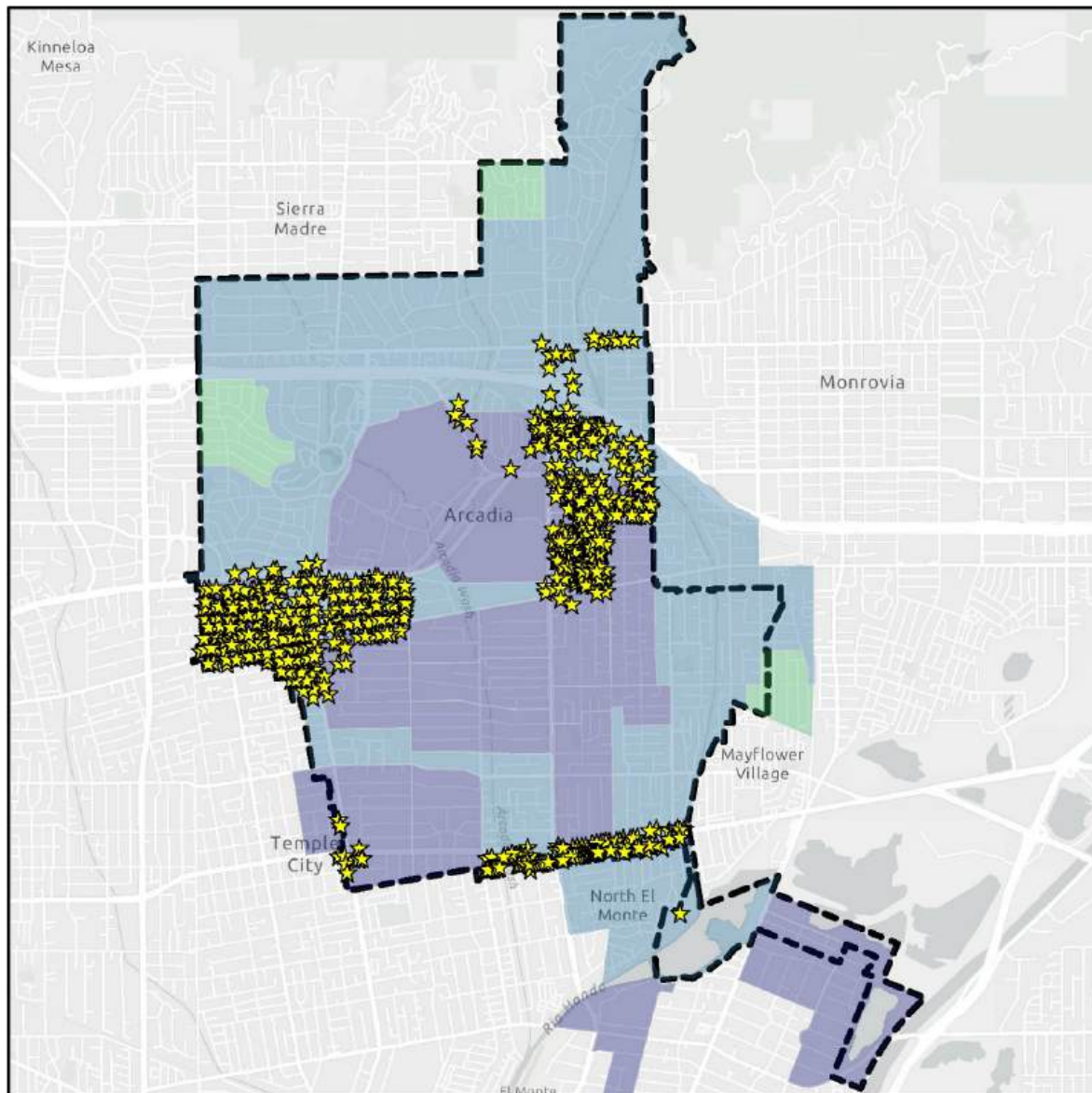
Figure 3-10 shows the proposed candidate sites to meet the RHNA for Arcadia in relation with census data showing the percentage of the population within each block group that is Non-White. **Figure 3-10** shows the following findings:

- 372 proposed sites to accommodate the RHNA allocation (totaling 8,751 potential units, or 72% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White between 60 and 80 percent. Of those units, 1,760 are proposed as affordable to low and very low incomes.
- 325 proposed sites to accommodate the RHNA allocation (3431 potential units, or 28% of the total potential units) are located within block groups that have a percentage of the population that identifies as Non-White above 80 percent. Of those units, 698 are proposed as affordable to low and very low incomes.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-10: Proposed RHNA Sites in Arcadia, Non-White Population



Arcadia AFFH

Legend

- City Boundary
- ★ Site Candidates

Percent Non-White Population

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





CITY OF ARCADIA 6TH CYCLE Housing Element Update

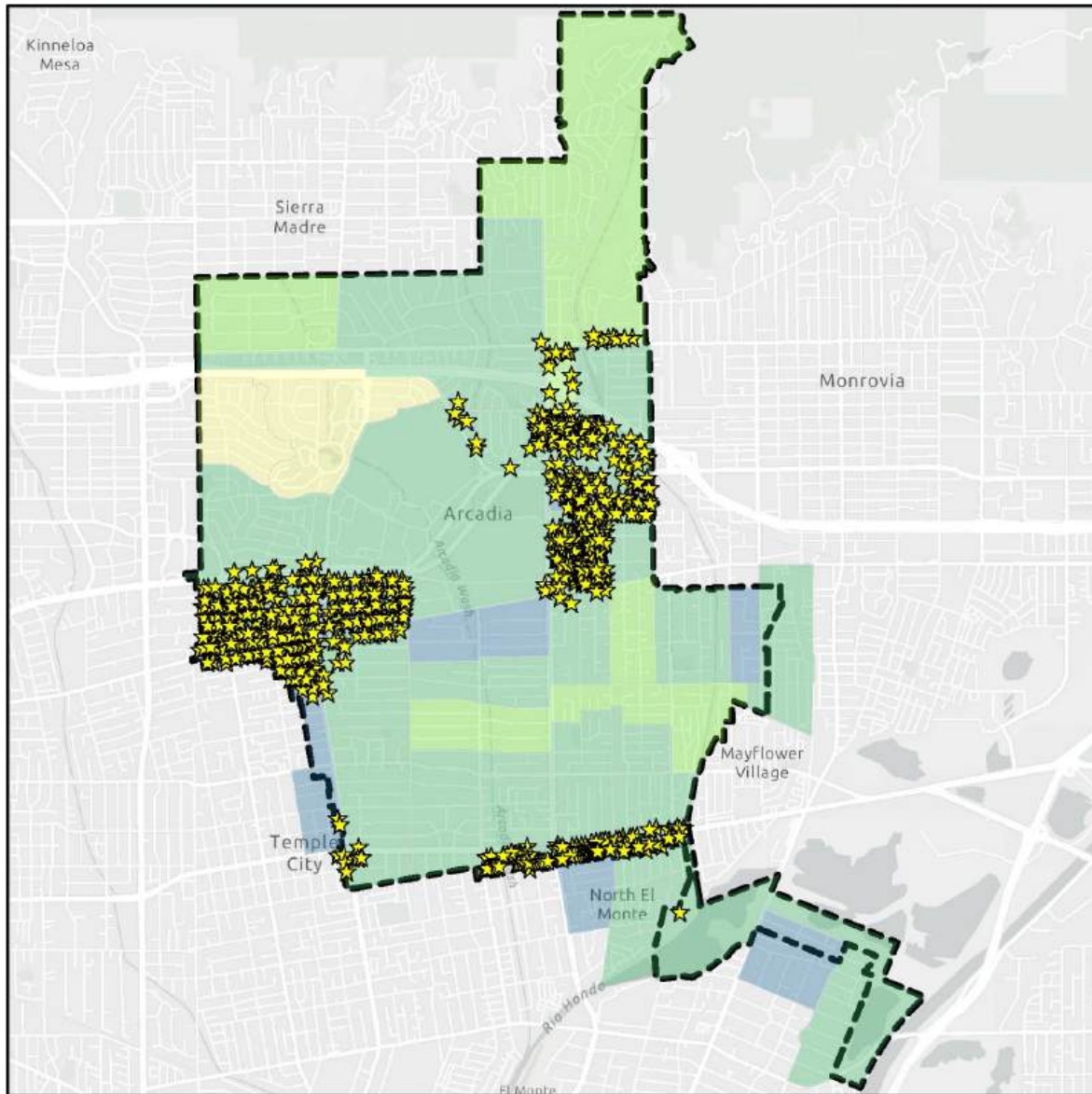
Figure 3-11 shows location of proposed candidate sites to meet the RHNA for Arcadia in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate income by the American Community Survey. **Figure 3-11** shows the following findings:

- There are no block groups that have a percentage of the population that identifies as low or moderate income less than 10 percent.
- 17 proposed sites to accommodate the RHNA allocation (totaling 393 potential units, or 3.2 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between 10 and 25 percent. Of those units, 79 are proposed as affordable to low and very low incomes.
- 532 proposed sites to accommodate the RHNA allocation (totaling 9,803 potential units, 80 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between 25 and 50 percent. Of those units, 1,977 are proposed as affordable to low and very low incomes.
- 148 proposed sites to accommodate the RHNA allocation (totaling 1,986 potential units, or 16 percent of the total potential units) are located within block groups that have a percentage of the population that identifies as low or moderate income between 50 and 75 percent. Of those units, 402 are proposed as affordable to low and very low incomes.
- There are no block groups that have a percentage of the population that identifies as low or moderate income above 75 percent.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-11: Arcadia Proposed RHNA Sites, Low and Moderate Income



Arcadia AFFH

Legend

--- City Boundary

★ Site Candidates

Percent Low- and Moderate-Income Population

< 10%

10% - 25%

25% - 50%

50% - 75%

> 75%





CITY OF ARCADIA 6TH CYCLE Housing Element Update

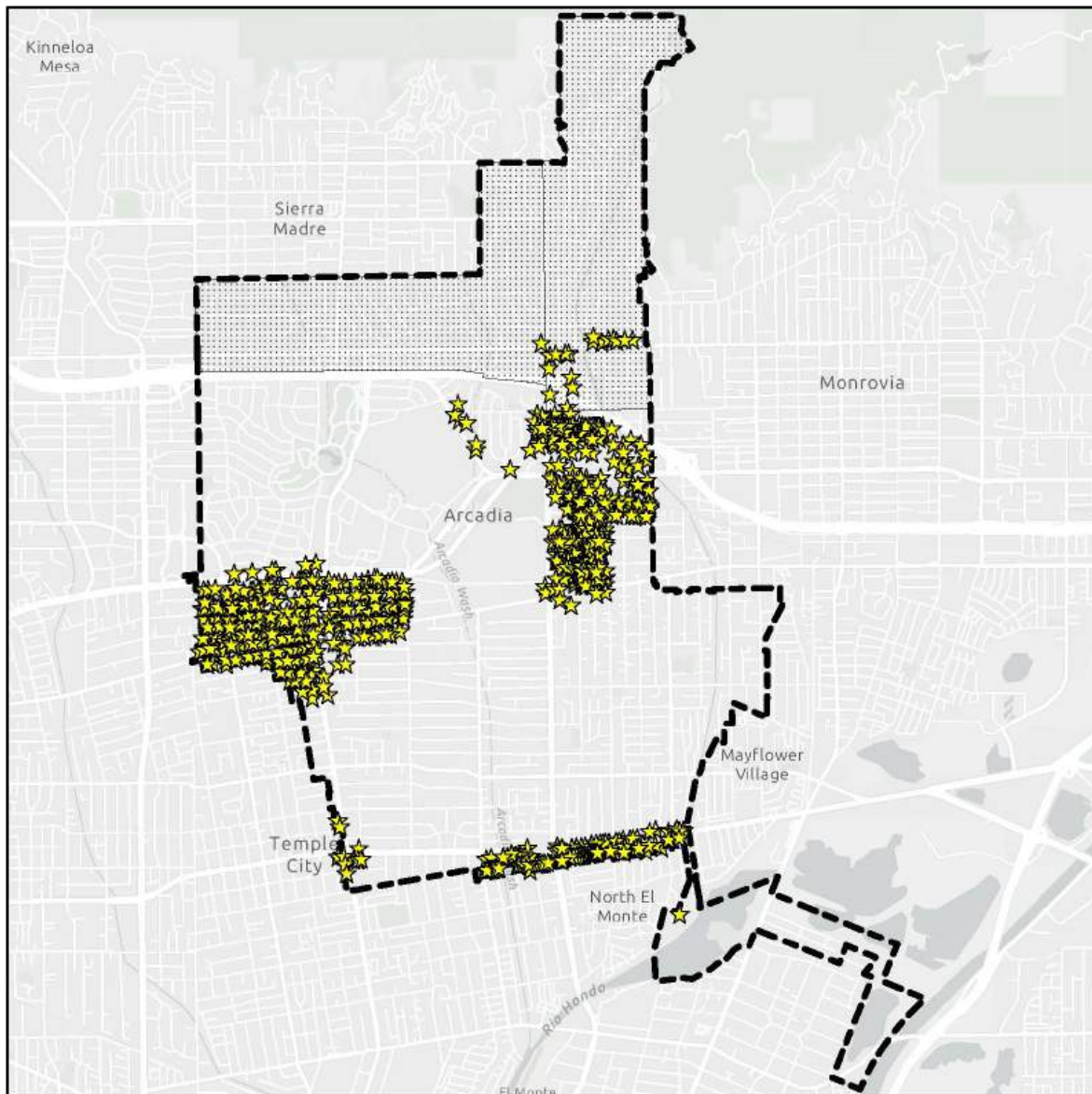
Figure 3-12 shows locations of Racially Concentrated Areas of Affluence (RCAA) in the City of Arcadia. RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national the median household income in 2016.²⁷ While the City has census tracts where the median household income is greater than or equal to \$125,000, there are no tracts where the population is greater than or equal to 80 percent White, resulting in no RCAAs identified within the City bounds (See **Figure 3-12**).

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-12: RCAAs in Arcadia



Arcadia AFFH

Legend

--- City Boundary

★ Site Candidates

Racially Concentrated Areas of Affluence

Identified RCAA by Census Tract

White Non-Hispanic Population $\geq$ 80 Percent

Arcadia_AFFH_RCAA_Income





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-13 shows location of Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) in the City of Arcadia. R/ECAPs are defined as census tracts where 1) 50 percent or more of the community identifies as non-white, and 2) 40 percent or more of the population lives at or below the federal poverty line.²⁸

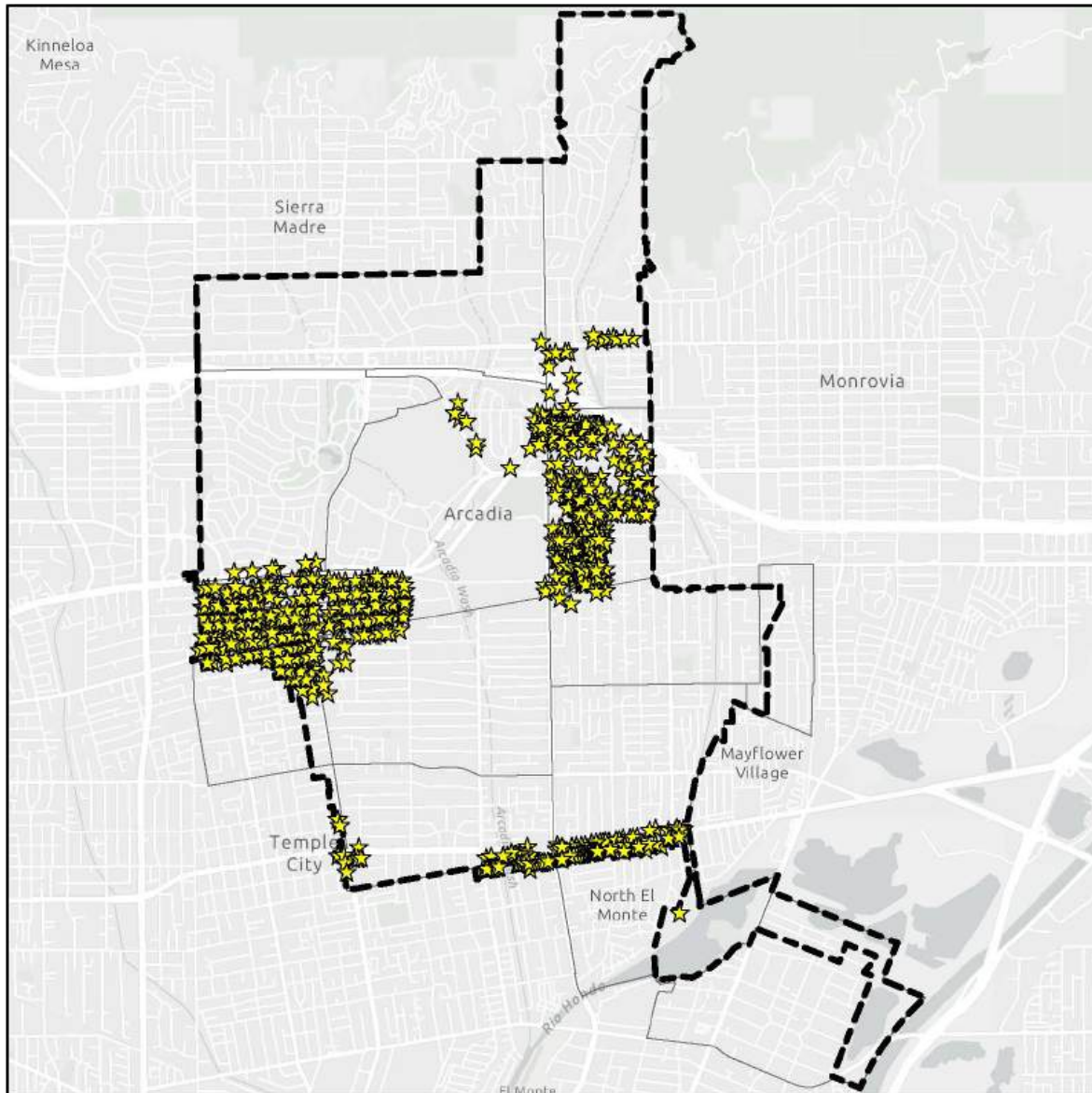
Figure 3-13 shows that there are no R/ECAPS within the City of Arcadia.

²⁸ Ibid.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-13: R/ECAPs in Arcadia



Arcadia AFFH

Legend

--- City Boundary

★ Site Candidates

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

HUD, 2009 - 2013 by Census Tract

□ 0 - Not a R/ECAP

▨ 1 - R/ECAP





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-14 shows location of Opportunity Composite Score by Census Tract (TCAC/HCD) in the City of Arcadia. TCAC/HCD Opportunity composite scores are a measure of the concentration of race in a small area compared to a county level along with 30 percent of the population living below the poverty line.²⁹

Figure 3-14 concludes that:

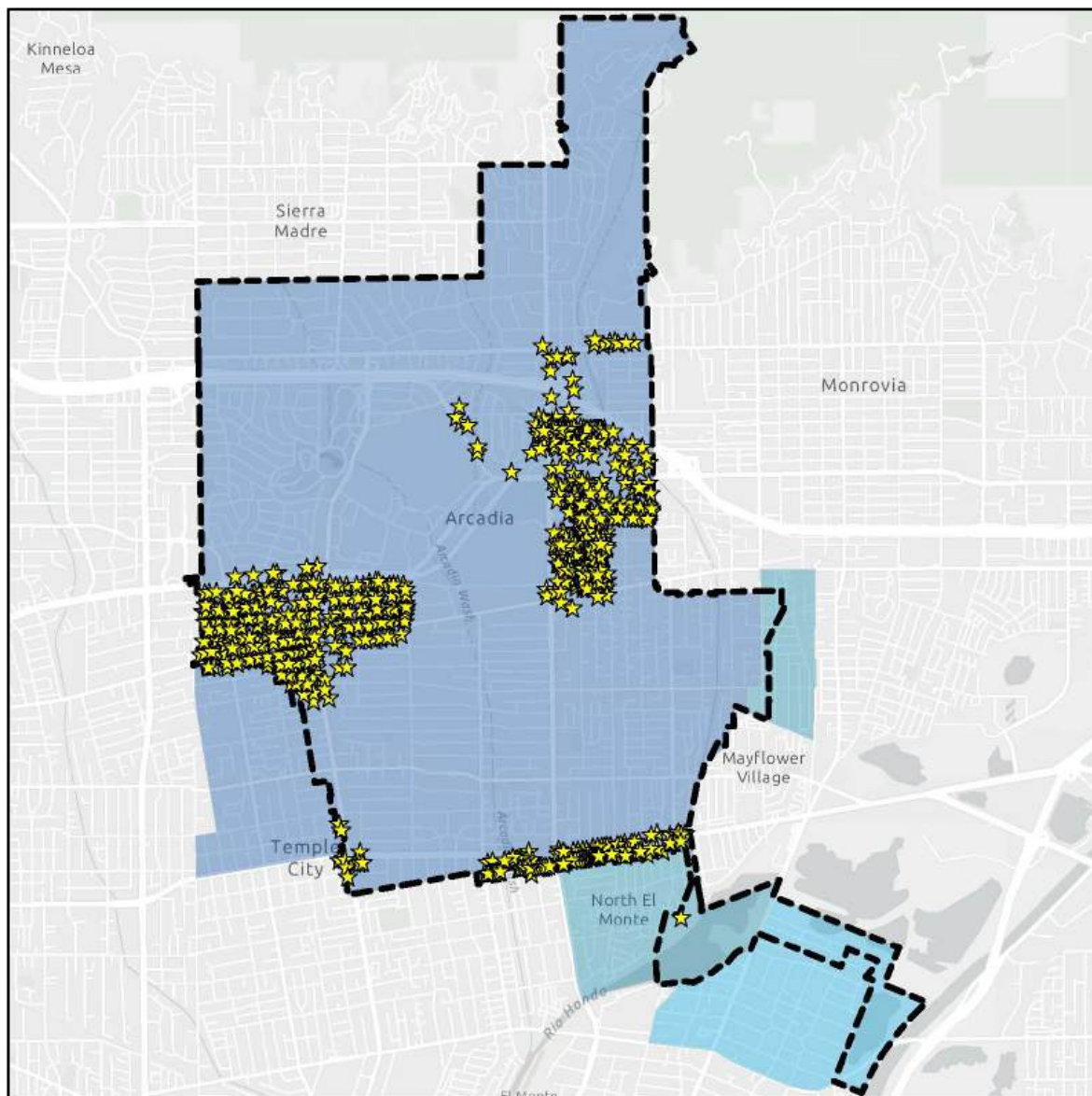
- 670 proposed sites to accommodate the RHNA allocation (totaling 11,231 potential units, or 92 percent of the total potential units) are located within a highest resource zone. Of the proposed units, 2,257 are proposed as affordable to Low and Very Low incomes.
- 27 proposed sites to accommodate the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

²⁹ Ibid.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure 3-14 TCAC/HCD in Arcadia



Arcadia AFFH Legend

--- City Boundary

★ Site Candidates

TCAC Opportunity Areas (2021)

Composite Scores by Census Tract

■ Highest Resource

■ High Resource

■ Moderate Resource





CITY OF ARCADIA 6TH CYCLE Housing Element Update

AB 686 Sites Analysis AFFH Findings

The fair housing analysis above displays the following results:

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

I. Summary of Programs to Support Fair Housing

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

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

4. Housing Resources

A. Regional Housing Needs Allocation

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

Residential Sites Inventory

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

Selection of Suitable Sites

The City of Arcadia conducted a thorough analysis of all parcels within the City to determine which areas may have the most realistic potential to redevelop for residential uses within the planning period. The City has identified 23 parcels within residentially zoned land at existing densities. Additionally, the City has



CITY OF ARCADIA 6TH CYCLE Housing Element Update

identified several Focus Areas to allow for residential use and/or higher density that is compatible with adjacent development.

Unit Capacity Calculation

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

Development of Non-Vacant Sites and Conversion to Residential Uses

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

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

Use of Small Parcels

The City has identified 375 parcels which do not meet the HCD sizing criteria standards. The City believes there is viable opportunity for residential development on these sites through regulatory incentives and waivers. For sites smaller than one half of an acre, the City has codified a program to incentivize small lot development and consolidation. A program to encourage developers to utilize small sites is described in **Chapter 10: Implementation Plan** and a detailed description of these sites is outlined in **Appendix A**.

Accessory Dwelling Unit Production

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

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

Regional Housing Needs Allocation

Future Housing Needs

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

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

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

Arcadia’s share of the SCAG regional growth allocation is 3,214 new units for the current planning period (2021-2029). **Table 3-27**, Housing Needs for 2021-2029, indicates the City’s RHNA need for the stated planning period.

Table 3-26: Housing Needs for 2021 – 2029

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

Summary of Sites Inventory and RHNA Obligations

Table 3-27: Summary of RHNA Status and Sites Inventory

	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	1,102	570	605	937	3,214
Units Constructed/Issues Permits in Projection Period (Begins June 31, 2021)	XX	XX	XX	XX	XX
Remaining Unmet RHNA	1,102	570	605	937	3,214
Unit Capacity on Site Inventory					
Pipeline Projects	26		80	997	1,103
Existing Residentially Zoned Land	215		112	764	1,091



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Accessory Dwelling Unit Projection	239	8	104	351
Remaining RHNA	1,192	405	--	1,597
Rezone Strategies				
Downtown Mixed-Use	540	253	1,757	2,550
Mixed-Use Upzone	162	134	968	1,264
Live Oak Residential Flex	123	118	782	1,023
C-G Residential Flex	198	100	694	992
R-3 Upzone	142	70	470	682
Arcadia Golf Course	48	72	72	192
Total Potential Development Capacity	1,693	947	6,608	9,247
Sites Surplus/Shortfall	+21	+342	+5,671	--
Percentage Buffer	1%	56%	605%	--

5. Financial Resources

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

A. Section 8 Housing Choice Voucher

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

B. Grants and Programs

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

Community Development Block Grants (CDBG)

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

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



CITY OF ARCADIA 6TH CYCLE Housing Element Update

San Gabriel Valley Regional Housing Trust

The City has participated in the San Gabriel Valley Regional Housing Trust (SGVRHT) since 2020. This housing trust allows San Gabriel Valley cities to work together in order to build affordable housing.³⁰ The Trust has sought funds, which would be matched, to retain, build, and or support affordable housing in the City and region.

CalCHA and CSCDA-CIA

The City Council adopted resolutions to join two newly formed Housing Authorities, CalCHA and CSCDA-CIA. These authorities create middle income multifamily housing through the

Create opportunity to create middle income multifamily housing through issuance of tax-exempt bonds to acquire existing apartment buildings. Units acquired are converted to rent restricted housing for middle income households earning no greater than 120% of Area Median Income with rent capped at no...

Proposed acquisition

C. Opportunities for Energy Conservation

The primary uses of energy in urban areas are for transportation lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

Title 24

The City abides to Title 24 standards as mandated by the State. Title 24 establishes energy efficiency standards for residential and nonresidential buildings (new structures and additions) to reduce energy consumption. The standards are updated every three years to achieve greater efficiency and reach for new goals.

Energy Use and Providers

The Clean Power Alliance (CPA) is the new electricity generation provider for the City of Arcadia. The CPA is a nonprofit entity, formed to bring clean, renewable power choices to the communities it serves. The Clean Power Alliance purchases clean power which is delivered to residents through Southern California Edison (SCE). The City of Arcadia has selected CPA's Lean Power as the default option for the community, which provides 36 percent clean power. The SCE is still responsible for delivering grid reliability and resolving any issues with electricity service. Currently, SCE has no immediate plans for expansion of infrastructure. However, every year SCE expands and improves existing facilities according to demand.

The Southern California Gas Company (SCGC) provides natural gas service for the City. Natural gas is a "fossil fuel" and is a non-renewable resource. Most of the major natural gas transmission pipelines within the City are owned and operated by SCGC. SCGC has the capacity and resources to deliver gas except in certain situations that are noted in state law. As development occurs, SCGC will continue to extend its service to accommodate development and supply the necessary gas lines.

³⁰ San Gabriel Valley Housing Trust. Available at <https://www.sgvrht.org/about>. Accessed on September 7, 2021.



CITY OF
ARCADIA

Technical Background Report

Section 4

Review of Past Performance





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Section 4: Review of Past Performance

1. Review of Past Performance

The following chart is a review of the City of Arcadia's housing project and program performance in the 2013-2020 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers the City's progress towards completing all programs outlined within the 5th Cycle Housing Element.

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
5-1 Home Rehabilitation	Maintain the City's housing stock by offering low income homeowners grants up to \$18,000 to make necessary home improvements including plumbing, electrical, roofing, termite control, painting, energy improvements and accessibility improvements.	The City made minor modifications to the program during the 5th Cycle. Most recently, the City Council authorized an increase in the maximum grant for single-family homes from \$15,000 to \$20,000 and for condominiums from \$10,000 to a maximum of \$15,000. From 2017 to 2020, approximately 10 – 13 grants were issued to qualified homeowners each year and a total of 48 homeowners during this time frame have received grants.	Continued. The City of Arcadia has been successful in assisting an estimated 13 households per year within the 5 th cycle. The City understands that safe and adequate housing is essential for healthy living, and that home rehabilitation assistance can help increase access to healthy homes and support the ability for residents to age in place in appropriate living situations. The City will continue to incorporate the homeowner grants available during the 6 th cycle.
5-2 Code Enforcement	Implement adopted regulations aimed at property maintenance in a manner that is helpful to homeowners and property owners to maintain beautiful neighborhoods and high property values.	The City's Code Enforcement department continues to provide code enforcement activities and connect households with City rehabilitation programs and provides proactive code enforcement of vacant properties in an effort to resolve code violations. In addition, the City banned Air BNB's in an effort to keep housing units for housing purposes.	Continued. It is necessary for the City to respond to and enforce building code and safety requirements. Code enforcement supports safe, accessible, and sanitary housing opportunities. The City will continue to address noncompliant properties through existing methods as well as new methods should they become available during the 6 th cycle.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
		From 2018 to 2020, the City received approximately 1,000 property maintenance code enforcement cases each year. Approximately 600 of these cases were related to housing maintenance.	
5-3 Residential Design Guidelines	Preserve neighborhood character and encourage high-quality residential design throughout the city through the implementation of Residential Design Guidelines for single-family and multifamily development.	The City continues to implement the Design Guidelines during the City's architectural design review process of single-family and multifamily development applications. In October 2019, the City updated the City's Residential, Non-Residential and Signage Design Guidelines and created new Guidelines for Mixed-Use Developments. The City also implemented a City Center Design Plan for the Downtown Area.	Continued. The City will continue to review and encourage high-quality residential design that will enhance the City's character and the quality of life. The program was ongoing in the 2014-2021 planning period and will continue into the 2021-2029 planning period.
5-4 Preservation of At-Risk Units	Monitor status of units at-risk of losing their affordability and converting to market-rate.	The City continues to monitor Naomi Gardens, which provides 100 units affordable to very low and low income elderly mobility impaired households, on annual basis by maintaining contact with the property owner and HUD Multifamily Housing division to ensure continued funding through the Section 8 program.	Continued. The City monitored Naomi Gardens through the 5th cycle and will continue to monitor the property on an annual basis to ensure that it remains affordable through the 6th cycle. The City will continue to work with property owners to maintain and preserve exiting affordable housing stock.
5-5 Residential Sites Inventory	Maintain an inventory of vacant and underutilized properties with the appropriate densities and development standards to accommodate the remaining	The City annually updates the inventory of vacant and underutilized sites, provides inventory to interested developers and monitors development trend in the City.	Continued. The City will continue to make available appropriate sites to accommodate their RHNA allocations and will continue to provide information to interested developers. Annual reports will be prepared throughout the planning period and the program will be included in the 6 th cycle.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
	Regional Housing Needs Assessment of 1,054 units.		
5-6 Lot Consolidation Initiatives	Incentivize the process to consolidate lots to provide housing opportunity sites by streamlining the Lot Line Adjustment process, which can consolidate four or fewer lots without the need of a public hearing or discretionary action; by offering fee waivers and priority in permit processing.	The City's fee schedule was updated to include the fee waiver to incentivize the consolidation process. In addition, the City continues to streamline the consolidation process through its Lot Line Adjustment process by providing short processing times (10 business days), however, some of the Lot Line Adjustment applications are accompanied by various other development applications which cannot be processed in that short timeframe.	Continued: The City adjusted the fee schedule, waiver, and shortened the processing time when possible to incentivize lot consolidation during the 5th cycle. The City will continue to promote the lot consolidation program through the 6th cycle and will work with developers to utilize the program to increase housing options, specifically affordable housing, in the City.
5-7 Section 8 Housing Choice Voucher Program	Participate in HUD's Section 8 Housing Choice Voucher Program, administered by the Los Angeles County Housing Authority, to provide assistance to extremely low and very low income households by paying the difference between 30% of the household income and the cost of rent.	The City continues to participate in the Section 8 Housing Choice Voucher program through the Los Angeles County Housing Authority. The City provides specific information about the Section 8 program, but forwards inquiries for participation to the Los Angeles County Housing Authority for further processing. From 2017 – 2020 approximately 385 households received vouchers and approximately 50 – 60 households were on the waiting list each year.	Continued: Arcadia participated in Los Angeles County Housing Authority's Section 8 Voucher program in the 5th cycle and will continue to do so in the 6th cycle. The City recognizes the importance of housing support programs and will continue to advertise and provide information about the program.
5-8 Affordable Housing for Families and Persons with Special Needs	Facilitate the development of housing affordable to persons with disabilities, including persons with development disabilities.	The City continues to explore affordable housing opportunities when presented and encourage housing developers to include accessibility for individuals with disabilities in their project designs. In addition, the City updated the Reasonable	Continued: The program was ongoing during the 5th cycle. The City will continue to promote the adopted ordinance to housing developers during the 6th Cycle to ensure the development of affordable housing to those with disabilities.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
		Accommodation ordinance in 2010, and again under the Development Code update, that was adopted on November 15, 2016.	
5-9 Housing Sustainability	Provide programs that promote sustainable development in the City.	Through the development process, the City continues to enforce City building codes and ordinances, including Green building codes, construction recycling, water efficiency and sustainable Arcadia education program to enhance energy efficiency in residential construction and maintenance.	Continued: The City established the Sustainable Arcadia educational programs and enforced green building codes during the 5th cycle. The City provides information on water conservation and several environmental programs to promote and support sustainability on the City's website. The City also provides the current California Green Building Standards Checklist for residential and commercial development through the City website. The City recognizes the need to work toward more sustainable development to protect the environment and will continue to do so during the 6th cycle.
5-10 Residential Neighborhood Integrity	Preserve the City's residential neighborhood integrity by addressing commercial housing uses such as birthing homes, boarding homes, single-room occupancy housing, and similar uses in residential zones.	The City's updated Development Code was adopted on November 15, 2016 which addressed location and development standards for single-room occupancy housing and classified birthing hotels as boarding homes which are prohibited in City per the updated Development Code. In addition, short-term rentals are not allowed in the City.	Completed: The City updated the Development Code to address the uses listed within the 5 th cycle, as it will remain moving forward.
5-11 Fair Housing	Provide information to residents, landlords of residential property and other professionals involved in the insurance, construction, sale or lease of	The City continues to contract with HRC to provide fair housing services to residents. The City also provides information on fair housing programs, HRC and services provided by the City through the City newsletter and	Continued: The City of Arcadia contracts with HCR who provides information to residents on fair housing services during the 5 th cycle. The City acknowledges the importance of fair housing access for a community, and the City is committed to understanding and mitigating



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Name of Program	Objective	Program Accomplishments	Status for Sixth Cycle
	residential property of the laws pertaining to fair housing by contracting with the Housing Rights Center.	community events, including the annual Senior Fair.	fair housing issues that may arise. The City provides HRC contact information and shares informational flyers provided by the HRC on the City website. The City will continue to contract with HCR during the 6th cycle to provide necessary and appropriate fair housing resources and information to the community.
5-12 Transitional and Supportive Housing	Amend City zoning ordinance to be in accordance with Government Code Section 655839(a)(5) to consider transitional housing and supportive housing as a residential use of property.	The City's updated Development Code was adopted on November 15, 2016 which included provisions to accommodate transitional and supportive housing as a residential use and defined both terms in accordance with Government Code Section 65582.	Completed: The City updated the Zoning Ordinance in accordance with Government Section 655839(a)(5) within the 5 th cycle, as it will remain moving forward.



CITY OF
ARCADIA

Technical Background Report

Appendix A

Adequate Sites





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Appendix A: Adequate Sites

A. Adequate Sites Analysis Overview

The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City of Arcadia's plan for housing at the designated income levels within the 6th housing cycle planning period (2021 – 2029). The identified sites are either residentially zoned at a minimum of 30 du/acre or within areas of focus identified by the City with supporting strategies to stimulate future housing growth. As described in this appendix, the development capacity of each site depends on permitted density and specific assumptions identified for each "Focus Area".

The appendix contains **Table A-11**, which identifies each candidate housing site within Arcadia's sites inventory. The sites are identified by assessor parcel number (APN) as well as a unique identifier used to track sites within the inventory. Additionally, the following information is provided for each parcel.

- Address
- Ownership
- Zoning (including overlays if applicable)
- Size (net developable acres removing known development constraints)
- Assumed density
- Vacancy status
- Previous housing element identification
- Potential development capacity (dwelling units) by income category
- Description of existing use

Table A-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet the need. The analysis within this appendix shows that the City of Arcadia has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

- Identification of development capacity on sites which permit development of residential uses at or above 30 dwelling units per acre
- Development of approved projects which do not have certificates of occupancy
- Future development of Accessory Dwelling Units (ADUs)
- Identification of residential property for rezone to higher-density residential use
- Identification of non-residential property for rezone to residential use
- Identification of property with expressed developer interest



CITY OF ARCADIA 6TH CYCLE Housing Element Update

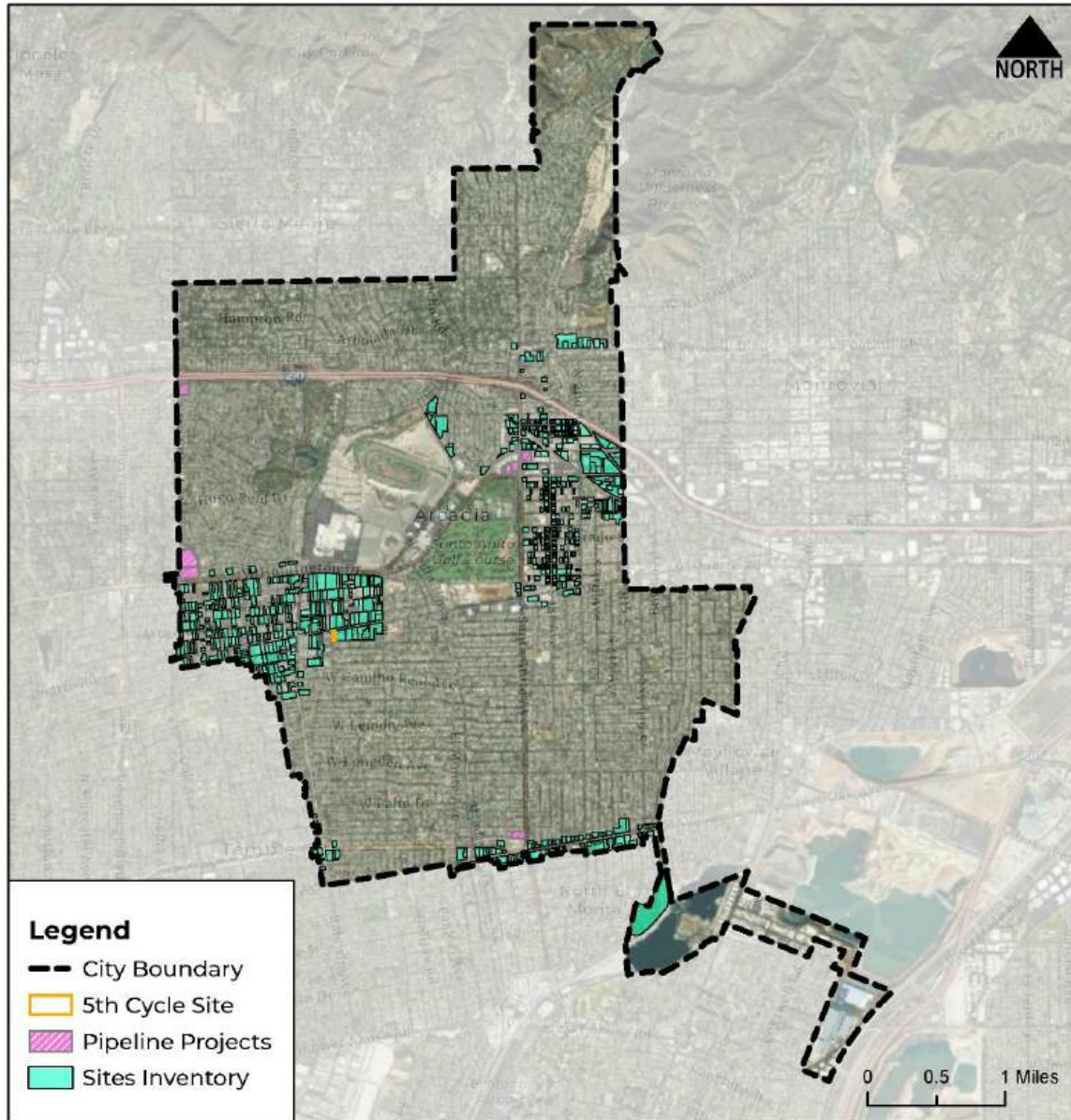
Table A-1: Summary of RHNA Status and Sites Inventory

	Very Low Income	Low Income	Moderate Income*	Above Moderate Income	Total
RHNA (2021-2029)	1,102	570	605	937	3,214
Unit Capacity on Site Inventory					
Pipeline Projects	26		80	997	1,103
Existing Residentially Zoned Land	215		112	764	1,091
Accessory Dwelling Unit Projection	239		8	104	351
Remaining RHNA	1,192		405	--	1,597
Rezone Strategies					
Downtown Mixed-Use	540		253	1,757	2,550
Mixed-Use Upzone	162		134	965	1,261
Live Oak Residential Flex	124		118	782	1,024
C-G Residential Flex	198		100	694	992
R-3 Upzone	142		70	470	682
Arcadia Golf Course	48		72	72	192
Total Potential Development Capacity	1,694		947	6,605	9,246
Sites Surplus/Shortfall	+22		+342	+5,668	--
Percentage Buffer	1%		56%	605%	--



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-1: Map of Candidate Housing Sites (All Income Categories)





CITY OF ARCADIA 6TH CYCLE Housing Element Update

1. Selection of Sites

The City of Arcadia has identified sites with capacity to accommodate the 2021-2029 RHNA. The identified sites were evaluated based on surrounding and existing on-site development to determine the extent to which on-site uses have the potential to redevelop within the planning period (2021-2029). The City has also conducted an analysis to identify non-residentially zoned sites with characteristics indicating they have the potential to redevelop within the planning period. Through the analysis of existing residentially zoned sites and non-residentially zoned sites, the City has identified the following categories of properties to accommodate the 6th Cycle RHNA:

- 23 existing residentially zoned parcels at their existing densities
- 50 parcels as part of the Downtown Mixed Use rezone strategy
- 30 parcels as part of the Downtown Mixed Use residential flex overlay implementation strategy
- 107 parcels as part of the Mixed Use Upzone strategy
- 56 parcels as part of the Live Oak residential flex overlay implementation strategy
- 76 parcels as part of the C-G residential flex overlay implementation strategy
- 355 parcels as part of the High Density Residential (R-3) Upzone strategy
- The Arcadia Golf Course site

2. Projects in the Pipeline

The City has identified a number of projects currently in, or that have completed the entitlement process. These projects are likely to be developed and/or first occupied during the planning period and count as credit towards the 2021-2029 RHNA allocation. The City has currently identified 28 projects with a planned development of 1,087 units, 26 of which will be affordable to Low and Very Low income households.

3. Redevelopment of Nonvacant Sites for Residential Use

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites that currently permit residential development.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped on non-vacant sites to include residential units. Those projects, including the zoning, land use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table A-11**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use could redevelop within the next eight years, is provided in **Table A-11**. This analysis is based on information readily available to the City, existing use data, and other information that can be found through online research.

3. Development of Small Site Parcels

The City of Arcadia has identified candidate housing sites that are smaller than half an acre in size within several Focus Areas. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has a history of densifying housing on parcels less than a half an acre with examples shown in **Table A-11**.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

This history of development, combined with policy programs to increase density, incentive programs targeting small sites and promoting small lot consolidation, and inclusionary policies provide the basis of justification for the inclusion of small sites in the project inventory for Low and Very Low incomes within identified focus areas. To account for the challenges of infill development that would be required on many of these sites, a feasibility assumption of 20% of net units on small sites was applied. **Table A-2** below displays the capacity and opportunity for small sites within Focus Areas identified by the City.

Table A-2: Small Site Parcels – Redevelopment Analysis				
Focus Area	Net Units			
	Low/Very Low	Moderate	Above Moderate	Total
Downtown Mixed Use	29	13	91	133
Mixed-Use Upzone	26	67	476	569
Live Oak Corridor	12	59	391	462
R-3 Upzone	41	16	117	174

The potential candidate sites which are anticipated to be consolidated into groups of parcels with propensity for higher-density residential development are identified within **Table A-11**. This analysis is further supported by an existing City program to expedite the processing of lot consolidation and an additional program, **Program 5-15: Lot Consolidation Incentives** which can be seen in **Chapter 10: Implementation Plan**.

4. Accessory Dwelling Units

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

As a result of new legislation and an increased effort by the City to promote ADUs, the City has seen an increase in applications. In 2018, the City permitted 16 ADUs, followed by 21 in 2019 and 22 in 2020. Through July 2021, the City has approved 18 ADUs for development. The City is still processing these applications, which will likely receive permits in 2021. In accordance with State Law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JrADUs) are permitted only in single dwelling unit zones.

The City of Arcadia has determined based on past performance that it is appropriate to anticipate the development of 351 accessory dwelling units from 2021 to 2029. **Table A-3** below displays the calculation and estimated projection for the 8-year planning period. To project the number of ADUs throughout the planning period, the City has doubled the average assumption based on the average ADUs per year from 2018 to 2020 with the anticipation that new legislation and housing policies will increase the number of ADUs permitted.

Table A-3: ADU Assumptions	
Year	ADU Permitted
Projection Period Total	351
2029	39



CITY OF ARCADIA 6TH CYCLE Housing Element Update

2028	39
2027	39
2026	39
2025	39
2024	39
2023	39
2022	39
2021	39
2020	22
2019	21
2018	16

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see **Chapter 5: Implementation Plan**). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). The SCAG conducted analysis consists of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Using the proportions SCAG created for Los Angeles County, the City has allocated the following ADUs for each income category:

Table A-4: Accessory Dwelling Unit Projections by Income Category	
Income Category	Units
Low and Very Low Income	239 units
Above Moderate Income	8 units
Moderate Income	104 units
Total	351 units

In accordance with State law, ADUs are allowed in all zones that allow for a single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (JADUs) are permitted only in zones where a single-family dwelling unit is allowed.

To assist the City's ADU development projections, Arcadia has included Programs 2F and 2G, which explores actions the City will take to promote and monitor the development of ADUs during the planning period. As outlined in the program, these actions may include:

- Developing public awareness campaigns
- Establishing an ADU amnesty program
- Exploring potential State and Regional funding sources for affordable ADUs

5. Selection of Sites to Accommodate Remaining Need



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Downtown Mixed-Use Expansion & Overlay

The City has identified General Commercial and Commercial Manufacturing zoned properties in and adjacent to Downtown Arcadia as an opportunity to introduce high density residential flex overlays and Downtown Mixed Use zoning that is compatible with adjacent Central Business District and Downtown Mixed Use zoned parcels that allow up to 80 units per acre in conjunction with a commercial development and other uses that will support residential development.

Of the 53 acres of land identified as part of this area, 40 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. The parcels identified within the Sites Inventory were identified due to dilapidated commercial uses and at an assumed density of 64 du/acre, the assumed capacity of these sites is projected at 2,417 units, 511 of which are projected to develop affordably for Low and Very Low income households (typical throughout). A number of parcels below the criteria required by AB 1397 were identified as part of the Downtown Mixed-Use Expansion and Overlay. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.

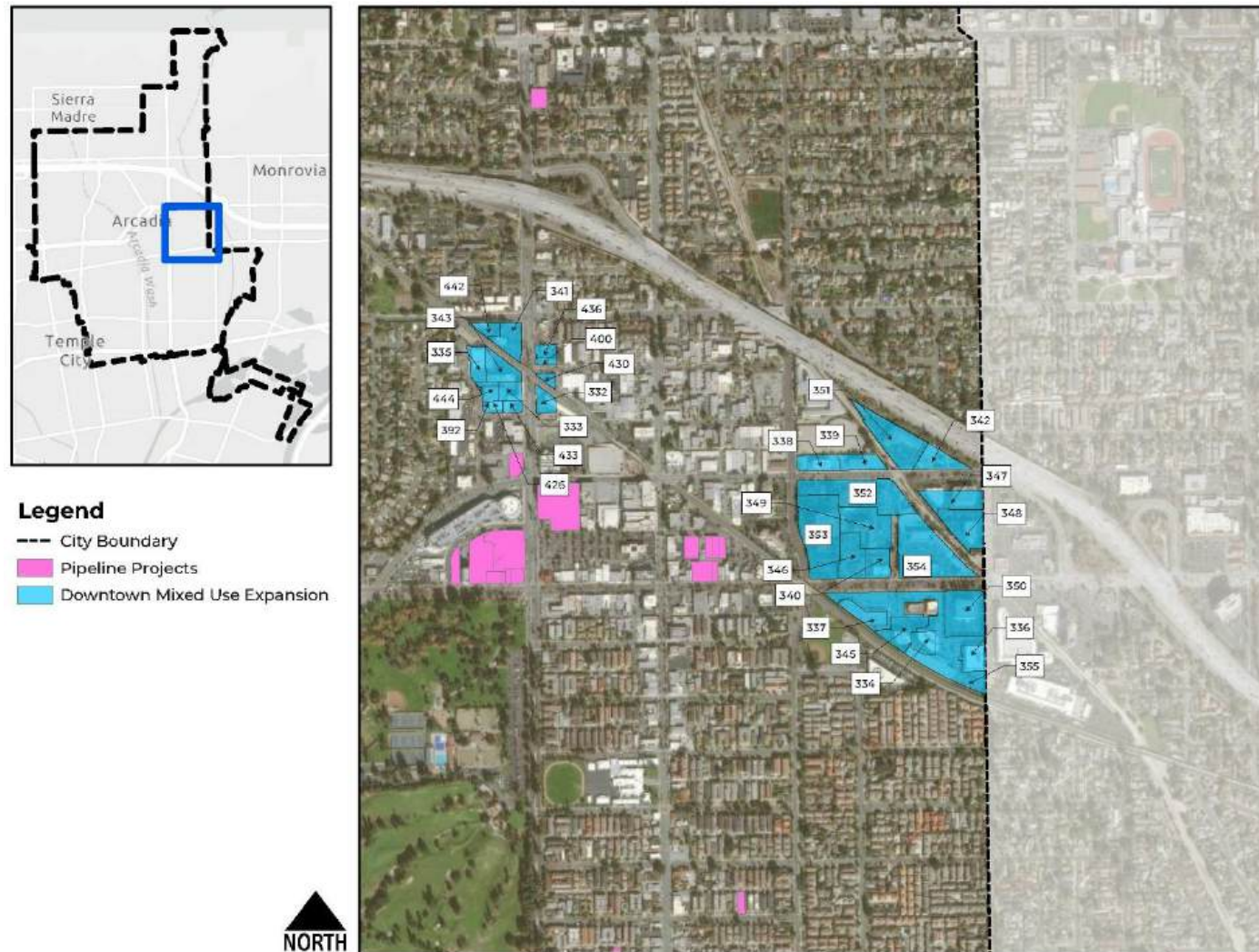
Table A-5 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure A-2** and **Figure A-3** below maps the sites identified within this Focus Area which can help accommodate a portion of the City's RHNA allocation.

Table A-5: Downtown Mixed-Use Expansion and Overlay – Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
40 acres	80 du/acre	511	240	1,666	2,417



CITY OF ARCADIA 6TH CYCLE Housing Element Update

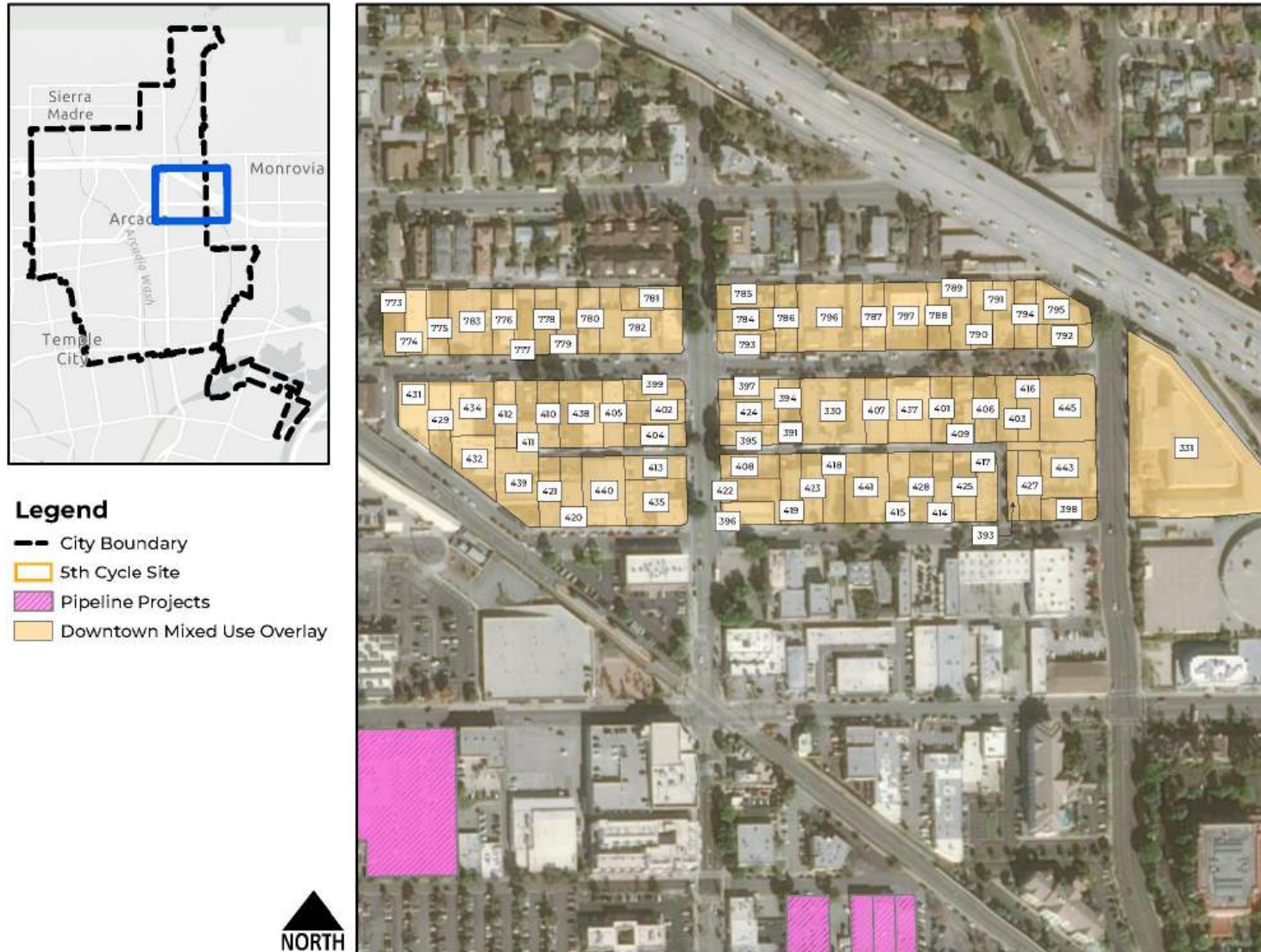
Figure A-2: Downtown Mixed-Use Expansion





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-3: Downtown Mixed-Use Overlay





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Mixed-Use Upzone

The City has identified the Mixed-Use zone as an opportunity to increase density to promote the development of more residential units which could be supported by adjacent uses.

Of the 39 acres of land deemed suitable for residential development in the Mixed-Use Zone, approximately 18 acres met the criteria required by AB 1379 for sites projected to accommodate Low and Very Low income units. Parcels with the potential to develop have the capacity to accommodate 694 units of development at an assumed density of 50 du/acre, 130 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397 were identified as part of the Mixed-Use Upzone. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.

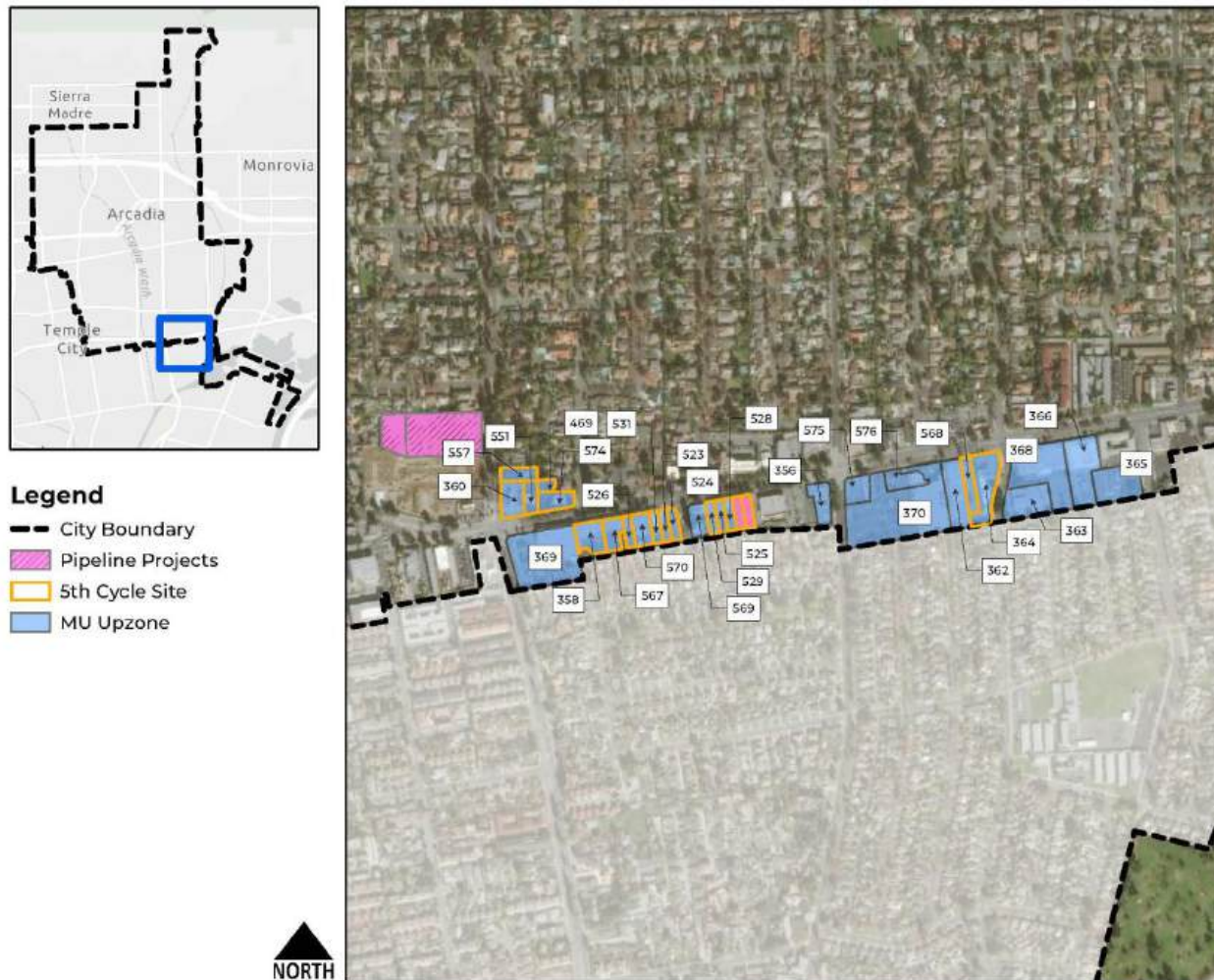
Table A-6 below displays the capacity and opportunity in this Focus Area to help accommodate the City's RHNA allocation. **Figure A-4** and **Figure A-5** below maps the sites identified within this Focus Area and the distribution across income categories.

Table A-6: Mixed-Use Upzone – Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
17 acres	50 du/acre	136	67	491	694



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-4: Site Inventory – Mixed-Use Upzone (1)





Legend

- City Boundary
- MU Upzone
- Pipeline Projects
- 5th Cycle Site

Map Labels: Sierra Madre, Monrovia, Arcadia, Temple City, Arcadia West.

Map Features: The map shows the city boundary of Arcadia, CA, with a dashed line. The Arcadia West area is highlighted in blue. The 5th Cycle Site is highlighted in yellow. Pipeline Projects are highlighted in pink. The map includes a legend and a north arrow.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Live Oak Corridor

The City has identified the Live Oak Corridor as an opportunity to both increase density and introduce residential density on viable commercial properties. The adjacent Mixed-Use zoning and access to transit supports the increase of residential uses in the corridor. The City identified two opportunities based on adjacent use and densities to introduce Residential Flex Overlays on commercial properties within the corridor.

Residential Flex Overlay (1)

The City identified parcels east of Santa Anita Avenue suitable for higher density development. Of the 17 acres of land deemed suitable for residential development in this area, 12 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Live Oak corridor have the capacity to accommodate 476 units of development at an assumed density of 50 du/acre, 28 of which are projected to develop affordably.

Residential Flex Overlay (2)

The City identified parcels east of Santa Anita Avenue suitable for higher density development. Of the 11 acres of land deemed suitable for residential development in this area, 4 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Parcels within the Live Oak corridor have the capacity to accommodate 85 units of development at an assumed density of 30 du/acre, 36 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397 were identified as part of the Live Oak Corridor Focus Area. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.

Table A-7 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure A-6** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

Table A-7: Live Oak Corridor – Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
15.7 acres	30-50 du/acre	111	59	391	561



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-6: Site Inventory – Residential Flex Overlay





CITY OF ARCADIA 6TH CYCLE Housing Element Update

C-G Residential Flex Overlay

The City has identified General Commercial zoned properties as a redevelopment opportunity where underutilized, smaller scale commercial development can transition to support residential development.

Of the 130 acres of land deemed suitable for residential development in C-G Zone, 84 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Although the parcels within the Sites Inventory have the capacity to accommodate 1,983 units of development at an assumed density of 30 du/acre, an assumption of approximately 50% redevelopment has been applied considering development history, economic factors, and AFFH requirements. In addition, the 50% redevelopment limit would preserve commercial zoned parcels to maintain a commercial base throughout the City. Therefore, the assumed development is projected at 992 units, 183 of which are projected to develop affordably.

Table A-8 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure A-7** below maps the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

Table A-8: C-G Residential Flex Overlay – Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
84 acres	30 du/acre	183	83	726	992



Legend

- City Boundary
- C-G Residential Flex Overlay
- Pipeline Projects
- 5th Cycle Site

Viewport 1

Viewport 2

Viewport 3

Viewport 4

NORTH



CITY OF ARCADIA 6TH CYCLE Housing Element Update

R-3 Upzone

The R-3 Zone has been identified by the City as an area with the opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that support residential development. Higher density within this Focus Area can be expected to accommodate lower income units.

Of the 427 acres of land deemed suitable for residential development in R-3, 177 acres met the criteria required by AB 1397 for sites projected to accommodate Low and Very Low income units. Although the parcels within the Sites Inventory have the capacity to accommodate 2,540 units of development at an assumed density of 40 du/acre, an assumption of approximately 20% redevelopment has been applied considering development history, economic factors, and AFFH requirements. Therefore, the assumed development is projected at 508 units, 90 of which are projected to develop affordably. A number of parcels below the criteria required by AB 1397 were identified as part of the R-3 Upzone. See Section 3 of this Appendix and **Table A-2** for the redevelopment analysis of these parcels.

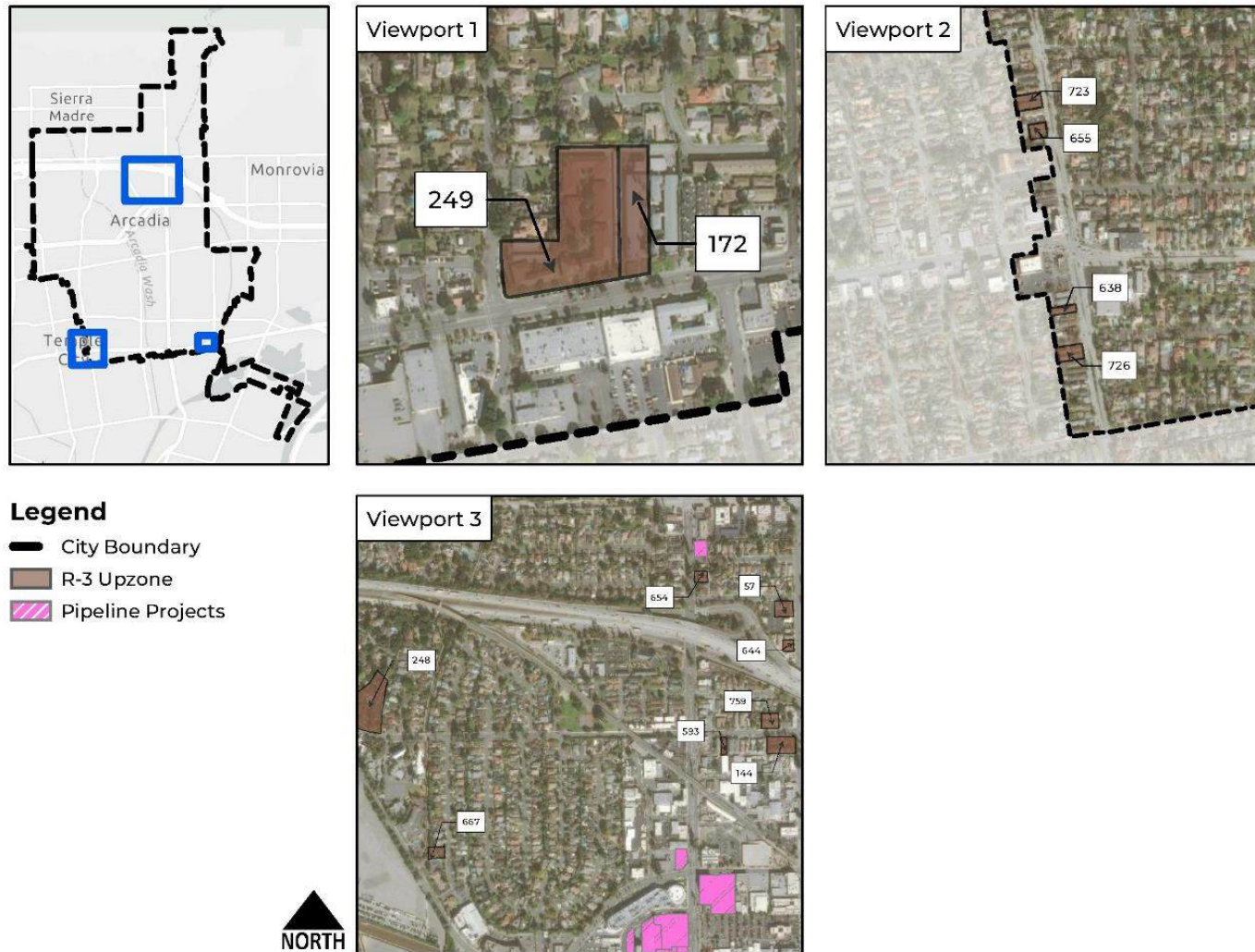
Table A-9 below displays the capacity and opportunity in this Focus Area which can help accommodate the City's RHNA allocation. **Figure A-8**, **Figure A-9** and **Figure A-10** below map the sites identified within this Focus Area which can help accommodate the City's RHNA allocation.

Table A-9: R- 3 Upzone – Redevelopment Analysis					
Feasible Acreage	Assumed Density	Net Units			
		Low/Very Low	Moderate	Above Moderate	Total
177 acres	40 du/acre	101	54	353	508



CITY OF ARCADIA 6TH CYCLE Housing Element Update

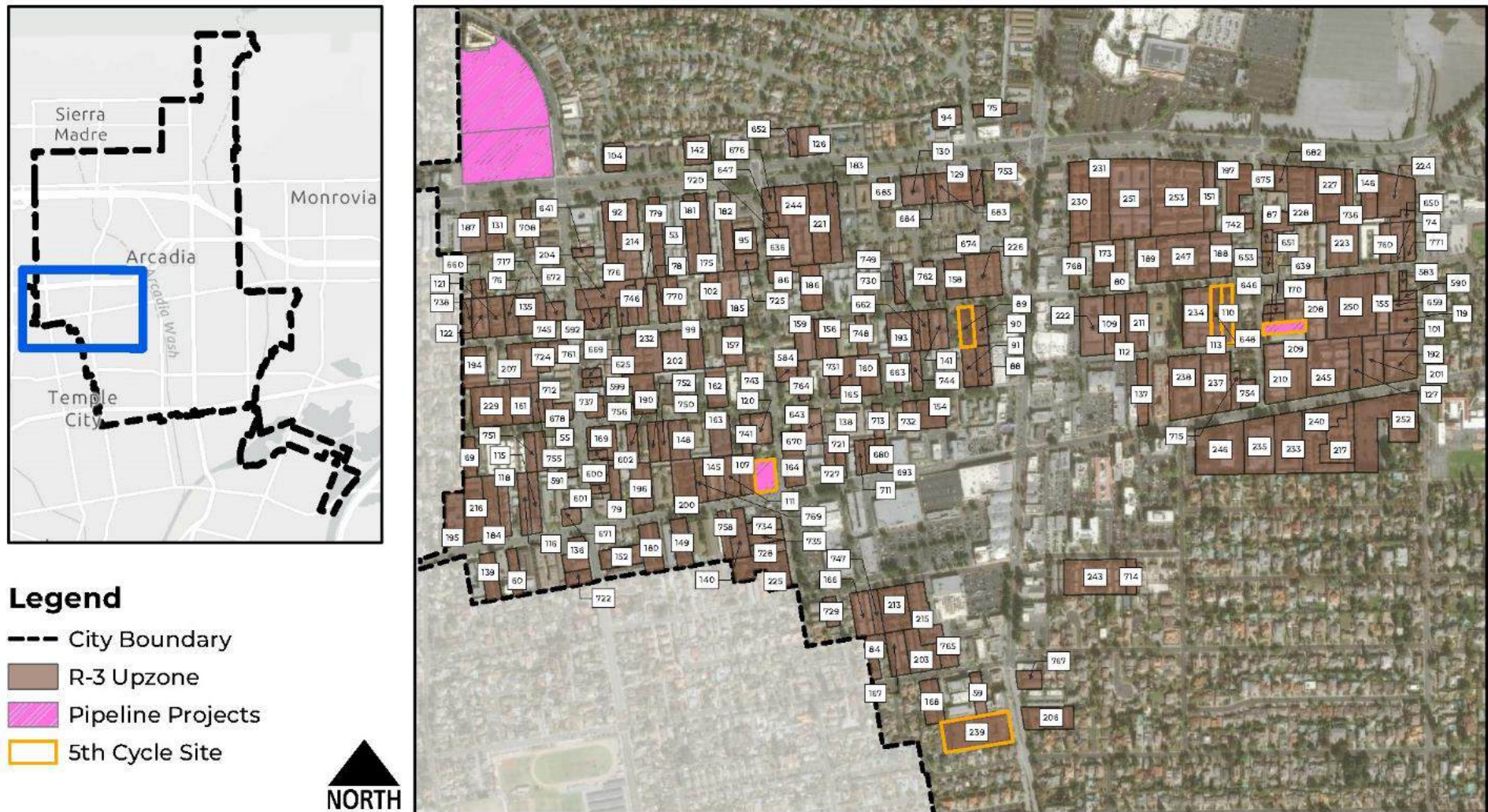
Figure A-8: Site Inventory – R-3 Upzone (1)





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-9: Site Inventory – R-3 Upzone (2)





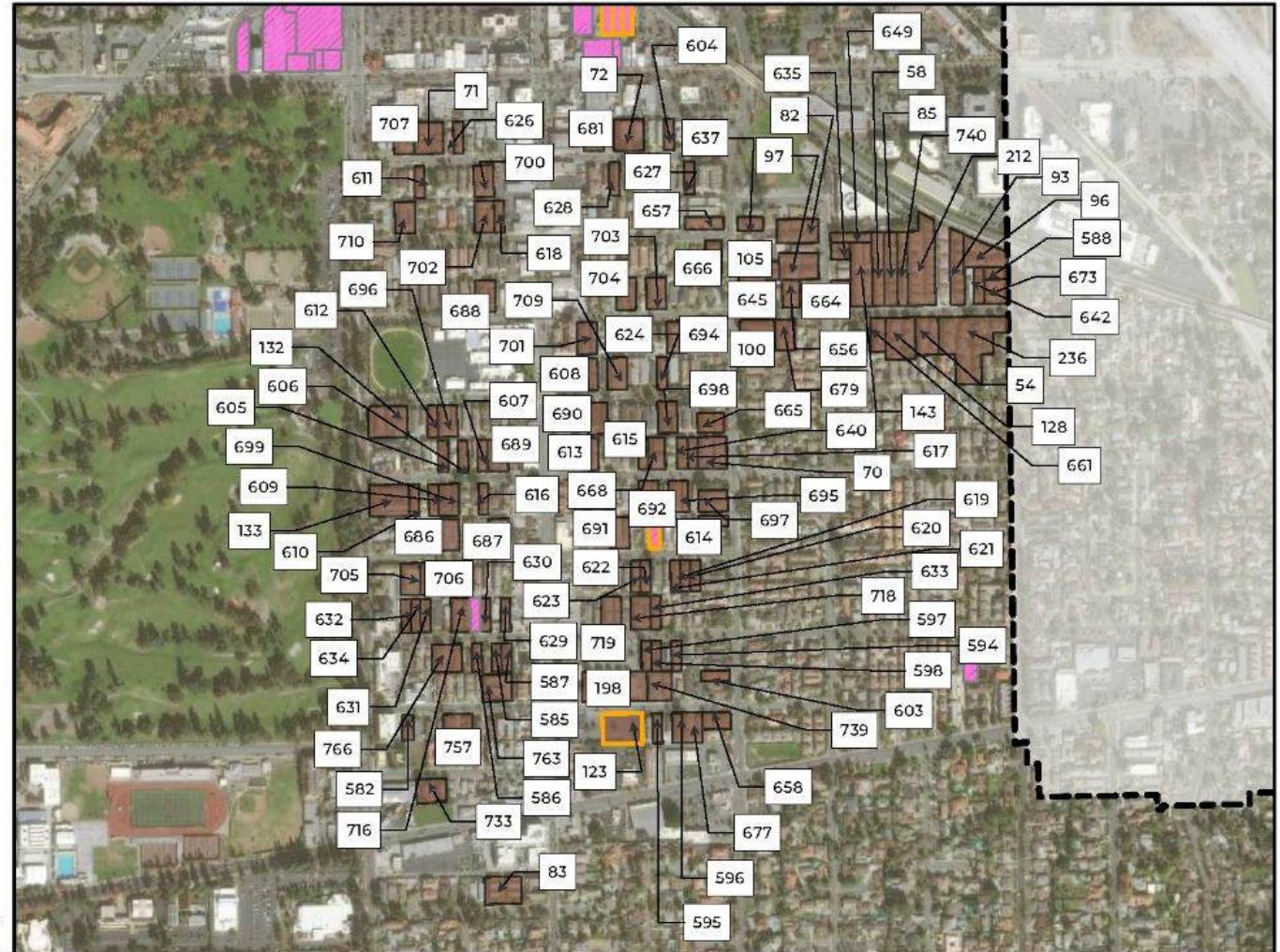
CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-10: Site Inventory – R-3 Upzone (3)



Legend

- City Boundary
- R-3 Upzone
- Pipeline Projects
- 5th Cycle Site





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Arcadia Golf Course

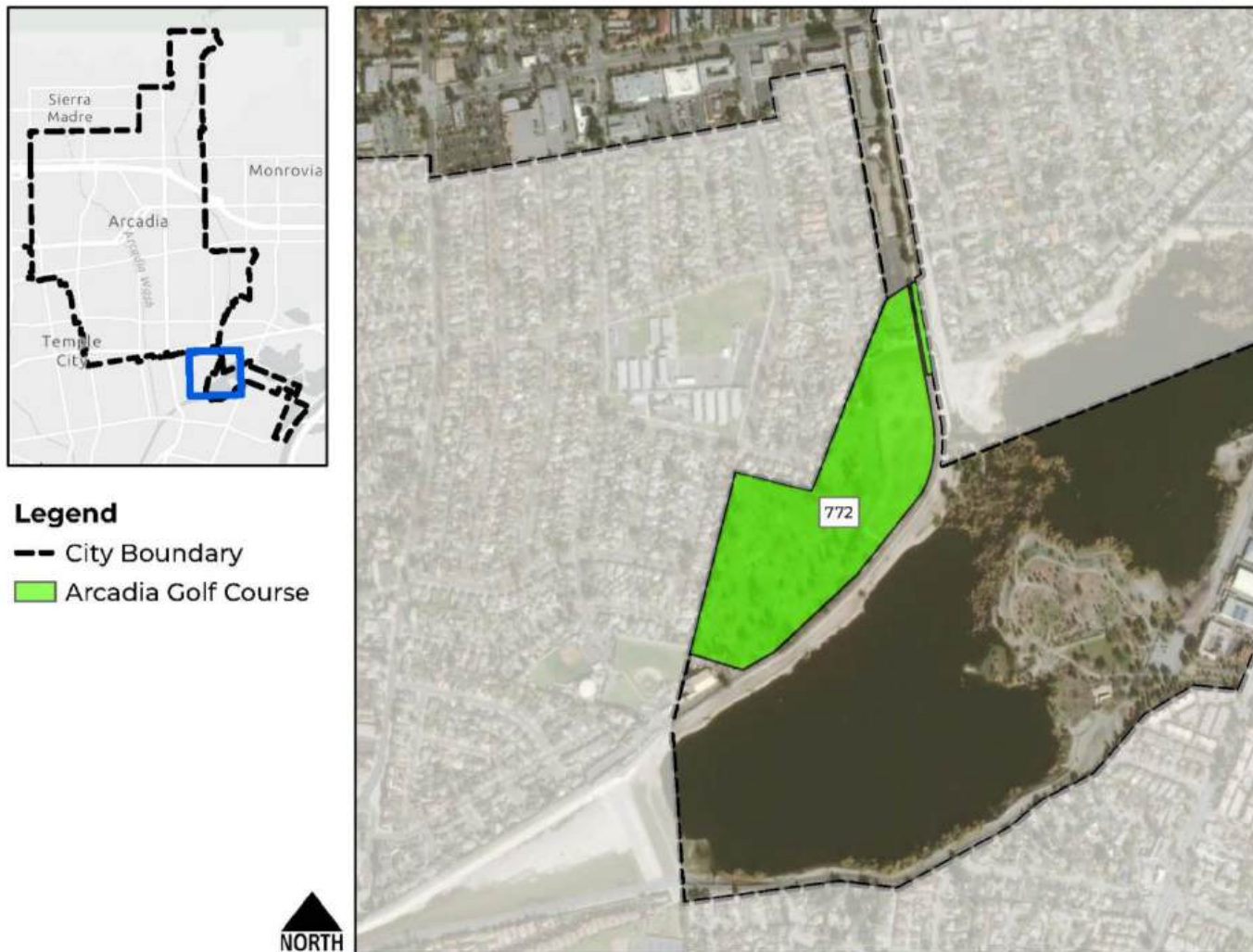
The City has also identified the Arcadia Golf Course as a site to accommodate units across the income categories. The projected units for the Arcadia Golf Course developer interest the City received. **Table A-10** below displays the projected assumptions for net unit yield based on expressed developer interest. **Figure A-12** below maps the Arcadia Golf Course.

Table A-10: Arcadia Golf Course – Projected Redevelopment						
Gross Acreage	Feasible Acreage	Assumed Density	Net Units			
			Low/Very Low	Moderate	Above Moderate	Total
25.86	N/A	N/A	48	72	72	192



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Figure A-11: Site Inventory – Arcadia Golf Course





CITY OF ARCADIA 6TH CYCLE Housing Element Update

6. Water, Sewer and Dry Utility Availability

The City of Arcadia has water, sewer, and dry utilities (gas and electric) that exist or are planned to accommodate residential development in the community. The City has the infrastructure in place which is designed and located to accommodate potential for additional housing identified for the 6th Cycle Housing Element.

Water and Sewer

The City of Arcadia's Urban Water Management Plan (2020) identifies the water services and sewer system distribution throughout the community. The City is the sole provider of water services and sewer system distribution for all residents in the City. All the identified sites are within areas that the City services. According to the UWMP, the City of Arcadia has identified potential reservoir, pipeline, and booster station projects in addition to a joint well project with the City of Sierra Madre to increase water supply.

As a built-out community, the City's existing water system services all areas within the City limits through various trunk and main lines. The City also provides storm drains, sewer system lines, and other waste water infrastructure to all areas within the City. The wastewater generated in Arcadia flows into regional trunk lines operated by the County Sanitation Districts of Los Angeles. The Sanitation Districts manage a joint sewer outfall system that conveys collected wastewater to treatment plants located in Whittier. Since new development has the potential to result in increased demand for water and wastewater flows, the City regularly monitors the water and sewage systems to ensure adequate service is provided for existing and future planned residential development. The City's Urban Water Management Plan (UWMP¹) in conjunction with their Sewer System Management Plan (SSMP²) outline plans to accommodate for future use and plans for the maintenance and expansion of existing utility infrastructure.

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities such as electric, gas, and telecommunication lines. Most sites are situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate sites.

Utilities

The Southern California Gas Company provides natural gas services to the City. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. Clean Power Alliance (CPA) is the main electrical service provider for Arcadia. CPA is a non-profit electric utility that works to bring clean power to the people of Arcadia. Southern California Edison (SCE) will assist CPA in providing services through allowing the use of SCE infrastructure to deliver electricity to households and buildings throughout the City. CPA and SCE will continue to provide adequate services to Arcadia including increased household growth as projected by the City's RHNA allocation.

In accordance with the California Public Utilities Commission all electric and gas service will be provided for future development in Arcadia as requested. SoCal Gas and Southern California Edison regularly partner with the City to provide services and obtain authorization to construct any required facilities. The

¹ City of Arcadia. (2020). Urban Water Management Plan. Available at: <https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Final%202020%20UWMP.pdf>.

² City of Arcadia. (2014). Sewer System Management Plan. Available on <https://www.arcadiaca.gov/Shape%20Arcadia/Public%20Works%20Services%20Department/Water%20&%20Sewer%20Services/Sewer%20System%20Management%20Plan%202014.pdf>.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

B. Calculations of Unit Capacity

This section contains a description of the candidate sites identification to meet Arcadia's RHNA need at all income levels. The full list of these sites is presented in **Table A-11**.

7. Capacity Calculations

Total Unit Calculations

As outlined in **Table A-1**, total unit capacity for the City was calculated on a per-parcel basis. Net unit capacity per parcel was calculated by evaluating buildable acreage, multiplying by an assumed buildout density based on zoning, and subtracting any existing units. As opposed to calculating capacity using max density, the City assumes a buildout density that is 80% of max density to provide a more conservative estimate of actual unit production. Potential constraints, to the extent they are known, such as environmentally sensitive areas and steep slopes were considered, and deductions were made where those factors decreased the net buildable area of a parcel.

Affordability Calculation

Arcadia's 2021-2029 Housing Element sites analysis assumes that each identified candidate housing site will develop at a range of income levels. It is assumed that sites identified within **Table A-11** will redevelop with the following affordability characteristics:

- 20% of units available in the low and very-low income categories
- 10% in the moderate income category
- 70% in the above moderate income category

Arcadia recognizes that not all sites within the inventory will develop such that they meet the exact affordability assumptions identified. For example, some sites may develop at higher density or affordability levels through the use of density bonus incentives and some may develop with majority market rate units (units affordable to the moderate and above moderate income households).

The City has established goals, policies, and programs within the Housing Element (**Chapter 5: Housing Element; Chapter 10: Implementation Plan**) aimed at identifying funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. The City recognizes that should a "No Net Loss" situation occur, they will be required to identify additional sites.

8. Zoning and General Plan Designations

The City of Arcadia is able to accommodate a portion of the RHNA allocation using existing general plan and land use designation on parcels within the City. The City has identified the following Land Uses as appropriate for accommodating the RHNA allocation for 2021-2029:

- Mixed-Use Zone
- Downtown Mixed-Use Zone
- Residential Flex Overlay
- Commercial General Zone
- Commercial Manufacturing Zone
- R-3 – High Density Residential

9. Adequate Sites Table

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
15	5773-010-901	0	Arcadia City	DMU	DMU	No	No	0	0.36	No	64	N/A	Pipeline Project	N/A	139	0	0	139	These parcels have been identified as a 'project in the pipeline' and is going through the entitlement process with the City of Arcadia.
19	5773-010-007	117 E Huntington Dr	Western Medical Supply Inc	CBD	C 1.0	No	No	0	0.51	Yes	64	N/A	Pipeline Project	N/A					
3	5773-010-008	129 E Huntington Dr	Dunaians,George And Flora Trs	CBD	C 1.0	No	No	0	0.14	No	64	N/A	Pipeline Project	N/A					
4	5773-010-018	134 Wheeler Ave	134 East Wheeler Avenue LLC	DMU	DMU	No	Yes	0	0.18	No	64	N/A	Pipeline Project	N/A					
6	5773-010-019	126 Wheeler Ave	Hoffman,Michael G And Rene C Trs	DMU	DMU	No	Yes	0	0.18	No	64	N/A	Pipeline Project	N/A					
7	5773-010-020	124 Wheeler Ave	Hoffman,Michael G And Rene C Trs	DMU	DMU	No	Yes	0	0.19	No	64	N/A	Pipeline Project	N/A					
26	5776-001-012	1150 W Colorado Blvd	Youngson,James R Co Tr Et Al	C-G	C	No	No	0	2.821949019	Yes	0	N/A	Pipeline Project	N/A	80	0	80	0	This parcel has been identified as a 'project in the pipeline' for the Artis Senior Living and Senior Assisted Living Care Facility and is going through the entitlement process with the City.
17	5775-022-032	0	Rac Development Inc Tr	DMU	DMU	Yes	No	0	0.38	No	64	N/A	Pipeline Project	N/A	22	0	0	22	This parcel has been identified as a 'project in the pipeline' and is under planning review with the City of Arcadia.
21	5783-002-013	901 W Duarte Rd	Greer,Reid Tr	R-3	HDR	No	Yes	1	0.68	Yes	24	N/A	Pipeline Project	N/A	12	0	0	13	This parcel has been identified as a 'project in the pipeline' and is going through the entitlement process with the City of Arcadia.
20	5788-020-015	2607 S Santa Anita Ave	Arcadia Congregational Church	R-2	MDR	No	No	0	0.66	Yes	12	N/A	Pipeline Project	N/A	33	0	0	33	This parcel has been identified as a 'project in the pipeline' and is under planning review with the City of Arcadia.
25	5788-020-029	2607 S Santa Anita Ave	Arcadia Congregational Church	R-2	MDR	No	No	0	2.23	Yes	12	N/A	Pipeline Project	N/A					
10	8573-024-005	122 E Live Oak Ave	Live Oak Development li LLC	MU	MU	Yes	Yes	0	0.21	No	24	N/A	Pipeline Project	N/A	12	0	0	12	These parcels have been identified as a 'project in

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9	8573-024-006	128 E Live Oak Ave	Live Oak Development li LLC	MU	MU	Yes	Yes	0	0.20	No	24	N/A	Pipeline Project	N/A					the pipeline' and is going through the entitlement process with the City of Arcadia.
1	5775-025-033	15 W Huntington Dr	J A C Window Inc	CBD	C 1.0	No	No	2	0.05	No	64	N/A	Pipeline Project	N/A	157	0	0	157	These parcels have been identified as a 'project in the pipeline' and is under planning review with the City of Arcadia.
2	5775-025-034	11 W Huntington Dr	J A C Window Inc	CBD	C 1.0	No	No	0	0.11	No	64	N/A	Pipeline Project	N/A					
11	5775-025-038	5 W Huntington Dr	Wortmann Oil Company Inc	CBD	C 1.0	No	No	1	0.22	No	64	N/A	Pipeline Project	N/A					
12	5775-025-032	19 W Huntington Dr	J A C Window Inc	CBD	C 1.0	No	No	0	0.23	No	64	N/A	Pipeline Project	N/A					
16	5775-025-031	41 W Huntington Dr	Rla Properties LLC	CBD	C 1.0	No	No	0	0.37	No	64	N/A	Pipeline Project	N/A					
22	5775-025-029	27 W Huntington Dr	Tempelkadian Inc	CBD	C 1.0	No	No	0	1.14	Yes	64	N/A	Pipeline Project	N/A					
23	5775-025-037	25 N Santa Anita Ave	J A C Window Inc	DMU	DMU	No	No	0	1.67	Yes	64	N/A	Pipeline Project	N/A					
13	5772-002-001	920 N Santa Anita Ave	Hon Ji Investments LLC	R-3	HDR	No	No	4	0.34	No	24	N/A	Pipeline Project	N/A	2	0	0	6	This parcel has been identified as a 'project in the pipeline' and is under planning review with the City of Arcadia.
8	5779-012-030	43 Genoa St	Hui,Kwang L And	R-3	HDR	No	No	2	0.19	No	24	N/A	Pipeline Project	N/A	2	0	0	4	This parcel has been identified as a 'project in the pipeline' and is under planning review with the City of Arcadia.
5	5779-010-010	141 Fano St	Eu,Cheng L And Kwang J Trs	R-3	HDR	No	Yes	1	0.18	No	24	N/A	Pipeline Project	N/A	2	0	0	3	This parcel has been identified as a 'project in the pipeline' and is under planning review with the City of Arcadia.
18	5778-010-017	1022 La Cadena Ave	Pitzer,Kenneth H Co Tr	R-3	HDR	No	Yes	2	0.48	No	24	40	Pipeline Project	N/A	9	0	0	10	This parcel has been identified as a 'project in the pipeline' and is under planning review with the City of Arcadia.

Table A-13: Full Sites Inventory

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14	5779-019-007	416 Genoa St	Johnson,Douglas C Et Al Trs	R-2	MDR	No	No	3	0.36	No	12	N/A	Pipeline Project	N/A	1	0	0	8	This parcel has been identified as a 'project in the pipeline' and is going through the entitlement process with the City of Arcadia.
24	5773-006-036	150 N Santa Anita Ave	Farazian,John F Tr	DMU	DMU	No	No	0	2.18	Yes	64	80	Pipeline Project	N/A	319	26	0	293	This parcel has been identified as a 'project in the pipeline' and is in the conceptual phase of the planning process.
27	5777-038-012	1101 W Huntington Dr	Raintree Realty Llc	C-G	C	No	No	0	4.78	Yes	0	30	Pipeline Project	N/A	297	0	0	297	These parcels have been identified as a 'project in the pipeline' and is in the conceptual phase of the planning process.
28	5777-038-014	618 Michillinda Ave	Safeway Inc	C-G	C	No	No	0	6.74	Yes	0	30	Pipeline Project	N/A					
29	5773-014-037	128 E Huntington Dr	Sterpa,Sebastiano And Carole Trs	CBD	C 1.0	No	No	2	0.51	Yes	64	N/A	Propensity	32	30	6	3	21	This parcel contains a strip mall and surface parking lot that could be redeveloped to contain new dwelling units, with some being allocated to low income housing.
30	5773-007-038	140 E Saint Joseph St	Rmk Partnership	DMU	DMU	No	No	2	0.51	Yes	64	N/A	Propensity	32	30	6	3	21	This parcel contains a surface parking lot and auto shop that could be redeveloped to contain new dwelling units, with some being allocated to low income housing
31	5773-013-034	10 S Santa Anita Ave	Fadell,James J Co Tr	CBD	C 1.0	No	No	0	0.52	Yes	64	N/A	Propensity	32	32	6	3	23	This parcel contains a strip mall and large surface parking lot that could be redeveloped to contain new dwelling units.
32	5773-012-023	30 S Santa Anita Ave	Weiner,Milton And Adeline Trs	DMU	DMU	No	No	0	0.54	Yes	64	N/A	Propensity	34	34	7	3	24	This parcel contains a surface parking lot that is feasible for infill development. The site can be redeveloped to contain new dwelling units, with some being allocated to low income housing.

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33	5773-011-062	108 E Santa Clara St	Link,Norma D Co Tr	DMU	DMU	No	No	0	0.54	Yes	64	N/A	Propensity	34	34	7	3	24	This parcel contains a surface parking lot and construction business building that could be redeveloped to contain new dwelling units, with some being allocated to low income housing.
34	5773-006-053	13 E Santa Clara St	Recreational Equipment Inc	DMU	DMU	No	No	0	0.57	Yes	64	N/A	Propensity	36	36	7	4	25	This parcel contains a surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low income housing.
35	5773-014-038	102 E Huntington Dr	Arcadia Investment Holding LLC	CBD	C 1.0	No	No	0	0.58	Yes	64	N/A	Propensity	36	36	7	4	25	This parcel contains a strip mall and surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low income housing.
36	5773-013-018	60 E Huntington Dr	Metropolitan Life Insurance Co	CBD	C 1.0	No	No	0	0.58	Yes	64	N/A	Propensity	37	37	7	4	26	This parcel contains a bank building and large surface parking lot that is feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low income housing
37	5773-012-022	55 E Huntington Dr	Foothill Mountain View Office	CBD	C 1.0	No	No	0	0.59	Yes	64	N/A	Propensity	37	37	7	4	26	This parcel contains an office building and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low income housing.

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38	5775-022-035	305 N Santa Anita Ave	Drake Financial LLC	DMU	DMU	No	No	0	0.61	Yes	64	N/A	Propensity	38	38	8	4	26	This parcel contains a indoor recreation building and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low income housing.
39	5775-022-031	251 N Santa Anita Ave	Drake Financial LLC	DMU	DMU	No	No	1	0.62	Yes	64	N/A	Propensity	39	38	8	4	26	This parcel contains a strip mall and surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low income housing.
40	5773-006-907	41 Wheeler Ave	U S Postal Services	DMU	DMU	No	No	0	0.66	Yes	64	N/A	Propensity	42	42	8	4	30	This parcel contains a surface parking lot that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low income housing.
41	5773-006-065	0	Continental Store Equipment Co	DMU	C 1.0	No	No	0	0.72	Yes	64	N/A	Propensity	46	46	9	5	32	This parcel contains a surface parking lot that could be reconfigured to accommodate new dwelling units, with some allocated to low income housing
42	5773-007-036	125 E Santa Clara St C	Berberian,O R And F L Trs	DMU	DMU	No	Yes	0	0.73	Yes	64	N/A	Propensity	46	46	9	5	32	This parcel contains low - density office buildings and surface parking that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			allocated to low income housing.
43	5773-006-067	223 N 1st Ave	223 North First St I LLC Et Al	DMU	DMU	No	No	0	0.74	Yes	64	N/A	Propensity	47	47	9	5	33	This parcel contains a medical business service building and surface parking that could be feasible for redevelopment. The site could be redeveloped to contain new dwelling units, with some being allocated to low income housing.
44	5773-006-929	29 E Santa Clara St	Metro Gold Line Foothill	DMU	DMU	No	No	0	0.79	Yes	64	N/A	Propensity	50	50	10	5	35	This parcel contains a commerical building and parking lot that are feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low income housing.
45	5775-022-805	21 W Santa Clara St	Pacific Bell	DMU	DMU	No	No	0	0.87	Yes	64	N/A	Propensity	55	55	11	6	38	This parcel contains an old commercial building and parking lot that are feasible for redevelopment. The site can be redeveloped to contain new dwelling units, with some being allocated to low income housing.
46	5773-007-033	225 N 2nd Ave	Apw Development Co	DMU	DMU	No	No	0	0.90	Yes	64	N/A	Propensity	57	57	11	6	40	This parcel contains an office building, brewery, and surface parking lot that is feasible for redevelopment.
47	5773-006-068	125 N First Ave	Ittah,Marc Tr	DMU	DMU	No	No	0	0.94	Yes	64	N/A	Propensity	60	60	12	6	42	This parcel contains a indoor gym, surface parking, and parking structure is feasible for redevelopment.

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49	5773-014-051	166 E Huntington Dr	Perasso, Tommy Tr	CBD	C 1.0	No	No	1	1.15	Yes	64	N/A	Propensity	73	72	14	7	51	This parcel contains a strip mall and surface parking that is feasible for redevelopment.
50	5773-006-064	214 N Santa Anita Ave	Recreational Equipment Inc	DMU	DMU	No	No	0	1.22	Yes	64	N/A	Propensity	77	77	15	8	54	This parcel contains a large retail store and surface parking that is feasible for redevelopment.
51	5773-011-036	136 E Santa Clara St	Winnaman, Phyllis B Tr	DMU	DMU	No	Yes	0	1.22	Yes	64	N/A	Propensity	77	77	15	8	54	This parcel contains low-density office suites and surface parking that is feasible for redevelopment.
52	5773-012-901	0	Arcadia City	DMU	DMU	No	No	0	1.26	Yes	64	N/A	Propensity	80	80	16	8	56	This parcel is part of a larger surface parking lot that could be developed to accommodate high density housing with a portion of units allocated to low income housing.
332	5773-005-034	310 N Santa Anita Ave	Tucker, Frank And Judith And	C-G	C 1.0	Yes	No	0	0.52	Yes	N/A	64	Downtown Mixed Use Expansion	33	33	7	3	23	This parcel contains industrial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
333	5775-022-049	325 N Santa Anita Ave	Tf And Tb Lp	SP-AP	C 1.0	No	No	0	0.55	Yes	N/A	64	Downtown Mixed Use Expansion	35	35	7	4	24	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
334	5773-015-053	440 E Huntington Dr	Arcadia Gateway Centre Delaware	C-G	C	No	No	0	0.63	Yes	N/A	64	Downtown Mixed Use Expansion	40	40	8	4	28	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site

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																			can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
335	5775-022-047	400 Rolyn PI	Gernon Holdings LLC	SP-AP	C 1.0	No	No	0	0.68	Yes	N/A	64	Downtown Mixed Use Expansion	43	43	9	4	30	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
336	5773-015-054	450 E Huntington Dr	Post Exchange LLC	C-G	C	No	No	0	0.75	Yes	N/A	64	Downtown Mixed Use Expansion	48	48	10	5	33	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
337	5773-015-049	300 E Huntington Dr	Post Exchange LLC	C-G	C	No	No	0	0.76	Yes	N/A	64	Downtown Mixed Use Expansion	48	48	10	5	33	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
338	5773-008-014	225 E Santa Clara St	L A District Church Of The	C-G	C	No	No	0	0.81	Yes	N/A	64	Downtown Mixed Use Expansion	52	52	10	5	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

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339	5773-008-013	255 E Santa Clara St	Gary W Morris LLC	C-G	C	No	No	0	0.83	Yes	N/A	64	Downtown Mixed Use Expansion	52	52	10	5	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
340	5773-009-065	301 E Huntington Dr	Kaku,Shigenobu And Hikaru Trs	C-G	C	No	No	0	0.89	Yes	N/A	64	Downtown Mixed Use Expansion	57	57	11	6	40	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
341	5775-022-045	0	Fasching,George W Co Tr	C-G	C 1.0	No	No	0	0.93	Yes	N/A	64	Downtown Mixed Use Expansion	59	59	12	6	41	This parcel contains strip mall -style retail and a carwash with a parking lot with propensity to redevelop as housing.
342	5773-008-012	0	Industrial Investors LLC	C-G	C	Yes	No	0	0.96	Yes	N/A	64	Downtown Mixed Use Expansion	61	61	12	6	43	This parcel contains commercial office space with a large surface parking lot with propensity to redevelop as housing.
343	5775-022-046	333 N Santa Anita Ave	Ulcickas,Julie A Tr	C-M	C 1.0	No	No	0	0.98	Yes	N/A	64	Downtown Mixed Use Expansion	62	62	12	6	44	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
345	5773-015-052	420 E Huntington Dr	Automobile Club Of Southern	C-G	C	No	No	0	1.21	Yes	N/A	64	Downtown Mixed Use Expansion	77	77	15	8	54	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site

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																			can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
346	5773-009-070	233 E Huntington Dr	<i>Sturniolo, Charles A Co Tr</i>	C-G	C	No	No	0	1.34	Yes	N/A	64	Downtown Mixed Use Expansion	85	85	17	9	59	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
347	5773-009-081	488 E Santa Clara St	<i>Fifth Avenue Group LLC</i>	C-G	C	No	No	0	1.35	Yes	N/A	64	Downtown Mixed Use Expansion	86	86	17	9	60	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
348	5773-009-080	51 N 5th Ave	<i>Glenn And Blt LLC And</i>	C-G	C	No	No	0	1.65	Yes	N/A	64	Downtown Mixed Use Expansion	105	105	21	11	73	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
349	5773-009-062	311 E Huntington Dr	<i>Heprand Hospitality Inc</i>	C-G	C	No	No	0	2.07	Yes	N/A	64	Downtown Mixed Use Expansion	132	132	26	13	93	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

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350	5773-015-026	444 E Huntington Dr	Everwin Investment Inc	C-G	C	No	No	0	2.24	Yes	N/A	64	Downtown Mixed Use Expansion	143	143	29	14	100	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
351	5773-008-011	401 E Santa Clara St	Bre Esa Properties LLC	C-G	C	No	No	0	2.34	Yes	N/A	64	Downtown Mixed Use Expansion	149	149	30	15	104	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
352	5773-009-064	321 E Huntington Dr	Bre Newton Hotels Property Owner	C-G	C	No	No	0	3.23	Yes	N/A	64	Downtown Mixed Use Expansion	206	206	41	21	144	This parcel contains commercial and hotel buildings as well as parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
353	5773-009-082	0	Arcadia Hotel Venture Lp	C-G	C	No	No	0	3.74	Yes	N/A	64	Downtown Mixed Use Expansion	239	239	48	24	167	This parcel contains a hotel and large surface parking lot. This parcel presents the opportunity to redevelop as housing due to its proximity to the Arcadia train station and its Downtown nature.
354	5773-009-069	333 E Huntington Dr	Huntington Lanmark LLC	C-G	C	No	No	0	3.75	Yes	N/A	64	Downtown Mixed Use Expansion	239	239	48	24	167	The parcel contains commercial building and parking space that could be used for the development of infill

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
355	5773-015-055	440 E Huntington Dr	Arcadia Gateway Centre Delaware	C-G	C	No	No	0	5.18	Yes	N/A	64	Downtown Mixed Use Expansion	331	331	66	33	232	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
392	5775-022-012	300 Rolyn Pl	Petrone,James V	C-M	C 1.0	No	No		0.08	No	N/A	64	Downtown Mixed Use Expansion	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
400	5773-002-059	400 N Santa Anita Ave	Lz Group LLC	C-G	C 1.0	No	No		0.17	No	N/A	64	Downtown Mixed Use Expansion	10	10	2	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
426	5775-022-003	15 W Saint Joseph St	Trilogy Partnership LLC	C-M	C 1.0	No	No		0.19	No	N/A	64	Downtown Mixed Use Expansion	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
430	5773-005-033	2 La Porte St	4 By 2 LLC	C-M	C 1.0	No	No		0.21	No	N/A	64	DMU Overlay	13	13	3	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
433	5775-022-042	311 N Santa Anita Ave	Arcadia Properties LLC	C-M	C 1.0	No	No		0.26	No	N/A	64	Downtown Mixed Use Expansion	16	16	3	2	11	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
436	5773-002-058	408 S Santa Anita Ave	Rosenberg,Shirley Tr	C-G	C 1.0	No	No		0.35	No	N/A	64	Downtown Mixed Use Expansion	22	22	4	2	16	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
442	5775-022-026	0	Fasching,George W Co Tr	C-G	C 1.0	No	No		0.39	No	N/A	64	Downtown Mixed Use Expansion	24	24	5	2	17	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

Table A-13: Full Sites Inventory

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444	5775-022-048	325 N Santa Anita Ave	Tf And Tb Lp	SP-AP	C 1.0	No	No		0.43	No	N/A	64	Downtown Mixed Use Expansion	27	27	5	3	19	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
330	5773-004-028	126 La Porte St	M And R 2	C-M	C	No	No	0	0.52	Yes	N/A	64	DMU Overlay	33	33	7	3	23	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
331	5773-008-003	324 N 2nd Ave	Johnson,Shane A Tr Et Al	C-M	C	No	No	0	2.16	Yes	N/A	64	DMU Overlay	138	138	28	14	96	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
391	5773-004-021	114 1/2 La Porte St	Garcia,Carmen C Ana Adolfo Trs	C-M	C	No	No		0.06	No	N/A	64	DMU Overlay	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
393	5773-004-801	0	So Calif Edison Co	C-M	C	No	No		0.10	No	N/A	64	DMU Overlay	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
394	5773-004-022	114 La Porte St	Kardasinski,Danny S Co Tr Et Al	C-M	C	No	No		0.12	No	N/A	64	DMU Overlay	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
395	5773-004-023	320 N 1st Ave	Garcia,Carmen And Adolfo Trs	DMU	DMU	No	No		0.14	No	64	N/A	DMU Overlay	8	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
396	5773-004-029	302 N 1st Ave	Younessi,Jim And Michele Trs	DMU	DMU	No	No		0.14	No	64	N/A	DMU Overlay	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

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397	5773-004-025	330 N 1st Ave	Peterson,Sheila Tr	DMU	DMU	No	No		0.15	No	64	N/A	DMU Overlay	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
398	5773-004-803	0	So Calif Edison Co	C-M	C	No	No		0.15	No	N/A	64	DMU Overlay	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
399	5773-005-010	331 N 1st Ave	Nguyen,Tuan A And	DMU	DMU	No	No		0.16	No	64	N/A	DMU Overlay	10	10	2	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
401	5773-004-015	142 La Porte St	Howd,Mary L Tr	C-M	C	No	No		0.17	No	N/A	64	DMU Overlay	10	10	2	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
402	5773-005-009	325 N 1st Ave	Kly Arcadia LLC	DMU	DMU	No	No		0.17	No	64	N/A	DMU Overlay	10	10	2	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
403	5773-004-808	0	So Calif Edison Co	C-M	C	No	No		0.17	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
404	5773-005-008	323 N 1st Ave	Kly Arcadia LLC	DMU	DMU	No	No		0.17	No	64	N/A	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
405	5773-005-011	54 La Porte St	Joseph,Benny And Paula Trs	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
406	5773-004-013	150 La Porte St	La Porte Properties LLC	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
407	5773-004-018	132 La Porte St	Aguirre,Enrique D And Alicia Trs	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
408	5773-004-002	314 N 1st Ave	First Avenue Property Inc	DMU	DMU	No	No		0.18	No	64	N/A	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

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409	5773-004-014	148 La Porte St	La Porte Properties LLC	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
410	5773-005-014	44 La Porte St	Bit Enterprises Lp	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
411	5773-005-015	40 La Porte St	Bit Enterprises Lp	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
412	5773-005-016	34 La Porte St	Bit Enterprises Lp	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
413	5773-005-007	0	Post Property Management LLC	DMU	DMU	Yes	No		0.18	No	64	N/A	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
414	5773-004-010	141 E Saint Joseph St	Beijing Trt America Institute Of	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
415	5773-004-008	133 E Saint Joseph St	Schubert,Margaret M Tr	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
416	5773-004-807	0	So Calif Edison Co	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
417	5773-004-012	149 E Saint Joseph St	Lind,Wesley And Arlette Trs	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
418	5773-004-005	125 E Saint Joseph St	Marosi,Tibor And Eva	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
419	5773-004-003	115 E Saint Joseph St	Brown,Robert K And Denise A	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

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420	5773-005-004	45 E Saint Joseph St	Cha,Steve And Stephanie	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
421	5773-005-025	33 Flower St	Sanchez,Cesar A Jr Co Tr	C-M	C	No	No		0.18	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
422	5773-004-001	308 N 1st Ave	Amagrande,Marie Tr	DMU	DMU	No	No		0.19	No	64	N/A	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
423	5773-004-004	119 E Saint Joseph St	Jg Saint Joseph Investments LLC	C-M	C	No	No		0.19	No	N/A	64	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
424	5773-004-024	326 N 1st Ave	Gs 3475 Peck LLC	DMU	DMU	No	No		0.19	No	64	N/A	DMU Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
425	5773-004-011	145 E Saint Joseph St	Jones,Steven L And Joanne V	C-M	C	No	No		0.19	No	N/A	64	DMU Overlay	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
427	5773-004-802	157 E Saint Joseph St	So Calif Edison Co	C-M	C	No	No		0.19	No	N/A	64	DMU Overlay	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
428	5773-004-009	139 E Saint Joseph St	Guerra,James M And Maria A	C-M	C	No	No		0.20	No	N/A	64	DMU Overlay	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
429	5773-005-020	11 Flower St	Reinhardt,William C Et Al	C-M	C	No	No		0.21	No	N/A	64	DMU Overlay	13	13	3	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
431	5773-005-021	20 La Porte St	Reinhardt,William C Et Al	C-M	C	No	No		0.21	No	N/A	64	DMU Overlay	13	13	3	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
432	5773-005-031	21 Flower St	Reinhardt,William C Et Al	C-M	C	No	No		0.26	No	N/A	64	DMU Overlay	16	16	3	2	11	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

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434	5773-005-032	26 La Porte St	Carl W Reinhardt And Assoc Inc	C-M	C	No	No		0.29	No	N/A	64	DMU Overlay	18	18	4	2	12	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
435	5773-005-006	303 N 1st Ave	Post Property Management LLC	DMU	DMU	No	No		0.34	No	64	N/A	DMU Overlay	21	21	4	2	15	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
437	5773-004-027	134 La Porte St	Fujimoto,Toshiaki And Haruko Trs	C-M	C	No	No		0.35	No	N/A	64	DMU Overlay	22	22	4	2	16	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
438	5773-005-023	48 La Porte St	Let Enterprises Lp And	C-M	C	No	No		0.36	No	N/A	64	DMU Overlay	22	22	4	2	16	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
439	5773-005-024	25 Flower St	Sanchez,Cesar A Jr Co Tr	C-M	C	No	No		0.36	No	N/A	64	DMU Overlay	23	23	5	2	16	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
440	5773-005-005	47 E Saint Joseph St	Post Property Management LLC	C-M	C	No	No		0.37	No	N/A	64	DMU Overlay	23	23	5	2	16	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
441	5773-004-026	127 E Saint Joseph St	Carone,Michael Co Tr	C-M	C	No	No		0.38	No	N/A	64	DMU Overlay	24	24	5	2	17	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
443	5773-004-811	0	So Calif Edison Co	C-M	C	No	No		0.42	No	N/A	64	DMU Overlay	27	27	5	3	19	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
445	5773-004-810	0	So Calif Edison Co	C-M	C	No	No		0.45	No	N/A	64	DMU Overlay	28	28	6	3	19	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
356	8573-024-030	162 E Live Oak Ave	Meeker Family Partners Lp	MU	MU	No	No	0	0.51	Yes	24	40	MU Upzone	20	20	4	2	14	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can

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																			be allocated to low income housing.
357	5773-019-025	201 S 1st Ave	Huang,Martin	MU	MU	No	Yes	0	0.54	Yes	24	40	MU Upzone	21	21	4	2	15	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
358	8573-023-009	30 E Live Oak Ave	Live Oak Development I LLC	MU	MU	No	Yes	0	0.56	Yes	24	40	MU Upzone	22	22	4	2	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
359	5779-009-068	620 S 1st Ave	First Church Of Christ Scientist	MU	MU	No	No	0	0.56	Yes	24	40	MU Upzone	22	22	4	2	16	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
360	5789-028-024	11 E Live Oak Ave	Elmasri,Fawaz	MU	MU	No	Yes	0	0.56	Yes	24	40	MU Upzone	22	22	4	2	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can

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																			be allocated to low income housing.
361	5779-017-027	121 Alice St	Arcadia Presbyterian Church	MU	MU	No	No	0	0.59	Yes	24	40	MU Upzone	23	23	5	2	16	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
362	8572-002-005	314 E Live Oak Ave	Wu,Yi-Shuen M And Shi-Hung K	MU	MU	No	No	0	0.97	Yes	24	40	MU Upzone	38	38	8	4	26	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
363	8572-001-022	405 Lynrose St	Optimate Inc	MU	MU	No	No	0	0.99	Yes	24	40	MU Upzone	39	39	8	4	27	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
364	8572-002-900	330 E Live Oak Ave	L A County	MU	MU	No	Yes	0	1.05	Yes	24	40	MU Upzone	42	42	8	4	30	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can

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																			be allocated to low income housing.
365	8572-001-027	5705 Lenore Ave	Evangelical Friends Church	MU	MU	No	No	1	1.10	Yes	24	40	MU Upzone	44	43	9	4	30	The parcel contains a temple building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
366	8572-001-029	418 E Live Oak Ave	Kraln Co	MU	MU	No	No	0	1.36	Yes	24	40	MU Upzone	54	54	11	5	38	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
368	8572-001-030	406 E Live Oak Ave	Arcadia Enterprise LLC	MU	MU	No	No	0	1.97	Yes	24	40	MU Upzone	78	78	16	8	54	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
369	8573-023-020	16 E Live Oak Ave	Ralphs Grocery Co	MU	MU	No	No	0	2.55	Yes	24	40	MU Upzone	101	101	20	10	71	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can

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																			be allocated to low income housing.
370	8572-002-010	298 E Live Oak Ave	Abs Ca O LLC	MU	MU	No	No	0	3.94	Yes	24	40	MU Upzone	157	157	31	16	110	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
450	5773-017-004	114 S 1st Ave	Achilles,Achilles Z Tr	MU	MU	No	Yes	0	0.08	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
451	5779-010-003	512 S 1st Ave	Garcia,Edward G And Beatrice Trs	MU	MU	No		0	0.08	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
452	5773-018-014	107 S 1st Ave	Chen,Lu Lu	MU	MU	No	Yes	0	0.08	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
453	5779-013-011	705 S 1st Ave	Sale,Betty M Tr	MU	MU	No	Yes	0	0.09	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
454	5779-013-010	701 S 1st Ave	King,Paul A Tr	MU	MU	No	Yes	0	0.09	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
455	5773-017-003	118 S 1st Ave	Achilles,Achilles Z Tr	MU	MU	No	Yes	0	0.09	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
456	5773-019-009	227 S 1st Ave	Choy,Anastasia Et Al	MU	MU	No		0	0.09	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
457	5779-010-002	516 S 1st Ave	1045 FtI Properties LLC	MU	MU	No		0	0.10	No	24	40	MU Upzone	3	3	1	0	2	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
458	5773-018-015	105 S 1st Ave	Andy Chen LLC	MU	MU	No	Yes	0	0.10	No	24	40	MU Upzone	4	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
459	5773-017-002	124 S 1st Ave	Mori,Robert Y And Ann K	MU	MU	No	Yes	0	0.10	No	24	40	MU Upzone	4	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
460	5779-013-012	68 Genoa St	Chan,Sunny S Co Tr	MU	MU	No	Yes	0	0.12	No	24	40	MU Upzone	4	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
461	5779-014-021	805 S 1st Ave	Lee,Nancy	MU	MU	No	Yes	1	0.14	No	24	40	MU Upzone	5	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
462	5779-013-072	711 S 1st Ave	Chan,Philip	MU	MU	No		0	0.14	No	24	40	MU Upzone	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
463	5779-016-004	824 S 1st Ave	Hildreth,Bruce And Sonnie	MU	MU	No	Yes	0	0.14	No	24	40	MU Upzone	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
464	5779-016-005	820 S 1st Ave	Ku,Lemuel And Cathy	MU	MU	No	Yes	0	0.14	No	24	40	MU Upzone	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
466	5773-020-035	206 S 1st Ave	Chen,Ying Shen Tr	MU	MU	No		0	0.14	No	24	40	MU Upzone	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
467	5779-014-018	817 S 1st Ave	Minadeo,Anthony And Wende Trs	MU	MU	No		0	0.14	No	24	40	MU Upzone	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
469	5789-028-029	0	Seltman,Bobby W And Marlene Trs	MU	MU	No	Yes	0	0.15	No	24	40	MU Upzone	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
473	5779-003-001	0	Hartman,Jay L And Lynda J Trs	MU	MU	No	Yes	0	0.15	No	24	40	MU Upzone	5	5	1	1	3	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
475	5773-017-090	130 S First Ave	Suns Residential Development LLC	MU	MU	No		0	0.15	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
477	5779-014-020	803 S 1st Ave	Lee,Nancy	MU	MU	No	Yes	1	0.15	No	24	40	MU Upzone	6	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
478	5779-014-019	823 S 1st Ave	Muller Investments LLC	MU	MU	No		1	0.15	No	24	40	MU Upzone	6	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
479	5779-003-035	400 S 1st Ave	Myrdahl,Garry L And Vivian A Trs	MU	MU	No	Yes	0	0.15	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
480	5779-017-023	706 S 1st Ave	Arcadia Presbyterian Church	MU	MU	Yes	Yes	0	0.15	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
482	5773-020-001	234 S 1st Ave	Nbm Investments LLC	MU	MU	No	Yes	0	0.15	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
483	5779-009-035	606 S 1st Ave	Lee,Harold T And Patti T	MU	MU	No	Yes	2	0.16	No	24	40	MU Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
484	5779-016-006	816 S 1st Ave	Wang,Qing H	MU	MU	No	Yes	1	0.16	No	24	40	MU Upzone	6	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
485	5773-018-016	101 S 1st Ave	60 Alta LLC	MU	MU	No	Yes	0	0.16	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
486	5779-011-014	523 S 1st Ave	First Arcadia LLC	MU	MU	No	Yes	1	0.16	No	24	40	MU Upzone	6	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
487	5779-001-015	423 S 1st Ave	Hess Rentals LLC	MU	MU	No	Yes	0	0.16	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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																			please see Appendix B, Section A-3 for details.
488	5779-001-020	401 S 1st Ave	Cantwell Columbian Building Corp	MU	MU	No	Yes	0	0.16	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
489	5773-013-015	31 S 1st Ave	Cross Property Management LLC	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
490	5779-003-033	406 S 1st Ave	406 S First Ave Associates LLC	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
491	5779-003-034	404 S 1st Ave	Fu Wah Yu And	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
492	5779-009-036	602 S 1st Ave	Hsu,Eric Y And Lydia R	MU	MU	No	Yes	2	0.17	No	24	40	MU Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
493	5773-017-033	100 S 1st Ave	Glendale Fed Sav And Loan Assn	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
494	5779-003-002	420 S 1st Ave	Hartman,Jay L And Lynda J Trs	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
495	5779-003-003	414 S 1st Ave	Wilson,Clayton And Elaine Trs	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
497	5773-020-003	220 S 1st Ave	220 S First Ave LLC	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
498	5773-020-034	212 S 1st Ave	Wu,Shen S And	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
499	5779-009-034	610 S 1st Ave	Cordova Associates Inc	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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																			please see Appendix B, Section A-3 for details.
500	5773-020-002	222 S 1st Ave	Wu,Hui Hsiung And Chen H And	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
501	5773-013-017	21 S 1st Ave	Huang,Jun L Co Tr	MU	MU	No	Yes	0	0.17	No	24	40	MU Upzone	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
502	5779-002-002	316 S 1st Ave	Hidalgo Holdings LLC	MU	MU	No	Yes	0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
503	5779-017-024	700 S 1st Ave	Arcadia Presbyterian	MU	MU	No	Yes	1	0.18	No	24	40	MU Upzone	7	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
504	5773-014-001	30 S 1st Ave	Foothill Federal Credit Union	MU	MU	No		0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
505	5773-019-011	219 S 1st Ave	Saenz,Jess L And Sheila M Trs	MU	MU	No	Yes	0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
506	5779-012-015	617 S 1st Ave	Wong,Henry And	MU	MU	No	Yes	0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
507	5779-011-016	515 S 1st Ave	Wu,Frank C And Tracy S	MU	MU	No		0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
508	5779-012-016	611 S 1st Ave	Patel,Dilip S And Sharda D Trs	MU	MU	No	Yes	0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
509	5779-001-016	419 S 1st Ave	Pisano,Judith M Tr	MU	MU	No		0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
510	5773-018-012	115 S 1st Ave	Bernstein,Monty Tr	MU	MU	No	Yes	0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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																			please see Appendix B, Section A-3 for details.
511	5779-011-015	519 S 1st Ave	Jay And Dee Investments LLC	MU	MU	No		0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
512	5773-019-010	225 S 1st Ave	Delahooke,Scott And Mona Trs	MU	MU	No		1	0.18	No	24	40	MU Upzone	7	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
513	5779-012-014	619 S 1st Ave	Lee, Henry C And Mei Trs	MU	MU	No		1	0.18	No	24	40	MU Upzone	7	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
514	5779-011-017	511 S 1st Ave	Yip, Alvin And	MU	MU	No	Yes	0	0.18	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
515	5779-010-033	500 S 1st Ave	Universal Funeral Chapel LLC	MU	MU	No	Yes	0	0.19	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
516	5779-012-013	625 S 1st Ave	Cho, Christine H	MU	MU	No	Yes	0	0.19	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
517	5773-020-036	200 S 1st Ave	Jwll LLC	MU	MU	No		0	0.19	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
518	5773-018-013	111 S 1st Ave	Brennan, Roland And Majorie Trs	MU	MU	No	Yes	0	0.19	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
519	5779-001-017	415 S 1st Ave	Velk Properties Inc	MU	MU	No		1	0.19	No	24	40	MU Upzone	7	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
520	5779-001-019	405 S 1st Ave	Qian, Davy And	MU	MU	No	Yes	0	0.19	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
521	5773-013-016	25 S 1st Ave	Cross Property Management LLC	MU	MU	No	Yes	0	0.20	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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																			please see Appendix B, Section A-3 for details.
522	5779-001-018	409 S 1st Ave	Ding,Jean And	MU	MU	No		1	0.20	No	24	40	MU Upzone	7	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
523	8573-023-002	0	Assistance League Of Arcadia	MU	MU	No	Yes	0	0.20	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
524	8573-023-001	74 E Live Oak Ave	Angelclan LLC	MU	MU	No	Yes	0	0.20	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
525	8573-024-003	114 E Live Oak Ave	Chou,Dee Tr	MU	MU	No	Yes	0	0.20	No	24	40	MU Upzone	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
526	8573-023-006	52 E Live Oak Ave	Live Oak Development I LLC	MU	MU	No	Yes	0	0.20	No	24	40	MU Upzone	8	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
528	8573-024-004	118 E Live Oak Ave	Worthy,Parker Jr And Ruth Trs	MU	MU	No	Yes	0	0.20	No	24	40	MU Upzone	8	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
529	8573-024-002	108 E Live Oak Ave	Live Oak Development I LLC	MU	MU	No	Yes	0	0.21	No	24	40	MU Upzone	8	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
531	8573-023-003	64 E Live Oak Ave	Assistance League Of Arcadia	MU	MU	No	Yes	0	0.21	No	24	40	MU Upzone	8	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
533	5779-016-029	810 S 1st Ave	Arcadia Presbyterian Church Inc	MU	MU	No	Yes	1	0.22	No	24	40	MU Upzone	8	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
540	5779-016-030	802 S 1st Ave	Chang,Lu Ying Co Tr	MU	MU	No	Yes	0	0.24	No	24	40	MU Upzone	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
544	5779-014-033	815 S 1st Ave	Koeper,Kevin J Tr Et Al	MU	MU	No		0	0.26	No	24	40	MU Upzone	10	10	2	1	7	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
549	5779-010-032	506 S 1st Ave	Universal Funeral Chapel LLC	MU	MU	No	Yes	1	0.30	No	24	40	MU Upzone	12	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
550	5779-010-001	518 S 1st Ave	Crupi,Rocco F Co Tr	MU	MU	No		0	0.30	No	24	40	MU Upzone	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
551	5789-028-025	13 E Live Oak Ave	Seltman,Marlene F Tr	MU	MU	No	Yes	0	0.31	No	24	40	MU Upzone	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
555	5779-002-001	324 S 1st Ave	Womans Club Of Arcadia	MU	MU	No		0	0.32	No	24	40	MU Upzone	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
556	5773-017-034	100 S 1st Ave	Glendale Federal Sav And Loan	MU	MU	No	Yes	0	0.33	No	24	40	MU Upzone	13	13	3	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
557	5789-028-010	2626 S Santa Anita Ave	Ou,Yueh L Tr	MU	MU	No	Yes	1	0.34	No	24	40	MU Upzone	13	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
559	5779-011-018	501 S 1st Ave	Gourley,Robert D Tr	MU	MU	No		0	0.34	No	24	40	MU Upzone	13	13	3	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
560	5779-012-017	601 S 1st Ave	Arcadia Board Of Realtors	MU	MU	No		1	0.35	No	24	40	MU Upzone	13	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
561	5773-018-011	125 S 1st Ave	Sheu,George Co Tr Et Al	MU	MU	No		6	0.35	No	24	40	MU Upzone	14	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
567	8573-023-008	42 E Live Oak Ave	Cusimano,Phillip	MU	MU	No	Yes	0	0.39	No	24	40	MU Upzone	15	15	3	2	10	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
568	8572-002-007	0	Wu,Yi-Shuen M And Shi-Hung K	MU	MU	No	Yes	0	0.39	No	24	40	MU Upzone	15	15	3	2	10	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
569	8573-024-001	100 E Live Oak Ave	B And W Xu LLC	MU	MU	No		1	0.40	No	24	40	MU Upzone	16	15	3	2	10	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
570	8573-023-004	60 E Live Oak Ave	Live Oak Development I LLC	MU	MU	No	Yes	0	0.40	No	24	40	MU Upzone	16	16	3	2	11	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
571	5779-013-061	57 Alice St A	Wan,James Z And	MU	MU	No		0	0.41	No	24	40	MU Upzone	16	16	3	2	11	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
574	5789-028-012	19 E Live Oak Ave	Bay State Management Co	MU	MU	No	Yes	1	0.44	No	24	40	MU Upzone	17	16	3	2	11	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
575	8572-002-001	200 E Live Oak Ave	Choi,Kwang J And Sook I Tr	MU	MU	No		0	0.46	No	24	40	MU Upzone	18	18	4	2	12	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
579	5773-014-002	30 S 1st Ave	Foothill Federal Credit Union	MU	MU	No		0	0.49	No	24	40	MU Upzone	19	19	4	2	13	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
580	5779-002-110	306 S 1st Ave 108	Sun Homeland Inc	MU	MU	No		8	0.49	No	24	40	MU Upzone	19	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
371	8573-019-900	22 W Live Oak Ave	22 West Live Oak Ave LLC	C-G	C	No	No	0	0.50	Yes	N/A	40	Live Oak - R-F Overlay	20	20	4	2	14	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
372	8573-019-003	28 W Live Oak Ave	Live Oak Auto Center LLC	C-G	C	No	No	0	0.52	Yes	N/A	40	Live Oak - R-F Overlay	20	20	4	2	14	The parcel contains commercial building and parking space that could be used for the

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
373	8573-019-002	36 W Live Oak Ave	Chin Sheng Tu And	C-G	C	No	No	0	0.53	Yes	N/A	40	Live Oak - R-F Overlay	21	21	4	2	15	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
374	8573-019-001	40 W Live Oak Ave	Stathes,Nick And Sonia Trs	C-G	C	No	No	0	0.55	Yes	N/A	40	Live Oak - R-F Overlay	22	22	4	2	16	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
375	5788-021-016	46 Las Tunas Dr	Rdw Enterprises Lp	C-G	C	No	No	0	0.67	Yes	N/A	40	Live Oak - R-F Overlay	26	26	5	3	18	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
376	5788-021-017	82 Las Tunas Dr	D A D E S Inc	C-G	C	No	No	0	0.70	Yes	N/A	40	Live Oak - R-F Overlay	27	27	5	3	19	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
377	5788-022-017	168 Las Tunas Dr	Dukeland LLC	C-G	C	No	No	0	0.72	Yes	N/A	40	Live Oak - R-F Overlay	28	28	6	3	19	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
378	5788-022-034	139 W Live Oak Ave E	Live Oak Ave 17 LLC	C-G	C	No	No	0	0.81	Yes	N/A	40	Live Oak - R-F Overlay	32	32	6	3	23	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
379	5788-020-052	59 Las Tunas Dr	59 Las Tunas LLC	C-G	C	No	No	0	0.83	Yes	N/A	40	Live Oak - R-F Overlay	33	33	7	3	23	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
380	8573-015-023	58 W Live Oak Ave	Oak Enterprises Ltd	C-M	C/LI	No	No	0	0.89	Yes	N/A	40	Live Oak - R-F Overlay	35	35	7	4	24	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling

Table A-13: Full Sites Inventory

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																			units, some of which can be allocated to low income housing.
381	5788-021-001	123 W Live Oak Ave	Car Investment LLC	C-G	C	No	No	0	0.94	Yes	N/A	40	Live Oak - R-F Overlay	37	37	7	4	26	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
382	8573-020-056	16 W Live Oak Ave	Arcadia Live Oak Partners	C-G	C	No	No	0	0.99	Yes	N/A	40	Live Oak - R-F Overlay	39	39	8	4	27	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
383	8573-015-043	60 W Live Oak Ave	Oak Enterprises Ltd	C-M	C/LI	No	No	0	1.39	Yes	N/A	40	Live Oak - R-F Overlay	55	55	11	6	38	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
385	5788-022-016	188 Las Tunas Dr	Rfa Arcadia Lp Lessor	C-G	C	No	No	0	2.03	Yes	N/A	40	Live Oak - R-F Overlay	81	81	16	8	57	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			be allocated to low income housing.
554	8573-013-047	80 W Live Oak Ave	Global Skyline Investment Group	C-M	C/LI	No		0	0.32	No	N/A	40	Live Oak - R-F Overlay	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
552	5788-021-006	102 Las Tunas Dr	Chou,Ching Hsien Co Tr	C-G	C	No		0	0.32	No	N/A	40	Live Oak - R-F Overlay	12	12	2	1	9	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
547	8573-010-013	142 W Live Oak Ave	Monrovia Myrtle Property LLC	C-M	C/LI	No		0	0.30	No	N/A	40	Live Oak - R-F Overlay	11	11	2	1	8	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
542	8573-001-001	174 W Live Oak Ave	Goldin,Steven W Tr	C-M	C/LI	No		0	0.24	No	N/A	40	Live Oak - R-F Overlay	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
538	8573-013-044	88 W Live Oak Ave	Erical LLC	C-M	C/LI	No		0	0.24	No	N/A	40	Live Oak - R-F Overlay	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
534	5788-021-018	118 Las Tunas Dr	Cosmopolitan Development LLC	C-G	C	No		0	0.23	No	N/A	40	Live Oak - R-F Overlay	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
535	5788-021-011	50 Las Tunas Dr	Rdw Enterprises Lp	C-G	C	No		0	0.23	No	N/A	40	Live Oak - R-F Overlay	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
465	8573-013-045	84 W Live Oak Ave	Arellano,Samuel M And Lola F Trs	C-M	C/LI	No		0	0.14	No	N/A	40	Live Oak - R-F Overlay	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
468	8573-001-007	154 W Live Oak Ave	Alexander,Sam A And Mary F Trs	C-M	C/LI	No		0	0.14	No	N/A	40	Live Oak - R-F Overlay	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
470	8573-010-001	146 W Live Oak Ave	D And Drew Management LLC	C-M	C/LI	No		0	0.15	No	N/A	40	Live Oak - R-F Overlay	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

Table A-13: Full Sites Inventory

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471	8573-001-006	158 W Live Oak Ave	Nocero,John R And Christine Trs	C-M	C/LI	No		0	0.15	No	N/A	40	Live Oak - R-F Overlay	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
472	8573-001-026	170 W Live Oak Ave	Goldin,Steven W Tr	C-M	C/LI	No		0	0.15	No	N/A	40	Live Oak - R-F Overlay	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
474	8573-001-004	166 W Live Oak Ave	Goldin,Steven W Tr	C-M	C/LI	No		0	0.15	No	N/A	40	Live Oak - R-F Overlay	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
476	8573-001-005	164 W Live Oak Ave	Liu,Shinn C And	C-M	C/LI	No		0	0.15	No	N/A	40	Live Oak - R-F Overlay	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
481	8573-013-048	68 W Live Oak Ave	Pochan,Chu And	C-M	C/LI	No		0	0.15	No	N/A	40	Live Oak - R-F Overlay	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
563	5788-021-003	119 E Live Oak Ave	Fong,Derek Co Tr	C-G	C	No		0	0.36	No	N/A	40	Live Oak - R-F Overlay	14	14	3	1	10	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
572	5788-021-012	108 Las Tunas Dr	Peterson,Robert E Tr	C-G	C	No		0	0.42	No	N/A	40	Live Oak - R-F Overlay	16	16	3	2	11	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
386	5789-020-042	115 E Live Oak Ave	Green Oak Medical Building Inc	C-O	C	No	No	0	0.63	Yes	N/A	24	Live Oak - R-F Overlay (2)	15	15	3	2	10	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
387	8572-010-023	600 E Live Oak Ave	Faithkay LLC	C-G	C	No	No	0	0.69	Yes	N/A	24	Live Oak - R-F Overlay (2)	16	16	3	2	11	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			high-density dwelling units, some of which can be allocated to low income housing.
388	5789-020-045	135 E Live Oak Ave	Apollo Reit li LLC	C-G	C	No	No	0	0.70	Yes	N/A	24	Live Oak - R-F Overlay (2)	16	16	3	2	11	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
389	5790-027-001	225 E Live Oak Ave	Evangelical Formosan Church	C-G	C	No	No	0	0.76	Yes	N/A	24	Live Oak - R-F Overlay (2)	18	18	4	2	12	The parcel contains a church building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
390	5789-021-031	41 E Live Oak Ave	Calif Federal Sav And Loan Assn	C-O	C	No	No	0	0.87	Yes	N/A	24	Live Oak - R-F Overlay (2)	20	20	4	2	14	The parcel contains commercial building and parking space that could be used for the development of infill housing. The site can be redeveloped to contain high-density dwelling units, some of which can be allocated to low income housing.
496	8572-009-002	510 E Live Oak Ave	Kochs,Erwin And Anna Trs	C-G	C	No		0	0.17	No	N/A	24	Live Oak - R-F Overlay (2)	4	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
532	5790-027-030	211 E Live Oak Ave	Liang,Gary	C-G	C	No		0	0.22	No	N/A	24	Live Oak - R-F Overlay (2)	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
536	5790-028-033	311 E Live Oak Ave	Sabatella,Vera A Tr	C-G	C	No		0	0.23	No	N/A	24	Live Oak - R-F Overlay (2)	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
537	5791-024-016	625 E Live Oak Ave	Cabreras Family Restaurant Inc	C-G	C	No		0	0.24	No	N/A	24	Live Oak - R-F Overlay (2)	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
539	8572-009-003	516 E Live Oak Ave	Ysw Investments LLC	C-G	C	No		0	0.24	No	N/A	24	Live Oak - R-F Overlay (2)	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
541	5791-024-048	2534 S 6th Ave	Tsai,Susan S	C-G	C	No		0	0.24	No	N/A	24	Live Oak - R-F Overlay (2)	5	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
543	5789-020-040	161 E Live Oak Ave	Anderson,David A Co Tr	C-G	C	No		0	0.25	No	N/A	24	Live Oak - R-F Overlay (2)	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
545	5791-024-012	601 E Live Oak Ave	Movimiento Misionero Pentecostes	C-G	C	No		0	0.26	No	N/A	24	Live Oak - R-F Overlay (2)	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
546	5790-028-032	303 E Live Oak Ave	Yeung,Amelia S Tr	C-G	C	No		0	0.27	No	N/A	24	Live Oak - R-F Overlay (2)	6	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
548	5789-020-039	159 E Live Oak Ave	Glauber,Olivia G Tr	C-G	C	No		0	0.30	No	N/A	24	Live Oak - R-F Overlay (2)	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
553	5789-021-019	67 E Live Oak Ave	Chu,Frankt Y And Linda C J Trs	C-O	C	No		0	0.32	No	N/A	24	Live Oak - R-F Overlay (2)	7	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
558	8572-009-042	500 E Live Oak Ave	Wong Family Assn Investment	C-G	C	No		0	0.34	No	N/A	24	Live Oak - R-F Overlay (2)	8	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
562	5790-027-034	0	201 E Live Oak Company Inc	C-G	C	Yes		0	0.36	No	N/A	24	Live Oak - R-F Overlay (2)	8	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.

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564	5791-024-057	615 E Live Oak Ave	6th Ave Investors LLC	C-G	C	No		0	0.38	No	N/A	24	Live Oak - R-F Overlay (2)	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
565	5789-021-018	55 E Live Oak Ave	Chung,Jey J And Kathy C Trs	C-O	C	No		0	0.38	No	N/A	24	Live Oak - R-F Overlay (2)	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
566	5789-020-033	145 E Live Oak Ave	Pak Chong Inc	C-G	C	No		0	0.39	No	N/A	24	Live Oak - R-F Overlay (2)	9	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
573	5790-030-017	555 E Live Oak Ave	Tsai,Spencer And Susan	C-G	C	No		0	0.43	No	N/A	24	Live Oak - R-F Overlay (2)	10	10	3	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
576	8572-002-009	288 E Live Oak Ave	Ahn,Sam And Linda	MU	MU	No		0	0.46	No	24	40	MU Upzone	19	19	4	2	13	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
577	5789-020-027	171 E Live Oak Ave	Tsai,Tony T	C-G	C	No		0	0.48	No	N/A	24	Live Oak - R-F Overlay (2)	11	11	3	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
578	5789-021-013	111 E Live Oak Ave	Kelly,David L And Jean R Trs	C-O	C	No		0	0.49	No	N/A	24	Live Oak - R-F Overlay (2)	11	11	3	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
581	5790-028-028	325 E Live Oak Ave	Onubby LLC	C-G	C	No		0	0.50	No	N/A	24	Live Oak - R-F Overlay (2)	11	11	3	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
254	5383-029-035	1505 S Baldwin Ave	Clarizio,Dino And Hope	C-G	C	No	No	0	0.51	Yes	N/A	24	C-G Residential Flex Overlay	12	12	2	1	9	This parcel contains a structure with office space and a surface parking lot. The site can be redeveloped to accommodate residential use.
255	5779-016-031	165 E Duarte Rd	Stuehrmann,Barbara R Tr	C-G	C	No	No	0	0.51	Yes	N/A	24	C-G Residential Flex Overlay	12	12	2	1	9	This parcel contains a strip mall with a surface parking lot. The site can be redeveloped to accommodate residential use.

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256	8586-001-010	558 Las Tunas Dr	Sien,Richard And Grace Trs Et Al	C-G	C	No	No	0	0.52	Yes	N/A	24	C-G Residential Flex Overlay	12	12	2	1	9	This parcel contains an aging strip mall with several restuarants and a parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
257	5773-001-045	610 N Santa Anita Ave	7933 Ajay Drive Lp	C-G	C	No	No	0	0.53	Yes	N/A	24	C-G Residential Flex Overlay	12	12	2	1	9	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
258	5784-006-007	534 W Duarte Rd	Gill Medical Building LLC	C-G	C	No	Yes	0	0.54	Yes	N/A	24	C-G Residential Flex Overlay	12	12	2	1	9	This parcel contains a large parking lot and small office building that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
259	5778-001-101	0	Kam,Peter M And Shumei And	C-G	C	No	No	0	0.55	Yes	N/A	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a large parking lot and small office building that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
260	5779-016-034	117 E Duarte Rd	Wan,Robert F And Yeping C Trs	C-G	C	No	No	0	0.55	Yes	N/A	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a single story office building with a large surface parking lot that are feasible for housing

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																			infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
261	5771-021-018	169 E Foothill Blvd	Bank Of America	C-G	C	No	No	0	0.55	Yes	N/A	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a single story bank building within an existing strip mall development and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
262	5771-028-040	223 E Foothill Blvd	Ralphs Grocery Co	C-G	C	No	No	0	0.56	Yes	N/A	24	C-G Residential Flex Overlay	6	6	1	1	4	This parcel is a portion of a strip mall containing a parking lot and grocery store, a portion of which are feasible for housing infill development. To account for the existing grocery store, the buildable acreage of this site has been reduced by 50%. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
263	5383-031-025	1407 S Baldwin Ave	Iris And Xy LLC	C-G	C	No	No	0	0.57	Yes	N/A	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a parking lot within an existing strip mall that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
264	5783-010-032	849 S Baldwin Ave	Del Rey Property Management LLC	C-G	C	No	No	0	0.57	Yes	N/A	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains a fast food restuarant and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
265	5781-006-048	160 E Duarte Rd	Mou Family Shopping Center LLC	C-G	C	No	No	0	0.57	Yes	N/A	24	C-G Residential Flex Overlay	13	13	3	1	9	This parcel contains retail, fast food, and parking lot space within an existing strip mall that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
266	5383-038-023	1225 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.59	Yes	N/A	24	C-G Residential Flex Overlay	14	14	3	1	10	This parcel contains large retail stores and parking lot space that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
267	5383-031-035	1407 S Baldwin Ave	Iris And Xy LLC	C-G	C	No	No	0	0.59	Yes	N/A	24	C-G Residential Flex Overlay	14	14	3	1	10	This parcel contains a large surface parking lot within a strip mall that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
268	5779-015-030	900 S Santa Anita Ave	Nichols,Charles P Co Tr	C-G	C	No	No	0	0.59	Yes	N/A	24	C-G Residential Flex Overlay	14	14	3	1	10	This parcel contains an older warehouse currently containing a gymnastics studio and a parking lot that are

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																			feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
269	5383-031-023	1407 S Baldwin Ave	Hns Baldwin LLC	C-G	C	No	No	0	0.60	Yes	N/A	24	C-G Residential Flex Overlay	14	14	3	1	10	This parcel contains a large surface parking lot that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
270	5779-016-010	133 E Duarte Rd	Abernathy,David And Nancy Trs	C-G	C	No	No	0	0.61	Yes	N/A	24	C-G Residential Flex Overlay	14	14	3	1	10	This parcel contains a single story office building with a large surface parking lot that are both feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
271	5778-007-011	633 W Duarte Rd	Kjr Eastern Enterprises Inc And	C-G	C	No	No	0	0.62	Yes	N/A	24	C-G Residential Flex Overlay	14	14	3	1	10	This parcel contains retail, restuarants, and a parking lot within a strip mall that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
272	5778-014-013	909 S Santa Anita Ave	Ckd Investment LLC	C-G	C	No	No	0	0.65	Yes	N/A	24	C-G Residential Flex Overlay	15	15	3	2	10	This parcel contains a single-story office property (with space available for lease) and parking lot that are feasible for housing infill

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																			development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
273	5778-014-021	1 W Duarte Rd Ste D	Santa Duarte Plaza	C-G	C	No	No	0	0.65	Yes	N/A	24	C-G Residential Flex Overlay	15	15	3	2	10	This parcel contains a fast food restaurant and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
274	5771-021-017	143 E Foothill Blvd	Paul Revere Life Insurance Co	C-G	C	No	No	0	0.67	Yes	N/A	24	C-G Residential Flex Overlay	16	16	3	2	11	This parcel contains a fast food restaurant and parking lot in a strip mall that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
275	5770-009-026	5 W Foothill Blvd	Nahas,Ohanes J	C-G	C	No	No	0	0.68	Yes	N/A	24	C-G Residential Flex Overlay	16	16	3	2	11	This parcel contains a mini market and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
276	5772-001-007	50 E Foothill Blvd	Ac Foothill LLC	C-G	C	No	No	0	0.69	Yes	N/A	24	C-G Residential Flex Overlay	16	16	3	2	11	This parcel contains commercial office space and structured parking that are feasible for housing infill development and/or conversion. The site can be redeveloped to contain higher-density

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																			dwelling units, some of which can be allocated to low income housing.
277	5775-011-030	250 W Colorado Blvd	Narramore Christian Foundation	C-G	C 1.0	No	No	0	0.69	Yes	N/A	24	C-G Residential Flex Overlay	16	16	3	2	11	This parcel contains a stand-alone commercial office building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
278	5778-001-103	850 S Baldwin Ave	Capital Sun Investment LLC	C-G	C	No	No	0	0.69	Yes	N/A	24	C-G Residential Flex Overlay	16	16	3	2	11	This parcel contains a parking lot that is feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
279	5775-021-037	41 W Santa Clara St	Demetriades, Sterge And Anna Trs	C-G	C 1.0	No	No	0	0.69	Yes	N/A	24	C-G Residential Flex Overlay	16	16	3	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
280	5787-024-036	601 Las Tunas Dr	601 Las Tunas LLC	C-G	C	No	No	0	0.70	Yes	N/A	24	C-G Residential Flex Overlay	16	16	3	2	11	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
281	5772-001-006	54 E Foothill Blvd	Kkw Investments LLC	C-G	C	No	No	0	0.71	Yes	N/A	24	C-G Residential Flex Overlay	17	17	3	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
282	5783-008-045	1107 S Baldwin Ave	Singpoli Investment LLC	C-G	C	No	No	0	0.71	Yes	N/A	24	C-G Residential Flex Overlay	17	17	3	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
283	5783-008-030	747 W Duarte Rd	Pme Investment LLC	C-G	C	Yes	No	0	0.73	Yes	N/A	24	C-G Residential Flex Overlay	17	17	3	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
284	5772-001-022	1000 N Santa Anita Ave	Choi,Helen R Tr	C-G	C	No	No	0	0.73	Yes	N/A	24	C-G Residential Flex Overlay	17	17	3	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
285	5784-001-020	1440 S Baldwin Ave	Meiloon Plus LLC	C-G	C	No	No	0	0.75	Yes	N/A	24	C-G Residential Flex Overlay	18	18	4	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to

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																			contain higher-density dwelling units, some of which can be allocated to low income housing.
286	5383-035-019	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.75	Yes	N/A	24	C-G Residential Flex Overlay	18	18	4	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
287	5778-007-014	623 W Duarte Rd	623 West Duarte Road LLC	C-G	C	No	No	0	0.76	Yes	N/A	24	C-G Residential Flex Overlay	18	18	4	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
288	5783-008-031	753 W Duarte Rd	Starnes Investment Company LLC	C-G	C	No	No	0	0.77	Yes	N/A	24	C-G Residential Flex Overlay	18	18	4	2	12	This parcel contains a medium-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
289	5383-035-035	729 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.78	Yes	N/A	24	C-G Residential Flex Overlay	18	18	4	2	12	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
290	5383-035-028	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.83	Yes	N/A	24	C-G Residential Flex Overlay	19	19	4	2	13	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
291	5778-007-001	1038 S Baldwin Ave	Tripod Property LLC	C-G	C	No	No	0	0.83	Yes	N/A	24	C-G Residential Flex Overlay	20	20	4	2	14	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
292	5783-008-049	711 W Duarte Rd	Hsu And Miao LLC	C-G	C	No	No	0	0.85	Yes	N/A	24	C-G Residential Flex Overlay	20	20	4	2	14	This parcel contains a medium-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
293	5383-035-034	0	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.86	Yes	N/A	24	C-G Residential Flex Overlay	20	20	4	2	14	This parcel contains strip mall -style restaurants and a parking lot with propensity to redevelop as housing.
294	5784-003-027	650 W Duarte Rd	M And H Capital Inc And	C-G	C	No	No	0	0.88	Yes	N/A	24	C-G Residential Flex Overlay	21	21	4	2	15	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

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295	5383-035-031	1201 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.90	Yes	N/A	24	C-G Residential Flex Overlay	21	21	4	2	15	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
296	5784-003-025	632 W Duarte Rd	M And H Capital Inc And	C-G	C	No	No	0	0.90	Yes	N/A	24	C-G Residential Flex Overlay	21	21	4	2	15	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
297	5383-035-030	720 W Duarte Rd	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.92	Yes	N/A	24	C-G Residential Flex Overlay	22	22	4	2	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
298	5783-013-032	855 S Baldwin Ave	Lewis Properties Inc	C-G	C	No	No	0	0.93	Yes	N/A	24	C-G Residential Flex Overlay	22	22	4	2	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
299	5383-035-026	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	0.94	Yes	N/A	24	C-G Residential Flex Overlay	22	22	4	2	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			contain higher-density dwelling units, some of which can be allocated to low income housing.
300	8587-033-021	9974 Las Tunas Dr	L And J Investment Co	C-G	C	No	No	0	0.95	Yes	N/A	24	C-G Residential Flex Overlay	22	22	4	2	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
301	8586-001-027	556 Las Tunas Dr	Sien,Richard And Grace Trs Et Al	C-G	C	No	No	0	0.95	Yes	N/A	24	C-G Residential Flex Overlay	22	22	4	2	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
302	5771-028-024	317 E Foothill Blvd	Wen Ren LLC	C-G	C	No	No	0	0.97	Yes	N/A	24	C-G Residential Flex Overlay	23	23	5	2	16	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
303	5771-028-037	211 E Foothill Blvd	Ralphs Grocery Co	C-G	C	No	No	0	1.06	Yes	N/A	24	C-G Residential Flex Overlay	25	25	5	3	17	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

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304	5775-023-015	101 W Huntington Dr	Frandsen, Charles L Tr	C-G	C 1.0	No	No	0	1.07	Yes	N/A	24	C-G Residential Flex Overlay	25	25	5	3	17	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
305	5383-035-025	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	1.13	Yes	N/A	24	C-G Residential Flex Overlay	27	27	5	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
306	5383-038-021	1201 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	1.17	Yes	N/A	24	C-G Residential Flex Overlay	28	28	6	3	19	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
307	5775-011-002	275 Colorado Pl	Santa Anita Church	C-G	C 1.0	No	No	0	1.22	Yes	N/A	24	C-G Residential Flex Overlay	29	29	6	3	20	This parcel contains low-medium density residential buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
308	5781-005-002	8 E Duarte Rd	Daquino Properties LLC	C-G	C	No	No	0	1.23	Yes	N/A	24	C-G Residential Flex Overlay	29	29	6	3	20	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
309	5383-031-034	1423 S Baldwin Ave	Rosewood Investment Of Arcadia	C-G	C	No	No	0	1.25	Yes	N/A	24	C-G Residential Flex Overlay	30	30	6	3	21	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
310	8587-033-020	9950 Las Tunas Dr	L And J Investment Co	C-G	C	No	No	0	1.28	Yes	N/A	24	C-G Residential Flex Overlay	30	30	6	3	21	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
311	5771-028-053	245 E Foothill Blvd	Arcadia Burge LLC	C-G	C	No	No	0	1.29	Yes	N/A	24	C-G Residential Flex Overlay	30	30	6	3	21	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
312	5771-028-038	211 E Foothill Blvd	Ralphs Grocery Co	C-G	C	No	No	0	1.29	Yes	N/A	24	C-G Residential Flex Overlay	30	30	6	3	21	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

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313	5775-011-032	201 Colorado Pl	Calif Thoroughbred Breeders Assn	C-G	C 1.0	No	No	0	1.31	Yes	N/A	24	C-G Residential Flex Overlay	31	31	6	3	22	This parcel contains a low-density residential building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
314	5781-006-049	130 E Duarte Rd	99 Cents Only Stores	C-G	C	No	No	0	1.31	Yes	N/A	24	C-G Residential Flex Overlay	31	31	6	3	22	This parcel contains a commercial building and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
315	5778-006-010	1020 S Baldwin Ave	Washe LLC	C-G	C	No	No	0	1.35	Yes	N/A	24	C-G Residential Flex Overlay	32	32	6	3	23	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
316	5772-001-028	20 E Foothill Blvd	United Capital Investment Group	C-G	C	No	No	0	1.40	Yes	N/A	24	C-G Residential Flex Overlay	33	33	7	3	23	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
317	5383-035-029	1201 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	1.40	Yes	N/A	24	C-G Residential Flex Overlay	33	33	7	3	23	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site

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																			can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
318	5383-038-027	1325 S Baldwin Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	1.42	Yes	N/A	24	C-G Residential Flex Overlay	34	34	7	3	24	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
319	5783-010-056	700 W Huntington Dr	Great Western Saving And Loan	C-G	C	No	No	0	1.53	Yes	N/A	24	C-G Residential Flex Overlay	36	36	7	4	25	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
320	8586-001-009	610 Las Tunas Dr	Pic N Save Of Calif Inc	C-G	C	No	No	0	1.65	Yes	N/A	24	C-G Residential Flex Overlay	39	39	8	4	27	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
321	5784-003-026	638 W Duarte Rd	M And H Capital Inc And	C-G	C	No	No	0	1.74	Yes	N/A	24	C-G Residential Flex Overlay	41	41	8	4	29	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.

Table A-13: Full Sites Inventory

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322	5784-003-043	624 Duarte Rd	624 Medical Center	C-G	C	No	No	0	1.97	Yes	N/A	24	C-G Residential Flex Overlay	47	47	9	5	33	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
323	5778-007-029	1104 S Baldwin Ave	Soo Properties LLC	C-G	C	No	No	0	2.22	Yes	N/A	24	C-G Residential Flex Overlay	53	53	11	5	37	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
324	5383-035-024	745 W Naomi Ave	Baldwin Arcadia Center Lp	C-G	C	No	No	0	2.43	Yes	N/A	24	C-G Residential Flex Overlay	58	58	12	6	40	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
325	5778-007-010	627 W Duarte Rd	Kjr Eastern Enterprises Inc And	C-G	C	No	No	0	2.45	Yes	N/A	24	C-G Residential Flex Overlay	58	58	12	6	40	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
326	5383-035-014	838 W Duarte Rd	Linkworld Properties LLC	C-G	C	No	No	0	2.55	Yes	N/A	24	C-G Residential Flex Overlay	61	61	12	6	43	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to

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																			contain higher-density dwelling units, some of which can be allocated to low income housing.
327	5383-035-015	838 W Duarte Rd	Linkworld Properties LLC	C-G	C	No	No	0	2.91	Yes	N/A	24	C-G Residential Flex Overlay	69	69	14	7	48	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
328	5775-011-016	226 W Colorado Blvd	Santa Anita Church	C-G	C 1.0	No	No	0	4.90	Yes	N/A	24	C-G Residential Flex Overlay	117	117	23	12	82	This parcel contain church and school buildings as well as a parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
329	5771-021-029	121 E Foothill Blvd	Highlander Center LLC	C-G	C	No	No	0	5.20	Yes	N/A	24	C-G Residential Flex Overlay	124	124	25	12	87	This parcel contains commercial buildings and parking lot that are feasible for housing infill development. The site can be redeveloped to contain higher-density dwelling units, some of which can be allocated to low income housing.
53	5783-006-018	1017 Fairview Ave	Bohls, Nancy J Tr	R-3	HDR	No	No	9	0.50	Yes	24	32	R-3 Upzone	16	7	1	1	5	This parcel contains multi-family residential building and a surface parking lot. With increased density in R-3, the site could be redeveloped to accommodate a higher number of dwelling units.

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54	5779-005-043	402 California St F	Chung,Patricia V	R-3	HDR	No	No	12	0.50	Yes	24	32	R-3 Upzone	16	4	1	0	3	This parcel contains multi-family townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
55	5379-028-021	1119 Arcadia Ave	Stansbury,Marilyn B Tr	R-3	HDR	No	No	12	0.50	Yes	24	32	R-3 Upzone	16	4	1	0	3	This parcel contains two-story multi-family housing, a pool, and a surface parking that can be redeveloped at a higher density to accommodate a greater number of dwelling units.
57	5772-005-001	805 N 1st Ave	International Church Of	R-3	HDR	No	No	0	0.50	Yes	24	32	R-3 Upzone	16	16	3	2	11	This parcel contains a religious structure and surface parking that is feasible for housing redevelopment or infill development. The site can be redeveloped to contain more dwelling units including affordable units.
58	5773-016-091	319 California St G	Ning He And Yuan Li Li	R-3	HDR	No	No	7	0.51	Yes	24	32	R-3 Upzone	16	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
59	5383-029-038	720 W Camino Real Ave	720 West Camino Real LLC	R-3	HDR	No	No	0	0.51	Yes	24	32	R-3 Upzone	16	16	3	2	11	This parcel contains older multi-family housing. With increased density, the site could be redeveloped to contain more dwelling units.
60	5382-001-042	1140 W Duarte Rd	New,Patricia R Tr Et Al	R-3	HDR	No	No	7	0.52	Yes	24	32	R-3 Upzone	16	9	2	1	6	This parcel contains low-density housing and surface parking. With increased density, the site can be redeveloped to contain more dwelling units.

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69	5379-022-112	1156 Arcadia Ave No 8	Lee,Richard And Shin J	R-3	HDR	No	No	8	0.54	Yes	24	32	R-3 Upzone	17	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
70	5779-003-066	167 Eldorado St A	Boguslavsky,Alexander And Irina	R-3	HDR	No	No	6	0.54	Yes	24	32	R-3 Upzone	17	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
71	5773-013-058	31 Alta St A	Piao,Xuewen And	R-3	HDR	No	No	11	0.54	Yes	24	32	R-3 Upzone	17	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
72	5773-014-050	139 Alta St No A	Chao,Crystal	R-3	HDR	No	No	10	0.55	Yes	24	32	R-3 Upzone	17	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
74	5778-015-018	409 Fairview Ave	Amaya Investments LLC	R-3	HDR	No	No	11	0.56	Yes	24	32	R-3 Upzone	17	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
75	5777-028-015	722 S Old Ranch Rd	Double Pegasus LLC	R-3	HDR	No	No	12	0.56	Yes	24	32	R-3 Upzone	17	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
76	5379-029-084	1129 Fairview Ave No E2	Lam,Khai And	R-3	HDR	No	No	10	0.56	Yes	24	32	R-3 Upzone	17	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be

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																			redeveloped to accommodate a higher number of dwelling units.
78	5783-006-063	1001 Fairview Ave	Mei Cien Huang And	R-3	HDR	No	No	10	0.56	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
79	5783-001-046	1033 W Duarte Rd No J	Kahng,Ripp And Young O	R-3	HDR	No	No	10	0.57	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
80	5778-002-064	627 Fairview Ave #A	Hong,Song Kuk And Young Sun	R-3	HDR	No	No	12	0.57	Yes	24	32	R-3 Upzone	18	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
82	5773-016-172	205 S 3rd Ave	Ying,Chi Q And	R-3	HDR	No	No	8	0.57	Yes	24	32	R-3 Upzone	18	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
83	5781-005-031	53 Christina St	Kang,Chiang And	R-3	HDR	No	No	10	0.57	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
84	5383-033-011	817 W Camino Real Ave	Siddiqi,Sarfaraz H And Joy E Trs	R-3	HDR	No	No	5	0.58	Yes	24	32	R-3 Upzone	18	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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85	5773-016-118	327 California St B	Tian,Hua And	R-3	HDR	No	No	7	0.58	Yes	24	32	R-3 Upzone	18	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
86	5783-012-066	898 S Golden West Ave	Ko,Nai Shih And	R-3	HDR	No	No	8	0.58	Yes	24	32	R-3 Upzone	18	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
87	5778-011-052	826 La Cadena Ave Unit E	Mcguire,Robert L And Carol M	R-3	HDR	No	No	10	0.58	Yes	24	32	R-3 Upzone	18	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
88	5783-011-126	719 Arcadia Ave C	Samudra,Vaibhav A And Smita V	R-3	HDR	No	No	12	0.59	Yes	24	32	R-3 Upzone	18	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
89	5783-011-035	730 Fairview Ave	Long,Rey A Tr	R-3	HDR	No	Yes	4	0.59	Yes	24	32	R-3 Upzone	18	14	3	1	10	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
90	5783-011-134	728 W Fairview Ave A	Lee,Yi N And Mei H And	R-3	HDR	No	No	8	0.59	Yes	24	32	R-3 Upzone	18	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
91	5783-011-081	735 Arcadia	Kuo,Yu Pyng L	R-3	HDR	No	No	13	0.59	Yes	24	32	R-3 Upzone	18	5	1	1	3	This parcel contains multi-family housing. With increased density,

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		Ave Unit J																	the site could be redeveloped to accommodate a higher number of dwelling units.
92	5783-007-089	1020 W Huntington Dr B	He,Yue H	R-3	HDR	No	No	6	0.60	Yes	24	32	R-3 Upzone	19	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
93	5773-016-125	417 California St G	Liu,Brewin L Tr	R-3	HDR	No	No	7	0.60	Yes	24	32	R-3 Upzone	19	12	2	1	9	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
94	5777-029-056	723 S Old Ranch Rd A	Sun,Juguo And	R-3	HDR	No	No	11	0.60	Yes	24	32	R-3 Upzone	19	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
95	5783-007-057	825 S Golden West Ave No 10	Liu,Diana	R-3	HDR	No	No	10	0.60	Yes	24	32	R-3 Upzone	19	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
96	5773-016-107	211 S 5th Ave	Chiang,Peter And Beatrice	R-3	HDR	No	No	7	0.61	Yes	24	32	R-3 Upzone	19	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
97	5773-016-180	213 S 3rd Ave A	Jun Hua Tong And	R-3	HDR	No	No	8	0.61	Yes	24	32	R-3 Upzone	19	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to

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																			accommodate a higher number of dwelling units.
99	5783-004-040	930 Fairview Ave Apt 0012	Yu,Stanley M And	R-3	HDR	No	No	12	0.62	Yes	24	32	R-3 Upzone	19	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
100	5779-004-029	302 S 2nd Ave	Arcadia Property Investments LLC	R-3	HDR	No	No	12	0.62	Yes	24	32	R-3 Upzone	19	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
101	5778-009-026	1107 Holly Ave	Telleria,Anthony F And Delores A	R-3	HDR	No	No	12	0.64	Yes	24	32	R-3 Upzone	20	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
102	5783-006-098	921 Fairview Ave E	Geiser,Ralf And Alicia X Trs	R-3	HDR	No	No	12	0.64	Yes	24	32	R-3 Upzone	20	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
104	5777-035-040	1025 W Huntington Dr No M	Jihanian,Vahe Tr	R-3	HDR	No	No	13	0.65	Yes	24	32	R-3 Upzone	20	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
105	5773-016-155	298 S 2nd Ave B	Kuo,Chou Yu	R-3	HDR	No	No	10	0.65	Yes	24	32	R-3 Upzone	20	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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107	5783-002-034	917 W Duarte Rd Unit 13	Huang,Yi Chou Decd Est Of	R-3	HDR	No	No	13	0.66	Yes	24	32	R-3 Upzone	21	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
109	5778-006-003	636 Fairview Ave	Redwood Arms LLC	R-3	HDR	No	No	14	0.66	Yes	24	32	R-3 Upzone	21	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
110	5778-005-012	514 Fairview Ave	Barton,William D Tr	R-3	HDR	No	Yes	2	0.66	Yes	24	32	R-3 Upzone	21	19	4	2	13	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
111	5783-002-105	923 W Duarte Rd	Zheng,Jenny J Tr	R-3	HDR	No	No	8	0.66	Yes	24	32	R-3 Upzone	21	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
112	5778-006-002	628 Fairview Ave	Llibre,Juan B Co Tr	R-3	HDR	No	No	15	0.66	Yes	24	32	R-3 Upzone	21	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
113	5778-005-013	518 Fairview Ave	Barton,William D Tr	R-3	HDR	No	Yes	1	0.67	Yes	24	32	R-3 Upzone	21	20	4	2	14	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
115	5379-022-018	1127 W Duarte Rd	Stokes,Alfred E And Patsy E Trs	R-3	HDR	No	No	12	0.67	Yes	24	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density,

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																			the site could be redeveloped to accommodate a higher number of dwelling units.
116	5379-022-023	1131 W Duarte Rd	Stokes,Alfred E And Patsy E Trs	R-3	HDR	No	No	16	0.67	Yes	24	32	R-3 Upzone	21	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
118	5379-022-125	1141 W Duarte Rd No M	Wei,Phillip And	R-3	HDR	No	No	12	0.67	Yes	24	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
119	5778-010-040	1025 Holly Ave No 12	Lai,Michael D And	R-3	HDR	No	No	12	0.68	Yes	24	32	R-3 Upzone	21	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
120	5783-002-096	900 Arcadia Ave 85	Qu,Bin	R-3	HDR	No	No	14	0.68	Yes	24	32	R-3 Upzone	21	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
121	5379-029-034	1137 Fairview Ave No K	Kaufmann,Linda C Tr	R-3	HDR	No	No	11	0.68	Yes	24	32	R-3 Upzone	21	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
122	5379-029-073	1141 Fairview Ave Unit E	Yao,Leon And Helen C	R-3	HDR	No	No	15	0.69	Yes	24	32	R-3 Upzone	22	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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123	5779-016-026	122 Alice St	Arcadia Presbyterian Church	R-3	HDR	No	Yes	0	0.70	Yes	24	32	R-3 Upzone	22	22	4	2	16	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
126	5777-030-031	881 W Huntington Dr Unit A	Maatz,Russell E And Mie O Trs	R-3	HDR	No	No	14	0.71	Yes	24	32	R-3 Upzone	22	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
127	5778-009-024	437 W Duarte Rd No 5	House,Kenneth M Co Tr	R-3	HDR	No	No	12	0.72	Yes	24	32	R-3 Upzone	23	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
128	5779-005-060	334 California St No H	Chiu,Chi Hung Tr	R-3	HDR	No	No	16	0.72	Yes	24	32	R-3 Upzone	23	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
129	5783-010-044	740 W Huntington Dr Unit L	Morales,Esther M	R-3	HDR	No	No	11	0.72	Yes	24	32	R-3 Upzone	23	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
130	5783-010-021	760 W Huntington Dr	A And K Chen LLC	R-3	HDR	No	No	13	0.72	Yes	24	32	R-3 Upzone	23	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
131	5379-037-036	1130 W Huntington Dr Unit 1	Panchal,Anant And Darshana	R-3	HDR	No	No	14	0.73	Yes	24	32	R-3 Upzone	23	9	2	1	6	This parcel contains multi-family housing. With increased density,

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			the site could be redeveloped to accommodate a higher number of dwelling units.
132	5779-001-079	408 S Santa Anita Ave 16	Lee,Reuben B And Ai Wee	R-3	HDR	No	No	16	0.73	Yes	24	32	R-3 Upzone	23	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
133	5779-011-063	14 Eldorado St No 11	Chowdary,Vinod K And	R-3	HDR	No	No	15	0.73	Yes	24	32	R-3 Upzone	23	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
135	5379-029-057	1121 Fairview Ave I	Toyoda,Satoru And Sachiko Trs	R-3	HDR	No	No	17	0.74	Yes	24	32	R-3 Upzone	23	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
136	5382-001-067	1100 W Duarte Rd	Our Lady Of The Angels Of The	R-3	HDR	No	No	1	0.75	Yes	24	32	R-3 Upzone	23	22	4	2	16	This parcel contains a religious structure and surface parking that can be redeveloped to accommodate residential buildings.
137	5778-007-025	628 Arcadia Ave	Hui Wu And	R-3	HDR	No	No	8	0.75	Yes	24	32	R-3 Upzone	23	15	3	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
138	5783-005-052	850 Arcadia Ave No 15	Hu,Cuilan Et Al	R-3	HDR	No	No	15	0.76	Yes	24	32	R-3 Upzone	24	9	2	1	6	This parcel contains multi-family housing and parking. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
139	5382-002-058	1156 W Duarte Rd Apt 0001	Salib,Magdy And	R-3	HDR	No	No	14	0.77	Yes	24	32	R-3 Upzone	24	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
140	5383-002-005	922 W Duarte Rd	Gelber,Louise C Tr	R-3	HDR	No	No	14	0.77	Yes	24	32	R-3 Upzone	24	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
141	5783-011-098	750 Fairview Ave Unit P	Hais,Michael And Reena M Trs	R-3	HDR	No	No	16	0.77	Yes	24	32	R-3 Upzone	24	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
142	5777-035-027	921 W Huntington Dr	Jackson,Karyn Tr	R-3	HDR	No	No	20	0.80	Yes	24	32	R-3 Upzone	25	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
143	5773-016-070	315 California St Unit E	Hui,Ying Tand And	R-3	HDR	No	No	20	0.81	Yes	24	32	R-3 Upzone	25	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
144	5773-002-051	425 N 1st Ave Unit H	Xu,Qiu	R-3	HDR	No	No	16	0.82	Yes	24	32	R-3 Upzone	26	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
145	5783-002-049	931 W Duarte Rd 7	Ma,Pauline	R-3	HDR	No	No	14	0.83	Yes	24	32	R-3 Upzone	26	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be

Table A-13: Full Sites Inventory

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																			redeveloped to accommodate a higher number of dwelling units.
146	5778-015-011	428 W Huntington Dr No 11	Cordano,Deborah J Tr	R-3	HDR	No	No	11	0.83	Yes	24	32	R-3 Upzone	26	15	3	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
148	5783-002-129	988 Arcadia Ave A	Champion Laurel Arcadia LLC	R-3	HDR	No	No	18	0.83	Yes	24	32	R-3 Upzone	26	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
149	5383-001-090	1004 W Duarte Rd No 10	Ouyang,Jing Zheng Co Tr	R-3	HDR	No	No	10	0.84	Yes	24	32	R-3 Upzone	26	16	3	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
151	5778-003-015	526 W Huntington Dr	526 West Huntington Drive LLC	R-3	HDR	No	No	21	0.84	Yes	24	32	R-3 Upzone	26	5	1	1	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
152	5383-001-079	1218 Temple City Blvd Apt 0016	Chou,Cindy H	R-3	HDR	No	No	16	0.85	Yes	24	32	R-3 Upzone	27	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
154	5783-008-043	750 Arcadia Ave No 12	Wang,Yi Ting	R-3	HDR	No	No	12	0.86	Yes	24	32	R-3 Upzone	27	15	3	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

Table A-13: Full Sites Inventory

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155	5778-010-023	420 Fairview Ave	M B Equity LLC	R-3	HDR	No	No	14	0.87	Yes	24	32	R-3 Upzone	27	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
156	5783-014-077	838 Fairview Ave No G	Ccjl Investment LLC	R-3	HDR	No	No	16	0.87	Yes	24	32	R-3 Upzone	27	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
157	5783-004-058	914 Fairview Ave Unit 16	Ye,Chun And	R-3	HDR	No	No	16	0.87	Yes	24	32	R-3 Upzone	27	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
158	5783-013-048	731 Fairview Ave No 10	Wong,Anthony W And	R-3	HDR	No	No	10	0.87	Yes	24	32	R-3 Upzone	27	17	3	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
159	5783-014-007	852 Fairview Ave	Chou,Young I Co Tr	R-3	HDR	No	No	21	0.87	Yes	24	32	R-3 Upzone	27	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
160	5783-014-033	821 Arcadia Ave	Vogel,Robert K Tr	R-3	HDR	No	No	16	0.87	Yes	24	32	R-3 Upzone	27	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
161	5379-028-024	1125 Arcadia Ave	Stansbury,Sydney L Tr	R-3	HDR	No	No	18	0.87	Yes	24	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			redeveloped to accommodate a higher number of dwelling units.
162	5783-004-026	933 Arcadia Ave	Layda,Ivan And Hilda Trs	R-3	HDR	No	No	20	0.87	Yes	24	32	R-3 Upzone	27	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
163	5783-002-068	924 Arcadia Ave No 117	Louie,Antoria Y And Kenneth And	R-3	HDR	No	No	17	0.87	Yes	24	32	R-3 Upzone	27	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
164	5783-005-077	1160 S Golden West Ave No 1	Global Financial Group Inc	R-3	HDR	No	No	18	0.87	Yes	24	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
165	5783-014-105	825 Arcadia Ave A	Bdk Arcadia LLC	R-3	HDR	No	No	18	0.87	Yes	24	32	R-3 Upzone	27	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
166	5383-034-046	816 W Naomi Ave Unit 18	Wang,Yong H And Carolyn A	R-3	HDR	No	No	18	0.88	Yes	24	32	R-3 Upzone	28	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
167	5383-033-048	807 W Camino Real Ave No S	Kim,William Y And Ok H	R-3	HDR	No	No	19	0.89	Yes	24	32	R-3 Upzone	28	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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168	5383-029-058	738 W Camino Real Ave I	Qin,Mingyi	R-3	HDR	No	No	18	0.89	Yes	24	32	R-3 Upzone	28	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
169	5783-001-074	1058 Arcadia Ave	Zhang,Margaret H	R-3	HDR	No	No	10	0.91	Yes	24	32	R-3 Upzone	28	18	4	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
170	5778-010-109	460 Fairview Ave Unit 18	Chong,Yee Jeane	R-3	HDR	No	No	18	0.93	Yes	24	32	R-3 Upzone	29	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
172	5790-030-012	435 E Live Oak Ave	Furrey,Jerry B And Roberta L Trs	R-3	HDR	No	No	21	0.96	Yes	24	32	R-3 Upzone	30	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
173	5778-002-009	637 Fairview Ave	Degrazio,Margaret E Tr Et Al	R-3	HDR	No	No	20	0.97	Yes	24	32	R-3 Upzone	31	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
175	5783-007-022	928 W Huntington Dr	Lim,Elizabeth H Tr	R-3	HDR	No	No	21	0.98	Yes	24	32	R-3 Upzone	31	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
176	5783-007-010	1026 W Huntington Dr	Lee,Shin G And Jaimei C Trs	R-3	HDR	No	No	23	0.98	Yes	24	32	R-3 Upzone	31	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be

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																			redeveloped to accommodate a higher number of dwelling units.
179	5783-007-046	1002 W Huntington Dr Unit B	Lincoln,Catherine R Tr	R-3	HDR	No	No	14	0.98	Yes	24	32	R-3 Upzone	31	17	3	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
180	5383-001-062	1022 W Duarte Rd No 18	Quan,Alex	R-3	HDR	No	No	18	0.98	Yes	24	32	R-3 Upzone	31	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
181	5783-007-021	936 W Huntington Dr	Tahoe Management And	R-3	HDR	No	No	24	0.98	Yes	24	32	R-3 Upzone	31	7	1	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
182	5783-007-024	918 W Huntington Dr	Medallion Properties LLC	R-3	HDR	No	No	20	0.98	Yes	24	32	R-3 Upzone	31	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
183	5783-009-010	828 W Huntington Dr	Tseng,Richard C And	R-3	HDR	No	No	22	0.98	Yes	24	32	R-3 Upzone	31	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
184	5379-022-021	1147 W Duarte Rd	Tookmanian,Rose Et Al Trs	R-3	HDR	No	No	12	0.98	Yes	24	32	R-3 Upzone	31	19	4	2	13	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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185	5783-006-014	915 Fairview Ave	Giannini,Peter E Et Al Trs	R-3	HDR	No	No	20	1.00	Yes	24	32	R-3 Upzone	31	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
186	5783-012-057	847 Fairview Ave No J	Wu Yi Liu	R-3	HDR	No	No	20	1.01	Yes	24	32	R-3 Upzone	32	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
187	5379-037-001	1148 W Huntington Dr	Lim,Elizabeth H Tr	R-3	HDR	No	No	26	1.03	Yes	24	32	R-3 Upzone	32	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
188	5778-004-011	515 Fairview Ave	New World International LLC	R-3	HDR	No	No	22	1.03	Yes	24	32	R-3 Upzone	32	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
189	5778-002-051	609 Fairview Ave No 1	Li,Guofen	R-3	HDR	No	No	18	1.04	Yes	24	32	R-3 Upzone	33	15	3	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
190	5783-003-042	1015 Arcadia Ave Apt 0002	Yu,Ju Yeol And	R-3	HDR	No	No	20	1.05	Yes	24	32	R-3 Upzone	33	13	3	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
192	5778-009-093	415 W Duarte Rd Unit 8	Santiago,Julio C Tr	R-3	HDR	No	No	21	1.06	Yes	24	32	R-3 Upzone	33	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be

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																			redeveloped to accommodate a higher number of dwelling units.
193	5783-014-036	800 Fairview Ave	Sirott,Stanley A Tr	R-3	HDR	No	No	21	1.06	Yes	24	32	R-3 Upzone	33	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
194	5379-028-001	1150 Fairview Ave	Fairview Apartments	R-3	HDR	No	No	23	1.07	Yes	24	32	R-3 Upzone	34	11	2	1	8	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
195	5379-021-003	1167 W Duarte Rd	Mcbane,Kip K Trust	R-3	HDR	No	No	18	1.08	Yes	24	32	R-3 Upzone	34	16	3	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
196	5783-001-021	1023 W Duarte Rd	Fujioka Family Ltd Ptnshp No 1	R-3	HDR	No	No	24	1.09	Yes	24	32	R-3 Upzone	34	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
197	5778-003-040	506 W Huntington Dr No 21d	Thiele,Gary E	R-3	HDR	No	No	21	1.10	Yes	24	32	R-3 Upzone	35	14	3	1	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
198	5779-017-029	121 Alice St	Arcadia Presbyterian Church	R-3	HDR	No	No	0	1.11	Yes	24	32	R-3 Upzone	35	35	7	4	24	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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200	5783-002-050	1005 W Duarte Rd	Vogel,Robert K	R-3	HDR	No	No	25	1.11	Yes	24	32	R-3 Upzone	35	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
201	5778-009-025	433 W Duarte Rd	Gelber,Louise C Tr	R-3	HDR	No	No	23	1.12	Yes	24	32	R-3 Upzone	35	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
202	5783-004-078	1000 Fairview Ave Apt 0001	Ward,Douglas A And Hyunmi J	R-3	HDR	No	No	20	1.12	Yes	24	32	R-3 Upzone	35	15	3	2	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
203	5383-031-096	749 W Camino Real Ave No G	Yueh Ling Hsu	R-3	HDR	No	No	26	1.13	Yes	24	32	R-3 Upzone	36	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
204	5783-006-082	928 Sunset Blvd	Ren,Songyang And	R-3	HDR	No	No	14	1.15	Yes	24	32	R-3 Upzone	36	22	4	2	16	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
206	5785-001-001	1600 S Baldwin Ave	Rosenzweig,Carol N Tr Et Al	R-3	HDR	No	No	32	1.21	Yes	24	32	R-3 Upzone	38	6	1	1	4	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
207	5379-028-052	1126 Fairview	Dai,Bingzhi And	R-3	HDR	No	No	25	1.23	Yes	24	32	R-3 Upzone	39	14	3	1	10	This parcel contains multi-family housing. With increased density,

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		Ave Unit 215																	the site could be redeveloped to accommodate a higher number of dwelling units.
208	5778-010-087	456 Fairview Ave	Bellwood Limited Partnership	R-3	HDR	No	No	30	1.27	Yes	24	32	R-3 Upzone	40	10	2	1	7	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
209	5778-009-144	471 W Duarte Rd No 227	Liu,Yan Duo	R-3	HDR	No	No	27	1.28	Yes	24	32	R-3 Upzone	41	14	3	1	10	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
210	5778-009-117	1102 La Cadena Ave No 6	Rammell,Romaine And Gladys Trs	R-3	HDR	No	No	24	1.29	Yes	24	32	R-3 Upzone	41	17	3	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
211	5778-006-045	618 Fairview Ave No 234	Carlin,Virginia L Tr	R-3	HDR	No	No	34	1.33	Yes	24	32	R-3 Upzone	42	8	2	1	5	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
212	5773-016-142	347 California St	Willmington,Edwin M And Mary Trs	R-3	HDR	No	No	16	1.33	Yes	24	32	R-3 Upzone	42	26	5	3	18	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
213	5383-031-068	760 W Naomi Ave Unit A	Lee,James C And	R-3	HDR	No	No	30	1.34	Yes	24	32	R-3 Upzone	42	12	2	1	9	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
214	5783-007-018	1014 W Huntington Dr	Finnegans Wake Lp	R-3	HDR	No	No	34	1.36	Yes	24	32	R-3 Upzone	43	9	2	1	6	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
215	5383-031-113	748 W Naomi Ave A	Shen,Ru Lieh And Chi Fen Trs	R-3	HDR	No	No	15	1.36	Yes	24	32	R-3 Upzone	43	28	6	3	19	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
216	5379-022-094	1161 W Duarte Rd Apt 0028	Lim,Hans S Co Tr	R-3	HDR	No	No	28	1.38	Yes	24	32	R-3 Upzone	44	16	3	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
217	5784-007-032	442 W Duarte Rd D	Shi,Zu S And	R-3	HDR	No	No	25	1.44	Yes	24	32	R-3 Upzone	46	21	4	2	15	This parcel contains lower density multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
221	5783-009-009	834 W Huntington Dr	Lim,Elizabeth H Tr	R-3	HDR	No	No	31	1.47	Yes	24	32	R-3 Upzone	47	16	3	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
222	5778-006-004	646 Fairview Ave	Sirott,Stanley A Tr	R-3	HDR	No	No	44	1.51	Yes	24	32	R-3 Upzone	48	4	1	0	3	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
223	5778-011-084	435 Fairview	Nemani,Prasadarao Co Tr	R-3	HDR	No	No	32	1.55	Yes	24	32	R-3 Upzone	49	17	3	2	12	This parcel contains multi-family housing. With increased density,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
		Ave Unit 11																	the site could be redeveloped to accommodate a higher number of dwelling units.
224	5778-015-024	414 W Huntington Dr	400 W Huntington LLC	R-3	HDR	No	No	0	1.58	Yes	24	32	R-3 Upzone	50	50	10	5	35	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
225	5383-002-068	1231 S Golden West Ave No 30	Feng,Cheng A Co Tr	R-3	HDR	No	No	30	1.58	Yes	24	32	R-3 Upzone	50	20	4	2	14	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
226	5783-013-091	727 Fairview Ave A	Cheng,Anton Co Tr	R-3	HDR	No	No	22	1.60	Yes	24	32	R-3 Upzone	51	29	6	3	20	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
227	5778-011-126	444 W Huntington Dr No 110	Yang,Karen H	R-3	HDR	No	No	30	1.66	Yes	24	32	R-3 Upzone	53	23	5	2	16	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
228	5778-011-161	452 W Huntington Dr Unit A	Mega International Commercial	R-3	HDR	No	No	32	1.67	Yes	24	32	R-3 Upzone	53	21	4	2	15	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
229	5379-028-084	1135 Arcadia Ave No 1	Tung,Alvin C And	R-3	HDR	No	No	32	1.67	Yes	24	32	R-3 Upzone	53	21	4	2	15	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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230	5778-001-170	656 W Huntington Dr O-1	Zhang,Hailong	R-3	HDR	No	No	34	1.69	Yes	24	32	R-3 Upzone	54	20	4	2	14	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
231	5778-001-134	634 W Huntington Dr No 1	Manohara,Harish M Co Tr	R-3	HDR	No	No	30	1.70	Yes	24	32	R-3 Upzone	54	24	5	2	17	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
232	5783-003-063	1024 Fairview Ave No 1	Upton,Janice Tr	R-3	HDR	No	No	20	1.74	Yes	24	32	R-3 Upzone	55	35	7	4	24	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
233	5784-006-008	474 W Duarte Rd	Hytam LLC And	R-3	HDR	No	No	40	1.78	Yes	24	32	R-3 Upzone	56	16	3	2	11	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
234	5778-005-055	540 Fairview Ave Apt 0040	Karadimas,Vlada	R-3	HDR	No	No	40	1.78	Yes	24	32	R-3 Upzone	57	17	3	2	12	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
235	5784-006-004	488 W Duarte Rd Apt 0023	Christy,Inge J	R-3	HDR	No	No	38	1.79	Yes	24	32	R-3 Upzone	57	19	4	2	13	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
236	5779-005-080	301 S 5th Ave No A	Yuan,Stanley	R-3	HDR	No	No	20	1.81	Yes	24	32	R-3 Upzone	57	37	7	4	26	This parcel contains multi-family townhomes. With increased density, the site could be

Table A-13: Full Sites Inventory

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																			redeveloped to accommodate a higher number of dwelling units.
237	5778-008-003	515 W Duarte Rd	Arcadia Pines Associates	R-3	HDR	No	No	28	1.88	Yes	24	32	R-3 Upzone	60	32	6	3	23	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
238	5778-008-060	535 W Duarte Rd No 44a	Qi,Dan And	R-3	HDR	No	No	44	2.10	Yes	24	32	R-3 Upzone	67	23	5	2	16	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
239	5383-029-028	1601 S Baldwin Ave	Ach Healthcare Property LLC	R-3	HDR	No	Yes	0	2.17	Yes	24	32	R-3 Upzone	69	69	14	7	48	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
240	5784-007-051	446 W Duarte Rd A	Tam,Simon And	R-3	HDR	No	No	25	2.20	Yes	24	32	R-3 Upzone	70	45	9	5	31	This parcel is currently residential townhomes. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
243	5784-001-077	658 W Naomi Ave No 26	Cleminson,Lucille E	R-3	HDR	No	No	26	2.29	Yes	24	32	R-3 Upzone	73	47	9	5	33	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
244	5783-009-073	848 W Huntington Dr No 42	Anand,Srivaikutam And	R-3	HDR	No	No	42	2.36	Yes	24	32	R-3 Upzone	75	33	7	3	23	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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245	5778-009-072	457 W Duarte Rd	Mao,Xuliang	R-3	HDR	No	No	46	2.44	Yes	24	32	R-3 Upzone	78	32	6	3	23	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
246	5784-006-009	512 W Duarte Rd	Our Savior Lutheran Church	R-3	HDR	No	No	0	2.54	Yes	24	32	R-3 Upzone	81	81	16	8	57	This parcel contains a religious structure and surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units
247	5778-004-059	561 Fairview Ave	Tao,Li And	R-3	HDR	No	No	44	2.58	Yes	24	32	R-3 Upzone	82	38	8	4	26	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
248	5775-012-025	245 W Colorado Blvd	Hopkins,Mark And Mary Tr Et Al	R-3	HDR	No	No	54	2.65	Yes	24	32	R-3 Upzone	84	30	6	3	21	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
249	5790-030-053	417 E Live Oak Ave	417 425 E Live Oak LLC And	R-3	HDR	No	No	60	2.83	Yes	24	32	R-3 Upzone	90	30	6	3	21	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
250	5778-010-086	436 Fairview Ave No 45	Oeser,Eugenia Tr	R-3	HDR	No	No	45	3.18	Yes	24	32	R-3 Upzone	101	56	11	6	39	This parcel contains a residential complex. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.

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251	5778-001-098	0	Strandquist, Michael A	R-3	HDR	No	No	74	3.42	Yes	24	32	R-3 Upzone	109	35	7	4	24	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
252	5784-007-021	400 W Duarte Rd	Church Of The Good Shepherd	R-3	HDR	No	No	0	3.60	Yes	24	32	R-3 Upzone	115	115	23	12	80	This parcel contains a religious structure and a large surface parking lot. With increased density and underutilized land, the site could be redeveloped to accommodate a higher number of dwelling units
253	5778-003-130	582 W Huntington Dr Unit Q	Sciarra, Joseph A And Nancy L Trs	R-3	HDR	No	No	90	4.18	Yes	24	32	R-3 Upzone	133	43	9	4	30	This parcel contains multi-family housing. With increased density, the site could be redeveloped to accommodate a higher number of dwelling units.
582	5779-014-054	18 Alice St B	Wang, Guohong Tr	R-3	HDR	No		2	0.16	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
583	5778-010-115	408 Fairview Ave B	Xiangui, Liu	R-3	HDR	No		2	0.16	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
584	5783-014-080	1016 S Golden West Ave B	Wu, Geoffrey And Luna	R-3	HDR	No		2	0.16	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
585	5779-013-060	50 Genoa St No B	Tseng, William And	R-3	HDR	No		2	0.16	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
586	5779-013-071	42 Genoa St B	Chen, Yen Cheng And Pao C	R-3	HDR	No		2	0.16	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
587	5779-013-048	54 Genoa St B	Tang, Bujun And	R-3	HDR	No		2	0.16	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
588	5773-016-159	215 S 5th Ave B	Lin,David T And	R-3	HDR	No		2	0.16	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
589	5778-010-121	0	Royal Scholar Investment LLC	R-3	HDR	Yes		1	0.17	No	24	32	R-3 Upzone	5	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
590	5778-010-129	0	Royal Scholar Investment LLC	R-3	HDR	Yes		1	0.17	No	24	32	R-3 Upzone	5	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
591	5379-022-144	1123 Sunset Blvd B	Wang,Fuying	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
592	5783-006-085	1035 Fairview Ave B	Liu,Songtao And	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
593	5773-002-057	18 E Colorado Blvd B	Woo,Ernest H And Tsai Ping Y	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
594	5779-017-039	150 Genoa St B	Norrington,Rebecca L Tr	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
595	5779-016-056	142 Alice St B	Shumei Cheng And	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
596	5779-016-062	150 Alice St B	Cao,Yiwen	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
597	5779-017-034	142 Genoa St B	Lin,Mimi W Tr	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
598	5779-017-037	140 Genoa St	Fong,Che Tao Tr	R-3	HDR	No		2	0.17	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
599	5783-003-066	1024 Sunset Blvd B	Xie,Ziyi And	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
600	5783-001-076	1126 Sunset Blvd B	Chen,Mengfen	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
601	5783-001-088	1136 Sunset Blvd	Bi,Xinan Et Al	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
602	5783-001-036	1114 Sunset Blvd No B	Sun,Cecilia	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
603	5779-017-032	715 S 2nd Ave	Jian Wang And	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
604	5773-014-055	151 Alta St B	Sen,Ramanupam And Sunetra	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
605	5779-001-038	31 Eldorado St Unit B	Moriyama,Tatsuya M And Ikuko	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
606	5779-001-087	37 Eldorado St B	Li,Xinzhong And Baozhen	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
607	5779-001-053	45 Eldorado St No B	Koo,Suzie Tr	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
608	5779-002-071	119 Diamond St No A	Wu,Wei Wen Co Tr	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
609	5779-011-098	26 Eldorado St B	Mao,Shan	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
610	5779-011-084	18 Eldorado St B	Szu Tsung Tsao And	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
611	5773-018-051	24 Alta St B	Polygrand LLC	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
612	5779-001-041	28 Diamond St B	Chien,Ching C And Chang Mei W	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
613	5779-003-069	119 Eldorado St B	Natarajan,Karthikeya And	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
614	5779-010-063	517 S 2nd Ave	Hsieh,Cicely L	R-3	HDR	No		1	0.18	No	24	32	R-3 Upzone	5	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
615	5779-003-010	137 Eldorado St	Kao,Michele Tr	R-3	HDR	No		1	0.18	No	24	32	R-3 Upzone	5	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
616	5779-011-087	46 Eldorado St B	Wu,San Jen And Ying Hua H	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
617	5779-003-076	159 Eldorado St B	Chen,Li Feng And	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
618	5773-018-053	53 Bonita St A	Li,Jing	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
619	5779-009-070	156 Fano St B	Lee,Vivian Z	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
620	5779-009-045	158 Fano St	Lo,John J And Pao Li C	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
621	5779-009-077	150 Fano St B	Wells,Xiao Li And Richard E Iii	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
622	5779-009-039	138 Fano St Apt B	Lai,Wai H And Ying X Trs	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
623	5779-009-057	134 Fano St Unit B	Cheng,Hongmei	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
624	5779-002-073	145 Diamond St B	Chang,Christine Y Tr	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
625	5783-003-069	1016 Sunset Blvd B	Hsu,Felix V	R-3	HDR	No		2	0.18	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
626	5773-013-037	37 Alta St B	Yang,David H And	R-3	HDR	No		2	0.19	No	24	32	R-3 Upzone	5	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
627	5773-017-071	158 Alta St C	Wlasiuk,Olga Tr	R-3	HDR	No		3	0.19	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
628	5773-017-088	130 Alta St C	Yang,Albert	R-3	HDR	No		3	0.19	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
629	5779-012-046	53 Genoa St B	Yao,Dong Hong	R-3	HDR	No		2	0.19	No	24	32	R-3 Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
630	5779-012-083	45 Genoa St C	Escandor,Michelle And Glenn	R-3	HDR	No		3	0.19	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
631	5779-012-079	21 Genoa St C	Nguyen,Trung H And	R-3	HDR	No		3	0.19	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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																			please see Appendix B, Section A-3 for details.
632	5779-012-068	15 Genoa St C	Lu,Jihua And	R-3	HDR	No		3	0.19	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
633	5779-009-061	143 Genoa St C	Young Cheol Cho And	R-3	HDR	No		3	0.19	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
634	5779-012-086	19 Genoa St C	Cheng,Ka Chung	R-3	HDR	No		3	0.19	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
635	5773-016-144	208 S 3rd Ave B	Hsu,Linda P	R-3	HDR	No		2	0.20	No	24	32	R-3 Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
636	5783-009-101	830 S Golden West Ave B	Siu Ling Chan	R-3	HDR	No		2	0.20	No	24	32	R-3 Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
637	5773-016-183	126 S Second Ave	Young,Donald S And Lynn	R-3	HDR	No		2	0.20	No	24	32	R-3 Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
638	8587-033-025	5819 Baldwin Ave C	Lee,Donna	R-3	HDR	No		3	0.20	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
639	5778-010-118	1016 La Cadena Ave B	Shen,Wan Zhong	R-3	HDR	No		2	0.20	No	24	32	R-3 Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
640	5779-003-073	153 Eldorado St C	Yeh,Lee Chang Wu	R-3	HDR	No		3	0.20	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
641	5783-007-077	824 Sunset Blvd No B	Yin,Tongyuan And	R-3	HDR	No		2	0.21	No	24	32	R-3 Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
642	5773-016-078	425 California St	Luo,Cheng Co Tr	R-3	HDR	No		3	0.22	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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																			please see Appendix B, Section A-3 for details.
643	5783-005-116	856 Arcadia Ave C	Ho,Josephine T	R-3	HDR	No		3	0.22	No	24	32	R-3 Upzone	6	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
644	5772-006-033	701 N 1st Ave	Wen,Huai Shih Co Tr	R-3	HDR	No		2	0.22	No	24	32	R-3 Upzone	6	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
645	5773-016-043	205 California St	Dong Duong Au And	R-3	HDR	No		3	0.22	No	24	32	R-3 Upzone	7	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
646	5778-010-112	1018 La Cadena Ave	Liu,Huanlin And	R-3	HDR	No		3	0.23	No	24	32	R-3 Upzone	7	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
647	5783-009-109	818 Golden West Ave B	Golden West Group LLC	R-3	HDR	No		4	0.23	No	24	32	R-3 Upzone	7	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
648	5778-005-062	1033 La Cadena Ave No 4	Karagias,Christina A Tr	R-3	HDR	No		4	0.24	No	24	32	R-3 Upzone	7	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
649	5773-016-163	200 S Erd Ave No C	Yuan,Furen And	R-3	HDR	No		3	0.24	No	24	32	R-3 Upzone	7	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
650	5778-015-049	903 Holly Ave	Wang,Jack K And	R-3	HDR	No		2	0.24	No	24	32	R-3 Upzone	7	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
651	5778-011-088	912 La Cadena Ave Apt 0002	Wu,Wayne C And	R-3	HDR	No		4	0.24	No	24	32	R-3 Upzone	7	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
652	5777-030-035	889 W Huntington Dr No C	Didehvarsadr,Mojdeh	R-3	HDR	No		3	0.24	No	24	32	R-3 Upzone	7	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
653	5778-011-175	918 La Cadena	Hsieh,Hwa Ju Tr	R-3	HDR	No		4	0.25	No	24	32	R-3 Upzone	7	3	1	0	2	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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		Ave No D																	please see Appendix B, Section A-3 for details.
654	5772-003-029	900 N Santa Anita Ave B	Pan,Terry	R-3	HDR	No		4	0.25	No	24	32	R-3 Upzone	7	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
655	5385-029-055	2489 S Baldwin Ave 2	Tran,Paul L Tr	R-3	HDR	No		2	0.26	No	24	32	R-3 Upzone	8	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
656	5773-016-050	227 California St Unit B	Huang,Chao Yang And Li Long	R-3	HDR	No		4	0.27	No	24	32	R-3 Upzone	8	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
657	5773-017-067	165 Bonita St A	Chen,Shiyang And	R-3	HDR	No		3	0.28	No	24	32	R-3 Upzone	8	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
658	5779-016-048	166 Alice St	Huang,Bo	R-3	HDR	No		3	0.28	No	24	32	R-3 Upzone	9	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
659	5778-010-127	0	Royal Scholar Investment LLC	R-3	HDR	Yes		6	0.28	No	24	32	R-3 Upzone	9	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
660	5379-029-104	1140 Okoboji Dr D	Fan,Carol W	R-3	HDR	No		4	0.29	No	24	32	R-3 Upzone	9	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
661	5779-005-101	320 California St No E	Wang,Wendy	R-3	HDR	No		5	0.29	No	24	32	R-3 Upzone	9	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
662	5783-011-101	760 Fairview Ave	Lin,Yan	R-3	HDR	No		3	0.30	No	24	32	R-3 Upzone	9	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
663	5783-014-112	803 Arcadia Ave F	0	R-3	HDR	No		6	0.30	No	24	32	R-3 Upzone	9	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
664	5773-016-083	220 S 3rd Ave Unit C	Wong,She P Co-Tr	R-3	HDR	No		4	0.30	No	24	32	R-3 Upzone	9	5	1	1	3	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

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																			please see Appendix B, Section A-3 for details.
665	5779-003-059	409 S 2nd Ave	Chiu,Chiung Zuan And	R-3	HDR	No		4	0.30	No	24	32	R-3 Upzone	9	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
666	5773-020-049	205 S 2nd Ave	Te Chung Hsieh And	R-3	HDR	No		2	0.31	No	24	32	R-3 Upzone	9	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
667	5775-011-036	227 Santa Rosa Rd B	Lu,Yali	R-3	HDR	No		4	0.31	No	24	32	R-3 Upzone	9	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
668	5779-003-084	141 El Dorado St B	Cheng,Yufu And	R-3	HDR	No		4	0.31	No	24	32	R-3 Upzone	9	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
669	5783-006-033	1025 Fairview Ave No 3	Chang,Mei Yang And	R-3	HDR	No		3	0.31	No	24	32	R-3 Upzone	10	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
670	5783-005-128	1112 S Golden West Ave Unit 101	Yuan,Ye	R-3	HDR	No		6	0.32	No	24	32	R-3 Upzone	10	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
671	5379-022-131	1107 W Duarte Rd Unit F	Qinming Zhou And	R-3	HDR	No		6	0.34	No	24	32	R-3 Upzone	10	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
672	5783-006-054	1049 Fairview Ave No 4	Ouyang,Tongtong	R-3	HDR	No		4	0.34	No	24	32	R-3 Upzone	10	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
673	5773-016-111	427 California St C	Tanya Yueh Ming Lin	R-3	HDR	No		4	0.34	No	24	32	R-3 Upzone	10	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
674	5783-013-054	736 Southview Rd No 5	Ho,George H	R-3	HDR	No		5	0.35	No	24	32	R-3 Upzone	11	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
675	5778-011-095	806 La Cadena Ave	Shing,Elaine Y	R-3	HDR	No		4	0.35	No	24	32	R-3 Upzone	11	7	1	1	5	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
676	5783-009-105	860 W Huntington Dr No B	Xu,Tianqi	R-3	HDR	No		4	0.35	No	24	32	R-3 Upzone	11	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
677	5779-016-053	158 Alice St B	Jiang,An And	R-3	HDR	No		4	0.35	No	24	32	R-3 Upzone	11	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
678	5379-028-097	1037 Sunset Blvd No G	Wu,Tom Co Tr	R-3	HDR	No		7	0.35	No	24	32	R-3 Upzone	11	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
679	5779-004-043	216 California St No A	He,Qingmi And	R-3	HDR	No		4	0.35	No	24	32	R-3 Upzone	11	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
680	5783-005-133	815 W Duarte Rd B	Lin,Jie And	R-3	HDR	No		4	0.35	No	24	32	R-3 Upzone	11	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
681	5773-014-064	119 Alta St No C	Chau,Jimmy M And	R-3	HDR	No		6	0.36	No	24	32	R-3 Upzone	11	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
682	5778-011-183	468 W Huntington Dr No 8	Yu Fu Chan And	R-3	HDR	No		8	0.36	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
683	5783-010-065	746 W Huntington Dr H	Tong,Bei B And	R-3	HDR	No		8	0.36	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
684	5783-010-055	752 W Huntington Dr No F	Chan,Boon A And Yu L	R-3	HDR	No		6	0.36	No	24	32	R-3 Upzone	11	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
685	5783-010-070	800 W Huntington Dr D	Sandhu,Manraaj K	R-3	HDR	No		4	0.36	No	24	32	R-3 Upzone	11	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
686	5779-011-095	33 Fano St 9	Wang,Xiaoli	R-3	HDR	No		8	0.36	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
687	5779-011-081	53 Fano St No A	Wu,Yu Mei And Tichien	R-3	HDR	No		8	0.36	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
688	5773-019-071	47 California St A	Zheng,Xiang Z	R-3	HDR	No		5	0.36	No	24	32	R-3 Upzone	11	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
689	5779-001-084	55 Eldorado St A	Liu,Yeon Chaw And Hsiu M	R-3	HDR	No		5	0.36	No	24	32	R-3 Upzone	11	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
690	5779-003-054	118 Diamond St A	Gardner,Michael K And	R-3	HDR	No		8	0.36	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
691	5779-010-055	125 Fano St D	Wong,Michelle H	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
692	5779-010-073	138 Eldorado St Unit D	Wang,Xiao K And	R-3	HDR	No		6	0.37	No	24	32	R-3 Upzone	11	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
693	5783-005-113	819 W Duarte Rd No G	Heping Li And	R-3	HDR	No		7	0.37	No	24	32	R-3 Upzone	11	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
694	5779-002-092	152 California St D	Chan,Gordon M Tr	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
695	5779-010-080	152 El Dorado St C	Fantastic Properties LLC	R-3	HDR	No		6	0.37	No	24	32	R-3 Upzone	11	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
696	5779-001-062	32 Diamond St D	Lin,Howard H And Mimi W Trs	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
697	5779-010-060	505 S 2nd Ave D	Chen,Hai And Won C	R-3	HDR	No		4	0.37	No	24	32	R-3 Upzone	11	7	1	1	5	This parcel is a part of the Small Sites Strategy,

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																			please see Appendix B, Section A-3 for details.
698	5779-003-046	148 Diamond St No D	Chen, Calvin And Carol Trs	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
699	5779-011-072	30 Eldorado St	Aung, Than T And	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
700	5773-018-043	46 Alta St No D	Poon, Chi H And	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
701	5779-002-069	116 California St No D	Chen, Wenyi And Yidan	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
702	5773-018-049	47 Bonita St No A	Zhang, Hua And	R-3	HDR	No		5	0.37	No	24	32	R-3 Upzone	11	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
703	5773-020-059	141 California St Unit H	Zhang, Zhijia And Saijun	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
704	5773-020-046	133 California St Unit 8	Fanous, Christine J Tr	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
705	5779-012-064	18 Fano St 9	Gawande, Rohit S And	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
706	5779-012-055	22 Fano St A	Chien, Patsy Tr	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
707	5773-013-046	15 Alta St E	Yu, Hang	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
708	5379-037-070	1118 W Huntington Dr D	Fang Mei Yang And	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy,

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ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
709	5779-002-083	125 Diamond St D	Rai,Luther P And Annie C	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
710	5773-018-063	11 Bonita St E	Qiu,Wei Jun And	R-3	HDR	No		8	0.37	No	24	32	R-3 Upzone	11	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
711	5783-005-093	825 W Duarte Rd Unit G	Suen,Wai	R-3	HDR	No		7	0.37	No	24	32	R-3 Upzone	11	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
712	5379-028-105	1115 Arcadia Ave G	You,Bolan	R-3	HDR	No		7	0.37	No	24	32	R-3 Upzone	11	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
713	5783-005-084	810 Arcadia Ave No 6	Hong Zhang And	R-3	HDR	No		6	0.37	No	24	32	R-3 Upzone	11	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
714	5784-001-086	626 W Naomi Ave No 7	Chih Fu Lo	R-3	HDR	No		7	0.38	No	24	32	R-3 Upzone	12	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
715	5778-008-068	509 W Duarte Rd No 7	Lee,Jay	R-3	HDR	No		7	0.38	No	24	32	R-3 Upzone	12	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
716	5779-012-075	41 Genoa St No A	Paladugu,Vasudhakar And	R-3	HDR	No		6	0.39	No	24	32	R-3 Upzone	12	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
717	5379-029-090	911 Sunset Blvd	Hsiao,Chung Ji And Min Lan And	R-3	HDR	No		5	0.39	No	24	32	R-3 Upzone	12	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
718	5779-009-067	137 Genoa St A	Miller,Brian And	R-3	HDR	No		5	0.39	No	24	32	R-3 Upzone	12	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
719	5779-009-054	121 Genoa St Unit D	Tsay,Megan M	R-3	HDR	No		8	0.39	No	24	32	R-3 Upzone	12	4	1	0	3	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
720	5783-009-099	826 S Golden West Ave	Altovar,Jose A Jr And	R-3	HDR	No		5	0.39	No	24	32	R-3 Upzone	12	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
721	5783-005-121	839 W Duarte Rd D	Yang,Nick C	R-3	HDR	No		4	0.39	No	24	32	R-3 Upzone	12	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
722	5382-001-066	1227 Temple City Blvd No 7	Garbarino,Lorenzo J	R-3	HDR	No		7	0.39	No	24	32	R-3 Upzone	12	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
723	5385-029-050	2427 S Baldwin Ave D	Li, Xianjin	R-3	HDR	No		8	0.40	No	24	32	R-3 Upzone	12	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
724	5379-028-112	1106 Fairview Ave	Cao,Yong Bin And	R-3	HDR	No		6	0.40	No	24	32	R-3 Upzone	12	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
725	5783-007-072	839 S Golden West Ave A	Brennan,Wen L Tr	R-3	HDR	No		5	0.40	No	24	32	R-3 Upzone	12	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
726	8587-034-030	5757 Baldwin Ave # B	Sy,Juan And	R-3	HDR	No		4	0.40	No	24	32	R-3 Upzone	12	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
727	5783-005-059	841 W Duarte Rd No 7	Sumadevi,Vivek C And	R-3	HDR	No		7	0.40	No	24	32	R-3 Upzone	12	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
728	5383-002-101	1223 S Golden West Ave H	Chen,Steven M And	R-3	HDR	No		8	0.41	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
729	5383-034-062	836 W Naomi Ave D	Zhang,Mei	R-3	HDR	No		8	0.41	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
730	5783-011-139	754 Fairview Ave D	Cheung,Ngai Wah And	R-3	HDR	No		4	0.41	No	24	32	R-3 Upzone	13	9	2	1	6	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
731	5783-014-060	835 Arcadia Ave Unit 5	Zhang,Qiang And	R-3	HDR	No		6	0.41	No	24	32	R-3 Upzone	13	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
732	5783-008-058	762 Arcadia Ave #A	Selvaganapathy,Subramanian And	R-3	HDR	No		8	0.41	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
733	5779-015-039	22 Lucile St Unit 8	Li,Xiao Y And Lin	R-3	HDR	No		8	0.41	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
734	5383-002-108	1215 S Golden West Ave No A	Yang,Diana H Tr	R-3	HDR	No		6	0.41	No	24	32	R-3 Upzone	13	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
735	5383-002-078	1219 S Golden West Ave Unit 7	Tsay,Leon T	R-3	HDR	No		7	0.41	No	24	32	R-3 Upzone	13	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
736	5778-015-046	442 W Huntington Dr No.5	Lee,Kuei L	R-3	HDR	No		5	0.42	No	24	32	R-3 Upzone	13	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
737	5783-003-077	1058 Sunset Blvd Unit B	Zhu,Xiaolei	R-3	HDR	No		8	0.42	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
738	5379-029-040	1151 Fairview Ave D	Cummings,Rupert And Naomi Trs	R-3	HDR	No		4	0.42	No	24	32	R-3 Upzone	13	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
739	5779-017-048	145 Alice St B	Arcadia Presbyterian Church	R-3	HDR	No		8	0.42	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
740	5773-016-098	337 California St	Zhi Liang Bai And	R-3	HDR	No		5	0.43	No	24	32	R-3 Upzone	13	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
741	5783-002-078	912 Arcadia Ave 10	Farrell,Christina L Tr	R-3	HDR	No		9	0.43	No	24	32	R-3 Upzone	13	4	1	0	3	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
742	5778-003-137	831 La Cadena Ave A	Huang,Jason G And	R-3	HDR	No		6	0.43	No	24	32	R-3 Upzone	13	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
743	5783-014-043	1024 S Golden West Ave No 6	Chen,Handoko W And	R-3	HDR	No		6	0.43	No	24	32	R-3 Upzone	13	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
744	5783-011-068	759 Arcadia Ave Unit I	Lin,Yuan And	R-3	HDR	No		9	0.43	No	24	32	R-3 Upzone	13	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
745	5379-029-099	1117 Fairview Ave D	Hsu,Lucy L Tr	R-3	HDR	No		8	0.43	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
746	5783-006-043	1019 Fairview Ave Unit G	Liao,Julie	R-3	HDR	No		7	0.43	No	24	32	R-3 Upzone	13	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
747	5383-034-027	810 W Naomi Ave Unit 6	Bettini,Jean Tr	R-3	HDR	No		6	0.43	No	24	32	R-3 Upzone	13	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
748	5783-014-086	816 Fairview Ave F	Yuan,Qing And Tracy	R-3	HDR	No		6	0.43	No	24	32	R-3 Upzone	13	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
749	5783-012-036	763 Fairview Ave No H	Plascencia,Luis Tr	R-3	HDR	No		8	0.44	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
750	5783-001-031	1006 Arcadia Ave Unit I	Wille,Jennifer	R-3	HDR	No		8	0.44	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
751	5379-022-141	1122 Arcadia Ave I	Xu,Yun	R-3	HDR	No		9	0.44	No	24	32	R-3 Upzone	13	4	1	0	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
752	5783-001-085	1012 Arcadia Ave D	Rastogi,Sanjeev And	R-3	HDR	No		8	0.44	No	24	32	R-3 Upzone	13	5	1	1	3	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
753	5783-010-075	730 W Huntington Dr	Soegijono,Eddy And	R-3	HDR	No		5	0.44	No	24	32	R-3 Upzone	14	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
754	5778-008-016	503 W Duarte Rd No 6	Raymond,Knight And Betty Trs	R-3	HDR	No		6	0.44	No	24	32	R-3 Upzone	14	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
755	5379-022-104	1116 Arcadia Ave No 7	Gao,Ruihan	R-3	HDR	No		7	0.44	No	24	32	R-3 Upzone	14	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
756	5783-001-056	1024 Arcadia Ave No A	Qi,Jian Zhen	R-3	HDR	No		9	0.44	No	24	32	R-3 Upzone	14	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
757	5779-014-043	34 Alice St	Ying,Kuang And Jenny Y Trs	R-3	HDR	No		8	0.44	No	24	32	R-3 Upzone	14	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
758	5383-002-085	932 W Duarte Rd Unit 6	Kok,Aik L	R-3	HDR	No		6	0.44	No	24	32	R-3 Upzone	14	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
759	5773-001-063	53 E Colorado Blvd	Chang,Jeff H	R-3	HDR	No		6	0.44	No	24	32	R-3 Upzone	14	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
760	5778-015-035	419 Fairview Ave Unit K	Reyes,Salvador And Lydia Trs	R-3	HDR	No		11	0.45	No	24	32	R-3 Upzone	14	3	1	0	2	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
761	5379-028-090	1102 Fairview Ave Unit F	Khan,Abid And Shabana	R-3	HDR	No		6	0.46	No	24	32	R-3 Upzone	14	8	2	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
762	5783-013-067	749 Fairview Ave	Seif,Donald And Marilyn	R-3	HDR	No		9	0.46	No	24	32	R-3 Upzone	14	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
763	5779-013-037	45 Alice St Unit J	Wang,Xuedong And	R-3	HDR	No		10	0.47	No	24	32	R-3 Upzone	14	4	1	0	3	This parcel is a part of the Small Sites Strategy,

Table A-13: Full Sites Inventory

ID	APN	Address	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	HCD Sizing Criteria	Existing Zone Density (Assumed)	Rezoned Density (Assumed)	Inventory Category	Potential Rezoned Unit Yield	Assumed Net Yield	LVL	Mod	Above Mod	Justification and Notes
																			please see Appendix B, Section A-3 for details.
764	5783-014-053	855 Arcadia Ave Unit I	Pan,Debby	R-3	HDR	No		9	0.47	No	24	32	R-3 Upzone	15	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
765	5383-031-120	731 W Camino Real Ave	Zhongmei Liu	R-3	HDR	No		6	0.48	No	24	32	R-3 Upzone	15	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
766	5779-013-045	30 Genoa St No 2	Lau,Ricky And Elizabeth	R-3	HDR	No		8	0.48	No	24	32	R-3 Upzone	15	7	1	1	5	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
767	5785-001-116	1510 S Baldwin Ave Unit E	Ma,Jing	R-3	HDR	No		9	0.49	No	24	32	R-3 Upzone	15	6	1	1	4	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
768	5778-002-026	653 Fairview Ave No 10	Liu,Ming And	R-3	HDR	No		10	0.49	No	24	32	R-3 Upzone	15	5	1	1	3	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
769	5783-002-111	999 W Duarte Rd	Chen,Tony Y Tr	R-3	HDR	No		5	0.49	No	24	32	R-3 Upzone	15	10	2	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
770	5783-006-062	947 Fairview Ave No F	Jin,Jing	R-3	HDR	No		6	0.50	No	24	32	R-3 Upzone	15	9	2	1	6	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
771	5778-015-041	403 Fairview Ave B	Tsaur,Tzang Ann And	R-3	HDR	No		5	0.50	No	24	32	R-3 Upzone	15	10	2	1	7	This parcel is a part of the Small Sites Strategy, please see Appendix B, Section A-3 for details.
772	8571-011-904	620 E Live Oak Ave	Arcadia City	OS-OR	OS-OR	No		0	25.86	No	N/A	N/A	Arcadia Golf Course	192	192	48	72	72	The City has received verbal interest in developing housing on this parcel from a local developer. The City will work proactively with the developer to encourage suitable housing development on the Golf Course.



CITY OF
ARCADIA

Appendix A.1

Nonvacant and Small Sites





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Appendix A.1 Nonvacant and Small Sites

1. Redevelopment of Nonvacant Sites for Residential Use

The City of Arcadia does not have sufficient vacant land available to accommodate 50 percent of the low/very-low income RHNA. To accommodate the need at all income levels, the City has analyzed sites that currently permit residential development.

As part of the candidate housing sites analysis, the City has evaluated recent projects that have redeveloped to include residential units. Those projects, including the zoning, land use prior to redevelopment, and a project analysis of the approved development plan, are shown in **Table A.1-1**.

The City has also conducted a parcel specific analysis of existing uses for each of the identified sites. This analysis of existing uses, including indicators of a likelihood that the existing use could redevelop within the next eight years, is provided in **Table A-13 in Appendix A**. This analysis is based on information readily available to the City, existing use data, and other information that can be found through online research.

The following residential development projects have been constructed on parcels that were not vacant within Arcadia.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table A.1-1: Example Development of Non-Vacant Sites for Residential Uses

Project Address/ APN	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
57 Wheeler Avenue APN: 5773-006-070	38	Downtown Mixed Use	Commercial	The project required approval of a Conditional Use Permit, Tentative Parcel Map, and Architectural Design Review applications for a mixed-use development consisting of three stories of 38 residential apartment units over 17,850 square feet of ground floor commercial. The property was previously developed with a restaurant and parking lot. Construction has been completed.
56 E. Duarte Road APN: 5781-005-036	37	Mixed Use	Commercial	The project required approval of General Plan Amendment, Zone Change, Conditional Use Permit, Tentative Tract Map, and Architectural Design Review applications for a mixed-use development consisting of two stories of 37 residential condominium units over 19,360 square feet of ground floor commercial. The property was previously developed with a commercial building and parking lot. Construction has been completed
135 – 139 W. Live Oak Avenue APN: 5788-022-018 - 034	17	General Commercial (Residential Flex Overlay)	Commercial	The project required approval of a Conditional Use Permit, Tentative Tract Map, and Multiple-Family Architectural Design Review applications for two three-story townhouse-style buildings with a total of 17 residential condominiums. The property was previously developed with a mixture of commercial uses. Construction is nearing completion.
17 Las Tunas	77 MF Units	Mixed Use	Commercial	The project required approval of a Planned Development, Tentative Tract Map, Lot Line



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 5788-020-030 & 5788-020-031	3 Live Work Units			Adjustment, Multiple-Family Architectural Design Review, Protected Tree Encroachment and Protected Healthy Tree Removal applications for 77 residential condominium units, three (3) live/work unit with 2,487 SF of commercial space, and 8,500 square feet of ground. Construction has been completed.
180 W. Huntington Drive APN: 5775-024-023	96	SP-SP	Commercial	The project required approval of a Specific Plan, General Plan Amendment and Zone Change applications to allow a hotel and a 50-unit condominium development. Subsequent modifications to the specific plan changed the condominium development to a mixed-use project and increase the number of units from 50 to 96 units. Project has been entitled and construction plans have been approved for permit issuance.
117-129 E. Huntington Drive & 124-134 Wheeler Avenue APNs 5773-010-007 – 008, 5773-010-901, - 018, -019, -020, and - 021.	139	Central Business District & Downtown Mixed Use	Commercial	The project required approval of a Minor Use Permit, Major Administrative Modification, Architectural Design Review, and Vesting Tentative Tract Map applications for the mixed-use development consisting a 4 and 5 story building with 139 residential condominium units over 10,000 square feet of ground floor commercial. The project has been entitled and is in plan check review with Building Services.
656 W. Huntington Dr APN: 5778-001-137 - 170	34	R-3	Commercial	The project required approval of an Architectural Design Review, Modification, and Tentative Tract Map applications a 34-unit condominium residential development. Construction has been completed.
968 - 998 Arcadia Ave APN: 5783-002-112 - 129	28	R-3	28-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 28-unit



CITY OF ARCADIA 6TH CYCLE Housing Element Update

				condominium residential development. Construction has been completed.
919 Fairview Ave APN: 5783-006-087 - 098	12	R-3	One Single Family Dwelling & an eight-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review, Protected Tree Encroachment, and Tentative Tract Map applications for a 12-unit condominium residential development. Construction has been completed.
736 – 738 Camino Real Ave APN: 5383-029-041 - 058	18	R-3	Four Single Family Dwellings & a four-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 18-unit condominium residential development. Construction has been completed.
330 - 340 Genoa St APN: 5779-019-124 - 129	6	R-2	Six-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 6-unit condominium residential development. Construction has been completed.
825 Arcadia Ave APN: 5783-014-088 - 105	18	R-3	18-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 18-unit condominium residential development. Construction has been completed.
506 - 586 S. 2 nd Ave APN: 5779-008-065 - 080	20	R-2	Church	The project required approval of an Multiple-Family Architectural Design Review, Protected Tree Encroachment and Tentative Tract Map applications for a 20-unit condominium residential development. Construction has been completed.
598 - 608 S. 2 nd Ave APN: 5779-008-041 - 049	8	R-2	8-unit Multi-Family Development	The project required approval of an Multiple-Family Architectural Design Review and Tentative Tract Map applications for an 8-unit condominium residential development. Construction has been completed.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

415 California St APN: 5773-016-188 - 207	20	R-3	10-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 10-unit condominium residential development. Construction has been completed.
627 - 633 Fairview Ave APN: 5778-002-053 - 064	12	R-3	3-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for a 3-unit condominium residential development. Construction has been completed.
501 N. Santa Anita Ave APN: 5775-027-031 - 050	20	R-3	Church	The project required approval of a Multiple-Family Architectural Design Review, Variance, Modification, Protected Tree Encroachment and Tentative Tract Map applications for a 20-unit condominium residential development. Construction has been completed.
414 S. 2 nd Ave APN: 5779-004-023	6	R-2	4-unit Multi-Family Development	The project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a 6-unit condominium residential development. The project is under construction.
901 W. Duarte Rd APN: 5783-002-013	13	R-3	Single Family Dwelling	The project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a 13-unit condominium residential development. The project has been entitled.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

2. Development of Small Site Parcels

The City of Arcadia has identified candidate housing sites that are smaller than half an acre in size within several Focus Areas. Assembly Bill 1397 identifies general size requirements for candidate housing sites of greater than half an acre and less than 10 acres in size. The City has a history of densifying housing on parcels less than a half an acre with examples shown in **Table A.1-2**.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Table A.1-2: Example Development of Small Sites for Residential Uses

Project Address/ APN	Parcel Acres	Dwelling Units	Zoning	Use Prior to Redevelopment	Project Analysis
54 El Dorado APN 5779-011-103 - 105	0.18	3	R-3	Three unit multi-family development	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit condominium residential development. Construction has been completed.
900 N. Santa Anita Ave APN: 5772-003-026- 029	0.25	4	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Modification, and Tentative Parcel Map applications for a four-unit residential condominium project. Construction has been completed.
1036 Sunset Blvd APN: 5783-003-070 - 077	0.42	8	R-3	Four unit Multi-Family Development	Project required approval of a Multiple-Family Architectural Design Review, Modification, and Tentative Parcel Map applications for an eight-unit residential condominium project. Construction has been completed.
148 El Dorado St. APN: 5779-010-082, 083, & 084	0.18	3	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
214 El Dorado St APN: 5779-008-061 & 062	0.19	2	R-2	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, and Tentative Parcel Map applications for a two-unit residential condominium project. Construction has been completed.
225 Santa Rosa Rd,	0.30	4	R-3	Two single family dwellings	Project required approval of a Multiple-Family Architectural Design Review,



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 5775-011-033 - 036					Zone Variance, and Tentative Parcel Map applications for a four-unit residential condominium project. Construction has been completed.
31 S. 2 nd Ave.. APN: 5773-014-066 - 068	0.17	3	R-3	Two single family dwellings	Project required approval of a Multiple-Family Architectural Design Review, Modification, and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
33 California St APN: 5773-019-077 - 080	0.18	4	R-3	Single Family Dwelling	Project required approval of an Architectural Design Review, Healthy Tree Removal, and Tentative Parcel Map applications for a four-unit residential condominium project. Construction has been completed.
316 – 320 S. 3 ^{0.45} Ave. APN: 5779-005-110 - 113	0.39	4	R-2	Two single family dwellings	Project required approval of a Multiple-Family Architectural Design Review, Modification, and Tentative Parcel Map applications for a four-unit residential condominium project. Construction has been completed.
1013 – 1019 Holly Ave. APN: 5778-010-121 - 129	0.45	9	R-3	Two single family dwellings	Project required approval of a Multiple-Family Architectural Design Review, Administrative Modification, and Tentative Tract Map applications for a nine-unit residential condominium project. Construction has been completed.
130 Alta St APN: 5773-017-086 - 088	0.18	3	R-3	Three unit multi-family development	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium



CITY OF ARCADIA 6TH CYCLE Housing Element Update

					project. Construction has been completed.
19-23 Christina St. APN: 5781-005-073 - 078	0.32	6	R-3	Eight unit multi-family development	Project required approval of a Multiple-Family Architectural Design Review, Modification, Protected Tree Encroachment, and Tentative Tract Map applications for a six-unit residential condominium project. Construction has been completed.
799 - 803 Arcadia Ave. APN: 5783-014-107 - 112	0.30	6	R-3	Two unit multi-family development	Project required approval of a Multiple-Family Architectural Design Review, and Tentative Tract Map applications for a six-unit residential condominium project. Construction has been completed.
40 - 42 Fano St APN: 5779-012-088 - 090	0.18	3	R-3	Three unit multi-family development	Project required approval of a Multiple-Family Architectural Design Review, and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
681 N. 1 st Ave APN: 5772-006-036 - 041	0.18	6	R-3	Church	Project required approval of a Multiple-Family Architectural Design Review, Zone Variance, Conditional Use Permit, and Tentative Tract Map applications for a six-unit residential condominium project. Construction has been completed.
215 - 217 El Dorado St. APN: 5779-004-058 & 059	0.18	2	R-2	Two unit multi-family development	Project required approval of a Multiple-Family Architectural Design Review, and Tentative Parcel Map applications for a two-unit residential condominium project. Construction has been completed.
613 - 615 S. 2 nd Ave.	0.18	4	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, and



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 5779-009-082 - 085					Tentative Parcel Map applications for a four-unit residential condominium project. Construction has been completed.
138 California St. APN: 5779-002-111	0.18	3	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment, and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
20 Alta St. APN: 5773-018-071 - 073	0.18	3	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Modification and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
507 W. 3 rd Ave APN: 5779-008-094	0.17	2	R-2	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Modification and Tentative Parcel Map applications for a two-unit residential condominium project. Construction has been completed.
5731 -5735 Baldwin Ave. APN: 8587-034-032 - 035	0.20	4	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a four-unit residential condominium project. Construction has been completed.
323 & 327 S. 3 rd Ave APN: 5779-004-061 - 064	0.37	4	R-2	Three detached Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a four-unit residential condominium project. Construction has been completed.
616 - 618 S. 3 rd Ave	0.17	2	R-2	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review,



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 5779-007-200 & 201					Protected Tree Encroachment, Modification and Tentative Parcel Map applications for a two-unit residential condominium project. Construction has been completed.
129 El Dorado St APN: 5779-003-086 - 088	0.18	3	R-3	Two detached Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review, Protected Tree Encroachment, and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
1118 Sunset Blvd APN: 5783-001-090 & 091	0.15	2	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Protected Tree Encroachment, and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
907-915 Arcadia Ave APN: 5783-004-083 - 094	Two small lots combined: 0.18 & 0.43	13	R-3	Six detached Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review, Modification, and Tentative Tract Map applications for a 13-unit residential condominium project. Construction has been completed.
329 Diamond St APN: 5779-005-115 & 116	0.15	2	R-2	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Modification, and Tentative Parcel Map applications for a two-unit residential condominium project. Construction has been completed.
1222 Temple City Blvd	0.43	10	R-3	Four unit multi-family development	Project required approval of a Multiple-Family Architectural Design Review, and Tentative Tract Map applications for a



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 5383-001-097 - 106					10-unit residential condominium project. The project is under construction.
216 S. 3 rd Ave APN: 5773-016-016	0.14	2	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, and Modification applications for a two-unit residential condominium project. The project is under construction.
126 - 128 Diamond St APN: 5779-003-091 - 093	0.18	3	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Protected Tree Encroachment, and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
118 – 120 Alta St APN: 5773-017-097 - 102	Two small lots combined: 0.13 & 0.13	6	R-3	Two Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, and Tentative Tract Map applications for a three-unit residential condominium project. Construction has been completed.
139 – 145 Alice St APN: 5779-017-041 - 048	Two small lots combined: 0.16 & 0.27	8	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for an eight-unit residential condominium project. Construction has been completed.
30 Fano St APN: 5779-012-092 - 094	0.18	3	R-3	Three-unit Multi-Family development	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
22 – 26 E. Colorado Blvd	Two small lots combined:	8	R-3	Seven-unit Multi-Family development	Project required approval of a Multiple-Family Architectural Design Review and



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 5773-002-061 - 68	0.16 & 0.16				Tentative Tract Map applications for an eight-unit residential condominium project. Construction has been completed.
116 Bonita St APN: 5773-020-074	0.18	3	R-3	Vacant	Project required approval of a Multiple-Family Architectural Design Review, Minor Administrative Modification and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
155 Alice St APN: 5779-017-050 - 052	0.17	3	R-3	Three-unit Multi-Family development	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
1028 W. Duarte Rd APN: 5383-001-107	0.16	3	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.
157 – 159 Genoa St APN:	0.19	4	R-3	Two Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a four-unit residential condominium project. Project has been entitled.
121 Bonita St APN: 5773-017-094 - 096	0.18	3	R-3	Two Detached Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium project. Construction has been completed.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

418 Fairview Ave APN: 5778-010-024	0.32	6	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a six-unit residential condominium project. The project is under construction.
135 El Dorado St APN: 5779-003-090	0.18	3	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Parcel Map applications for a three-unit residential condominium project. The project is under construction.
9828 E. Naomi Ave APN: 5383-034-013	0.22	3	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium project. The project is under construction.
1027 Arcadia Ave APN: 5783-003-012	0.26	6	R-3	Three-unit Multi-Family development	Project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal and Tentative Tract Map applications for a six-unit residential condominium project. The project is under construction.
230 California St APN: 5779-004-005	0.26	5	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Diseased/Hazardous Protected Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a five-unit residential condominium project. The project is under construction.
837 – 843 W. Huntington Dr	0.44	10	R-3	Eight-unit Multi-Family development	Project required approval of a Multiple-Family Architectural Design Review,



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 5777-029-057					Protected Tree Encroachment and Tentative Tract Map applications for a ten-unit residential condominium project. The project is under construction.
314 California St APN: 5779-005-118 - 122	0.29	5	R-3	Single Family Dwelling	Project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal, Protected Tree Encroachment and Tentative Tract Map applications for a five-unit residential condominium project. The project is under construction.
1111- 1117 La Cadena Ave APN: 5778-008-069	0.38	8	R-3	Two Attached Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review and Tentative Tract Map applications for an eight-unit residential condominium project. The project is under construction.
147 Alice St APN: 5779-017-005	0.17	3	R-3	Three Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium project. Project has been entitled.
125 California St APN: 5773-020-008	0.18	3	R-3	Three Single Family Dwellings	Project required approval of a Multiple-Family Architectural Design Review and Tentative Parcel Map applications for a three-unit residential condominium project. The project is under construction.
416 – 428 Genoa St APN: 5779-019-005 & 007	Two small lots combined: 0.35 & 0.36	8	R-2	One Single Family Dwelling & six-unit Multi-Family development	Project required approval of a Multiple-Family Architectural Design Review, Healthy Tree Removal and Tentative Tract Map applications for an eight-unit residential condominium project. The project is under construction.
122 – 128 E. Live Oak Ave	Two small lots combined	12	MU	Vacant	Project required approval of a Site Plan & Design Review, Minor Use Permit and



CITY OF ARCADIA 6TH CYCLE Housing Element Update

APN: 8573-024-005 & 006	0.20 & 0.20				Tentative Tract Map applications for a 12-unit mixed-use residential condominium project. Project has been entitled.
405 S. 1 st Ave APN: 5779-001-019	0.19	4	MU	Two Single Family Dwellings	Project required approval of a Site Plan & Design Review, Minor Use Permit and Tentative Tract Map applications for a 4-unit mixed-use residential condominium project. Project has been entitled.
501 S. 3 rd Ave APN:	0.18	2	R-2	Two Single Family Dwellings	Project required approval of an Architectural Design Review, Modification, and Diseased/Hazardous Protected Tree Removal applications for a 2-unit residential condominium project. Project has been entitled.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

This history of development, combined with policy programs to increase density, incentive programs targeting small sites and promoting small lot consolidation, and inclusionary policies provide the basis of justification for the inclusion of small sites in the project inventory for Low and Very Low incomes within identified focus areas. To account for the challenges of infill development that would be required on many of these sites, a feasibility assumption of 20% of net units on small sites was applied. **Table A.1-3** below displays the capacity and opportunity for small sites within Focus Areas identified by the City.

Table A.1-3: Small Site Parcels – Redevelopment Analysis				
Focus Area	Net Units			
	Low/Very Low	Moderate	Above Moderate	Total
Downtown Mixed Use	29	13	91	133
Mixed-Use Upzone	26	67	474	567
Live Oak Corridor	13	59	391	463
R-3 Upzone	41	16	117	174

The potential candidate sites which are anticipated to be consolidated into groups of parcels with propensity for higher-density residential development are identified within **Table A-13**. This analysis is further supported by an existing City program to expedite the processing of lot consolidation and an additional program, **Program 5-14: Lot Consolidation Incentives** which can be seen in **Chapter 5: Implementation Plan**.



CITY OF
ARCADIA

Technical Background Report

Appendix B

Community Engagement Summary





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Appendix B: Community Engagement Summary

[Information to be updated]

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

As part of the 6th Cycle Housing Element Update process, the City of Arcadia has conducted extensive public outreach activities beginning in March of 2021. These recent outreach efforts included Community Workshops, an online community survey, digital media and engagement, and noticed Public Hearings. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website: <https://www.ArcadiaCA.gov/housing>.

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

- **Housing Element Update Website** – The City developed a website to keep the community informed of the process, which can be accessed at <https://www.ArcadiaCA.gov/housing>. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as City contact information for residents and community members to send additional comments or request additional information.
- **Informational Video and Presentation** – The City developed an outreach presentation and Staff informational videos to get a better understanding of the RHNA process, and get informed about future opportunities for community participation. The outreach presentation video was provided in English and Chinese. Both videos were made available on the City's Housing Element Update Website, which can be accessed at <https://www.ArcadiaCA.gov/housing>. The Staff information videos were also made available at <https://vimeo.com/561008905>.
- **Online Community Survey** – From June 14, 2021 to August 6, 2021 the City of Arcadia launched an online community survey to gather feedback regarding the Housing Element Update. There was a total of 759 persons that participated in the survey. Participants were asked to consider potential policies and programs to include in the Housing Element.
- **Community Workshop #1-** The City held a Community Workshop on June 14, 2021. During the workshop, the project team provided a presentation with an overview of and the tentative schedule of drafting the Housing Element. Community members were also presented with an opportunity to participate in an Online Community Survey (referenced above).
- **Community Workshop #2-** The City held a Community Workshop on September 23, 2021. During the workshop, the project team provided a presentation with an overview of the Housing Element and the process to date. Residents were also presented with information about how the City planned to achieve its RHNA. Community members had the opportunity to give public comments and respond to questions during the presentation.
- **Social Media and City Newsletters** – The City posted information related to the housing element website and advertised community workshop through the Spring and Summer City newsletter and the City's social media channels.
- **Public Comments** – Through the update process, the City received a variety of comments and input from the public. Public participation and feedback help to guide the development of the Housing



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Element, all public comments received by the Housing Element update team are compiled in this appendix.

[Section will continue to be updated as we proceed through the planning process]

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

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

1. Housing Element Update Website

The City developed a website to keep the community informed of the process, which can be accessed at <https://www.ArcadiaCA.gov/housing>. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey tool as well as City contact information for residents and community members to send additional comments or request additional information.

Housing Element Update



The City of Arcadia is updating the Housing Element for the years 2021 to 2029. The Housing Element is a state-required policy document that plans for current and future housing needs within Arcadia. It identifies strategies for expanding housing opportunities and services for all household types and income groups and provides policy guidance for local decision-making related to housing.

NOTE: The Housing Element Update Project is **NOT** to be confused with the Tiny Shelter Project related to homelessness in Arcadia. That is a **SEPARATE** process that will occur outside of the Housing Element Update. For more information on the Tiny Shelter Project or homelessness in general, please see [ArcadiaCA.gov/tinysshelters](https://www.arcadiaca.gov/tinysshelters).

Housing Element Update Virtual Community Workshop

The Housing Element Update Community Workshop took place virtually on Thursday, September 23, 2021 at 6:00 p.m.. At this meeting, participants learned about the Housing Element Update process and the City's progress to date, heard an overview of the community survey results, and learned about potential strategies to accommodate the new housing units required by the State through the Regional Housing Needs Assessment (RHNA). The meeting was presented in English and Mandarin Chinese. A recording of the Workshop and a copy of the presentation are available below:

Virtual Community Workshop Presentation- Thursday, September 23, 2021

Workshop Video - English



Housing Element Update Community Workshop - 9/23/21

from **City of Arcadia**

1:57:48



Workshop Video - Chinese



**Housing Element Update Community Workshop - 9/23/21
(Chinese)**

from **City of Arcadia**

1:53:43



Meeting Invitations

[View flyer](#)



HOUSING ELEMENT UPDATE VIRTUAL WORKSHOP
Thursday, September 23, 2021
6:00 p.m.

What is the "RHNA"?
State law provides a target for how many homes each region and city must plan for, based on current population, proximity to public transit and jobs, and expected population growth, etc. Called the Regional Housing Needs Allocation or "RHNA" (pronounced "ree-nah"), Arcadia must plan for new housing based on these targets.

Let's talk housing! Arcadia is a great place to live, but throughout the region there is a shortage of homes that impacts all of us. That's why now is the time to plan together for current and future housing needs in our community.

Join us virtually for the Housing Element Update Workshop on **Thursday, September 23, 2021 at 6:00 p.m.** where participants will hear how and where the City can accommodate additional housing over the next eight years and be able to provide feedback on options and strategies.

We hope that you can join us!

Workshop Information:
Date: Thursday, September 23, 2021
Time: 6:00 p.m.
To join via Zoom, go to: <https://krrley.hon.zoom.us/j/99512156792>
To join by telephone, please call +1 (669) 900-6833 or +1 (253) 215-8782 and enter the Webinar ID: 995 1215 6792

Please visit the City's website at ArcadiaCA.gov/housing to view additional information and see the results of the Community Housing Survey!

Questions? Contact Us!
Development Services Department
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov
ArcadiaCA.gov/housing

[View flyer - Chinese](#)



新建住房比例最新信息虚拟研讨会
2021年9月23日 (星期四) 下午6时

"RHNA" 是什么?
州法根据当前人口、与公共交通和工作地点的临近程度以及预期的人口增长等因素，制定了一个目标，规定必须规划多少住房，以便达到地区和市区的目标。称为地区住房需求分配计划 (RHNA)，阿凯迪亚市必须根据这些目标制定新住房新建计划。

让我们来讨论住房问题！阿凯迪亚市是一个非常适合居住的地方，但整个地区都存在缺乏住房的问题，对我们所有人产生了影响。这是为什么现在是在为我们社区当前和未来的住房需求共同规划的时候了。

请参加我们于2021年9月23日 (星期四) 下午6时举办的新建住房比例最新信息研讨会。参加者将会听到阿凯迪亚市在今后八年内将如何以及在何处建造更多的住房，并能够提供有关选择和策略的反馈意见。

我们希望您能参加!

研讨会信息:
日期: 2021年9月23日 (星期四)
时间: 下午6时
如需通过Zoom参加研讨会，请进入网页: <https://krrley-hon.zoom.us/j/99512156792>
如需通过电话参加研讨会，请拨打电话号码 +1 (669) 900-6833 或 +1 (253) 215-8782，并输入网络研讨会ID: 995 1215 6792

请访问阿凯迪亚市网站 ArcadiaCA.gov/housing，查看更多信息，并查看社区住房调查问卷结果!

有问题吗? 与我们联系!
发展服务部
规划服务部
(626) 574-5423
Planning@ArcadiaCA.gov
ArcadiaCA.gov/housing

Community Survey Summary

The City released a Community Survey related to the Housing Element Update on June 14, 2021 and over 700 responses were received. An initial summary of the survey results is available below. The survey results in their entirety will be included in the Draft Housing Element. [Housing Element Update Community Survey Summary](#)

What is the Housing Element?

The Housing Element is one of the 8 required Elements of the City's General Plan. The General Plan establishes long-range planning and policy in the City for land use and community design, economic development, circulation and infrastructure, resource sustainability, parks, recreation, and community resources, safety, noise, and housing. While the General Plan is a 25 year Plan, State law requires the Housing Element to be updated every eight years. The City is currently updating its Housing Element for the 2021-2029 period. A major component of this update is the 6th Cycle Regional Housing Needs Assessment ("RHNA"), in which the State estimates each region's housing needs for all income groups.

Informational Video and Presentation

Community outreach and participation is an important part of the Housing Element Update process. In an effort to keep the community informed, the City has prepared an outreach presentation, and informational videos by staff. To learn more about the Housing Element

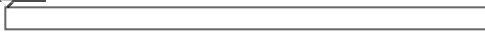
Update process, get a better understating of the RHNA process, and get informed about future opportunities for community participation, please view the videos below. The outreach presentation is available in English and Chinese at the links below.



Introduction to the Housing Element Update (June 2021)

from **City of Arcadia**

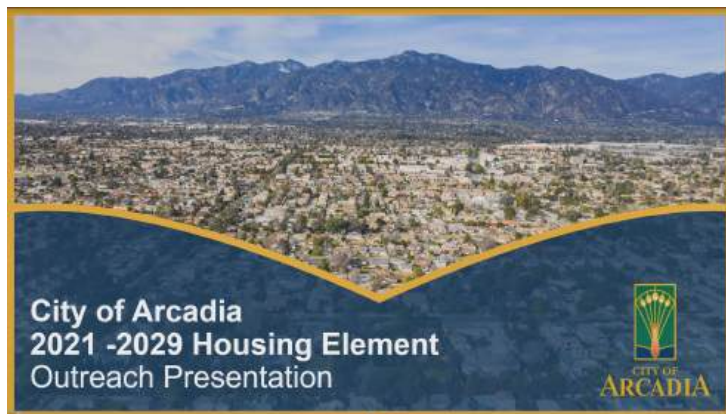
01:54



Housing Element Presentation - English

Housing Element Presentation -

Chinese





Public Involvement

We want to hear from you! Relevant documents, public meeting notices, and other resources will be posted here, check back often. Email us at Planning@ArcadiaCA.gov, or sign up using the form at the bottom of this page, if you would like to be added to our mailing list for information and updates regarding the Housing Element Update.

What is RHNA?

The Regional Housing Needs Assessment ("RHNA") is a part of the State's housing element law that determines the projected and existing housing needs for each jurisdiction in the State. In its Housing Element, the City must demonstrate to the State that there are no unnecessary barriers to the housing approval process in order to meet the RHNA allocation for the City.

On March 4, 2021, the Southern California Association of Governments ("SCAG") released its final draft allocation of housing units for each jurisdiction in its region, which can be found [here](#). The City has received a final draft allocation of 3,214 new units for this upcoming planning period. Additional information on RHNA can be found at [SCAG](#) and at [California Department of Housing and Community Development \(HCD\)](#).



The City of Arcadia has been allocated a **RHNA of 3,214 total housing units** with the following income breakdown:

- 1,102 very-low income units;
- 570 low income units;
- 605 moderate income units; and
- 937 above-moderate income units.

HOUSING ELEMENT TIMELINE



Additional Documents

[Housing Types - Definitions](#)

[Frequently Asked Questions \(FAQ\)](#)



HOUSING ELEMENT UPDATE: 2021-2029 PLANNING PERIOD FAQ & FACT SHEET



What is the Housing Element? And why is it being updated?

The Housing Element is one of the City's 8 required Elements of the City's General Plan. The General Plan provides a framework for the management and growth of the City and guides future policy decisions. The Housing Element provides policies, programs, and actions that support housing growth across all income levels. State law requires that all cities update their Housing Element once every 8 years, and Housing Element planning periods are sometimes referred to as "cycles." The City's current Housing Element covers the planning period extending from 2014 to 2021, which is referred to as the "5th Housing Element cycle" in reference to the five required updates that have occurred since the comprehensive revision to State law in 1980. All cities in the Southern California Association of Governments ("SCAG") region are required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties.

Housing Element Certification

State law requires that the City's Housing Element be certified (approved) by the Department of Housing and California Development (HCD). A Housing Element is deemed certified when HCD has found that the Housing Element is in substantial compliance with State Law. Having a certified Housing Element avoids future penalties and/or fines on the City for noncompliance. In addition, having a certified Housing Element allows the City to be eligible for certain State assistance programs, grants and alternative funding sources. The Housing Element update process is considered complete once the State has certified the Housing Element.

The City's current Housing Element was adopted in 2013 and was deemed certified by HCD as fully compliant with State law.

What are the major issues that must be addressed in the Housing Element?

There are two major issues that must be addressed in the Housing Element update: 1) The City must develop policies and programs that support housing growth across all income levels, and 2) ensure that the City's regulations accommodate the housing needs of special needs groups.

1. A key component in the 2021-2029 Housing Element Update is the 6th Cycle Regional Housing Needs Assessment ("RHNA"). Every city in California is required to plan for new housing to accommodate its share of the regional need. The RHNA is the process established in State law by which housing needs are determined for each jurisdiction.
2. Under State law, Housing Elements must include policies and regulations that support housing for persons with special needs, including but not limited to, the elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

FAQ/Fact Sheet

1

Sign Up For Email Updates

Please enter your name and email address below to be added to our mailing list.

Your First Name*

Your Last Name*

Email*



I'm not a robot

reCAPTCHA
Privacy - Terms

Submit

Questions? Contact Us!

Do you have questions about the Housing Element? Do you want more information on ways you can participate? Please contact us below:

Development Services Department

Planning Services

(626) 574-5423

Planning@ArcadiaCA.gov

Housing Types Definitions

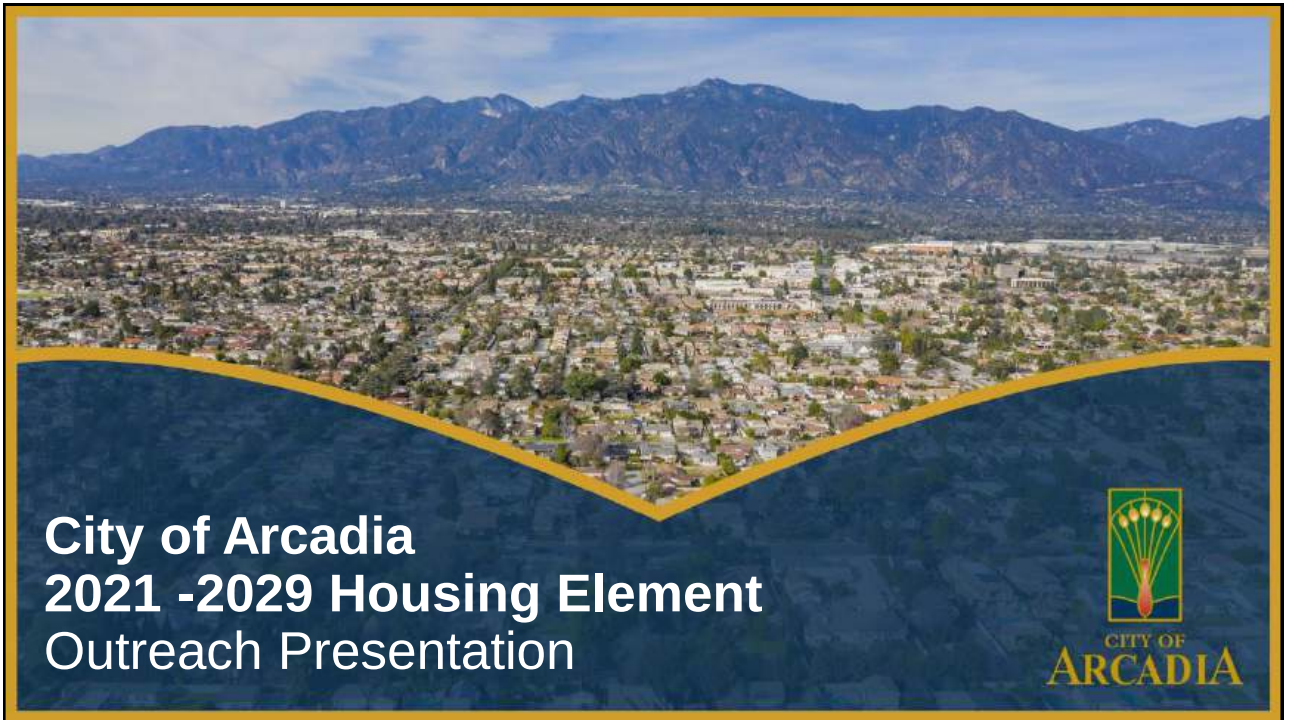
- **Single-Family Home:** a structure maintained and used as a single dwelling unit and occupied by a single household.
- **Multi-Family Home:** a single building that's set up to accommodate more than one household living separately.
- **Senior Housing:** housing intended and operated for occupancy by at least one person 55 years of age or older per unit.
- **Condominium/Townhome:** a multi-story house in a modern housing development which is attached to one or more similar houses by shared walls.
- **Accessory Dwelling Unit:** a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.
- **Transitional Housing:** a short-term stay when an individual or household is either waiting to secure permanent housing or has secured permanent housing that is not immediately available.
- **Mixed-Use Housing:** Development projects may be classified as "mixed-use" if they provide more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing, office, retail, medical, recreational, commercial, or industrial components. Housing units may be located vertically above another use, or horizontally next to another use.
- **Workforce Housing:** Housing that is affordable to private and public sector workers with incomes at or below that of teachers and public safety workers.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

2. Informational Video and Presentation

In May 2021, the City posted a virtual community workshop online. The workshop included a recorded presentation informing the public of the Housing Element Update, including an overview of the Housing Element, the Regional Housing Needs Assessment and the update process and timeline. The presentation also provided information regarding an online survey, developed by the City to solicit feedback from the community. The presentation is available for viewing by the public in English and with Chinese content and subtitles on the City's website at: <https://www.ArcadiaCA.gov/housing>.



1

CITY OF
ARCADIA

2021-2029 Housing Element Update

Agenda

- I. Goals of the Presentation
- II. What is a Housing Element?
- III. Overview of Regional Housing Needs Assessment (RHNA) Process
- IV. Housing Element Update Process
- V. Opportunities for Community Engagement

2



2

Goals of the Presentation

- Provide the community with a deeper understanding of:
 - ✓What the Housing Element is
 - ✓Why the City is Updating the Housing Element
- Engage the community about how to:
 - ✓Provide direction for the Housing Element's policies
 - ✓Guide the City of Arcadia's future housing goals
- Provide information on additional opportunities for continued engagement



3



3

Overview of the Housing Element

CITY OF
ARCADIA

4

What is the Housing Element?



Required Element of the Arcadia General Plan



Assesses the City's existing and future housing needs



Identifies existing and future housing growth needs for all economic segments of the community



Expresses goals, policies, programs, and quantified objectives to guide current future housing needs for all incomes in Arcadia



Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with state laws

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Housing Element Contents

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Arcadia's RHNA allocation
- Policies, programs and objectives to support the City's housing goals

6



6

Why are Housing Elements Updated?

- State law requires Housing Elements be updated every 8 years
- Demonstrates Arcadia's ability to meet current and future housing needs
- Provides opportunities for the community to participate in the planning process
- Creates eligibility for funding opportunities



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A "Certified" Housing Element

What does it mean to have a "Certified" Housing Element?

- Reviewed for compliance with state laws by Department of Housing and Community Development (HCD)
- Demonstrates the City is compliant with applicable State laws

Benefits of Certification

- Eligibility for State-sponsored assistance programs
 - Eligibility for grants and alternative funding sources
- Avoids state-mandated fines or penalties for non-compliance

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2021-2029 Housing Element Update

What is RHNA?

- Foundation for the Housing Element Update Process
- Projects growth at a state, regional, and local housing level
- Quantifies housing need, by income category for each County and City in California
- Based on current and projected population, employment and household growth

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How is the RHNA Allocation Determined?

Department of Housing and Community Development (HCD)

HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments (SCAG)

SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions in Los Angeles County

**City of Arcadia RHNA
2021-2029:
3,214 units**



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Arcadia 6th Cycle RHNA

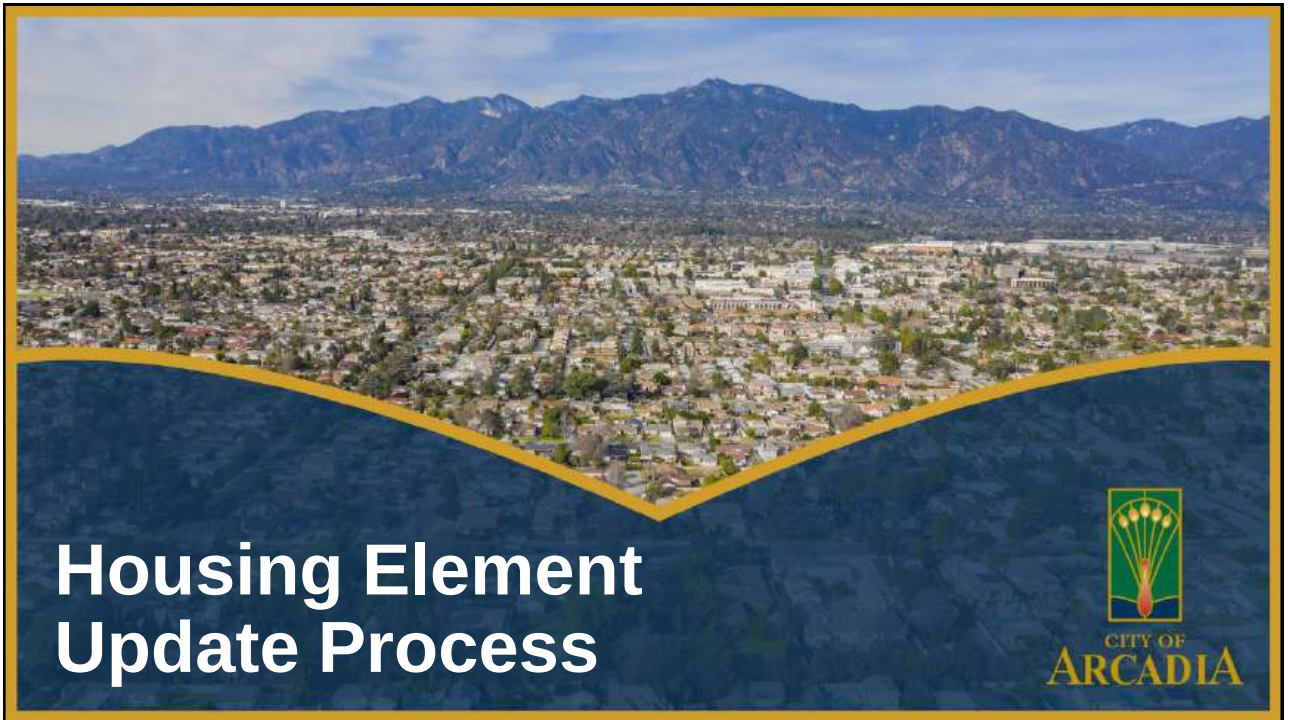
Income Category	% of Median Family Income	Annual Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$38,650	1,102 units
Low Income	51 – 80% MFI	\$38,651	\$61,840	570 units
Moderate Income	81 – 120% MFI	\$61,841	\$92,760	605 units
Above Moderate Income	>120% MFI	\$92,761	--	937 units
Total:				3,214 units

*Each income category is defined as a range of household incomes that represents a percentage of the Median Family Income (MFI). The MFI for a family of four in Los Angeles County is \$77,300.



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CITY OF
ARCADIA
2021-2029 Housing Element Update

What is Included in the Housing Element Update Process?

- Informational Online Presentation
- Online Community Survey
- Public Outreach
- Update of the City's demographic conditions
- Identification of adequate sites to accommodate growth
- Planning Commission and City Council Hearings

14



14

Tentative Project Schedule



- Project Kick off
- Demographic analysis and update

- Informational video
- Community survey
- Adequate sites analysis
- Continued community participation

- Release draft for Public Review

- Planning Commission & City Council Public hearings
- Submittal to State for certification

15



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16

**CITY OF
ARCADIA**
2021-2029 Housing Element Update

We Want Your Input

Provide your input and comments by taking a quick survey!

Go to: www.ArcadiaCA.gov/housing

Click the Online Community Survey link to begin.



The City of Arcadia is updating the Housing Element for the years 2021 to 2029. The Housing Element is a state-required policy document that plans for current and future housing needs within Arcadia. It identifies strategies for expanding housing opportunities and services for all household types and income groups and provides policy guidance for local decision-making related to housing.



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**CITY OF
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2021-2029 Housing Element Update

How to Take the Survey

1. Click the link provided on the City's website using either your phone or a desktop/laptop.
2. Click "*Begin*" to start the survey.
3. Read carefully through all instructions and prompts.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!



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CITY OF
ARCADIA
2021-2029 Housing Element Update

How to Take the Survey

4. Respond to the provided prompts with your ideas and input.
5. Complete slide five and click “Submit Final Questions” to complete the survey and submit all responses.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!



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2021-2029 Housing Element Update

Thank You!

Questions?

Please Contact
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov

Or Visit the City’s webpage at, www.ArcadiaCA.gov/housing



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1

CITY OF
ARCADIA

2021-2029 Housing Element Update

议程

- I. 本次介绍的目标
- II. 什么是新建住房比例？
- III. 区域住房需求评估（RHNA）过程概述
- IV. 新建住房比例更新过程
- V. 社区参与机会

2



2

本次介绍的目标

- 使社区对以下各项有更深入的了解：
 - ✓ 什么是新建住房比例
 - ✓ 为什么本市要更新新建住房比例
- 让社区了解如何：
 - ✓ 为新建住房比例政策提供指导
 - ✓ 指导阿凯迪亚市未来的住房目标
- 提供有关继续参与的其他机会的信息



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新建住房比例概述

CITY OF
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4

什么是新建住房比例？



阿凯迪亚总体规划的规定要素



评估本市现有和未来的住房需求



确定社区不同收入类别的当前和未来住房增长需求



阐述目标、政策、计划和量化目标，以指导阿凯迪亚不同收入类别的当前和未来住房需求



需要州住房和社区发展部（HCD）的审查和认证，以符合州法律

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新建住房比例更新

- 人口和住房特征
- 分析住房制约因素和资源
- 评估当前采用的计划和政策
- 分析可能的开发用地以适应阿凯迪亚的RHNA分配
- 支持本市住房总体目标的政策、计划和具体目标

6



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为什么要更新新建住房比例？

- 州法律要求每8年一次更新新建住房比例
- 展示阿凯迪亚满足当前和未来住房需求的能力
- 为社区提供参与规划过程的机会
- 达到获得资助的资格



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7

“经认证的”新建住房比例

拥有“经认证的”
新建住房比例意味着什么？

- 由住房和社区发展部（HCD）审查是否符合州法律
- 证明本市符合适用的州法律

认证的好处

- 参加州政府资助的援助计划的资格
- 获得拨款和其他资金来源的资格
- 避免因不遵守规定而受到州政府的罚款或处罚

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2021-2029 Housing Element Update

什么是RHNA?

- 

新建住房比例更新过程的基础
- 

预测州、区域和地方各级的住房增长
- 

根据加利福尼亚州每个县和市的收入类别量化住房需求
- 

基于当前和预计的人口、就业和家庭增长

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如何确定RHNA分配？

住房和社区发展部 (HCD)

HCD确定全州的住房需求，
然后分配给各政府区域委员会

南加州政府协会 (SCAG)

SCAG制定了一种方法，用于
把本区域的住房需求向
洛杉矶县下属的地方政府
“公平分配”

阿凯迪亚市
RHNA 2021-
2029:
3,214套住房

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阿凯迪亚第6个RHNA周期

收入类别	占家庭中位收入 (MFI) 百分比	年收入范围*		RHNA分配 (住房套数)
		最低	最高	
极低收入	0 - 50% MFI	—	\$38,650	1,102套住房
低收入	51 - 80% MFI	\$38,651	\$61,840	570套住房
中等收入	81 - 120% MFI	\$61,841	\$92,760	605套住房
较高收入	>120% MFI	\$92,761	—	937套住房
总计:				3,214套住房

*每个收入类别均定义为家庭收入范围，显示为占家庭中位收入（MFI）的百分比。一个四口之家在洛杉矶县的MFI为77,300美元。

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CITY OF
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2021-2029 Housing Element Update

新建住房比例更新过程包括什么？

在线信息介绍

在线社区调查

社区宣传

更新本市的人口状况

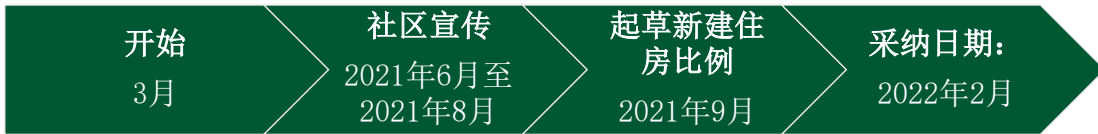
确定适当的开发用地以适应增长

规划委员会和市议会听证会

14

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项目暂定时间表



- 项目启动
- 人口分析和更新

- 信息视频
- 社区调查
- 合格地块分析
- 持续性社区参与

- 发表草案供公众评议

- 规划委员会和市议会公开听证会
- 提交州政府认证

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我们需要了解
您的意见！



16

我们需要了解您的意见

请回答一份简短的调查问卷，提出您的意见和建议！

请访问：

www.ArcadiaCA.gov/housing

点击在线社区调查问卷链接开始。

Housing Element Update



The City of Arcadia is updating the Housing Element for the years 2021 to 2029. The Housing Element is a state-required policy document that plans for current and future housing needs within Arcadia. It identifies strategies for expanding housing opportunities and services for all household types and income groups and provides policy guidance for local decision-making related to housing.



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如何参加调查

1. 使用您的手机或台式/笔记本电脑，点击市政府网站上提供的链接。
2. 点击“开始”即可开始回答问卷。
3. 仔细阅读所有说明和提示。



该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！



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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

如何参加调查

4. 根据提示表达您的想法和意见。
5. 完成第5页幻灯片，点击“提交最后的问题”，以便完成调查并提交全部回答。



该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！

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**CITY OF
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2021-2029 Housing Element Update

谢谢！

有问题吗？

请联系
规划服务部
(626) 574-5423
Planning@ArcadiaCA.gov

或访问市政府的网站: www.ArcadiaCA.gov/housing



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CITY OF ARCADIA 6TH CYCLE Housing Element Update

3. Online Community Survey

This section contains an outline of the community survey and a summary of the survey results. The online community received 759 responses from the public.

On June 14, 2021, the City of Arcadia launched an online community survey to gather additional feedback regarding potential policies and programs, housing types, and housing opportunities to include in the Housing Element. The survey also solicited feedback regarding potential barriers or constraints to housing access and the development of housing. The survey was available in both English and Chinese. The survey was live through August 6, 2021 and was available on the City's webpage, <https://www.ArcadiaCA.gov/housing>.



Community Survey

The City of Arcadia created an online community survey to gather information and feedback from the public about the housing needs, challenges, and opportunities. The feedback received through the survey will help direct the 2021 – 2029 Housing Element. The survey was made public on Monday, June 14, 2021 and remained open until Friday, August 6, 2021. The survey was offered in both English and Chinese and gathered information from a total of 759 participants (**Table 1-1**). Questions about affordable housing, accommodation of more housing units, housing challenges, and public housing experience were addressed. Additionally, participants mapped out potential housing areas and provided feedback on their vision for the future of Arcadia. The data collected from this survey will help the City in creating a Housing Element Update that accommodates current needs and ensures that future growth is met.

Table 1-1 Survey Participation	
English Survey Participants	616
Chinese Survey Participants	143
Total Participants	759

Slide 1: Welcome

The first slide of the survey provided background information about the Housing Element, the update process, as well as an overview of the purpose and goals of the survey.

Slide 2: Community Housing

The community housing survey slide consisted of the four main topics: affordable housing, accommodating more housing units, housing challenges, and your housing experience. Each of the four topic areas included a list of questions as well as a comment box for participants to share longer form thoughts.

Affordable Housing

The Affordable Housing section asked participants to select the housing types that would best accommodate future affordable needs. The following housing type options were offered:

- Single Family Homes
- Multi-Family Condos/Townhomes
- Multi-Family Apartments
- Mixed-Use Housing
- Senior Housing
- Transitional and Supportive Housing
- Accessory Dwelling Units
- Single Room Occupancy

Figures 1a and 1b below display participant's responses to the English and Chinese survey question respectively.



Figure 1a: Which housing types would best accommodate future affordable needs?

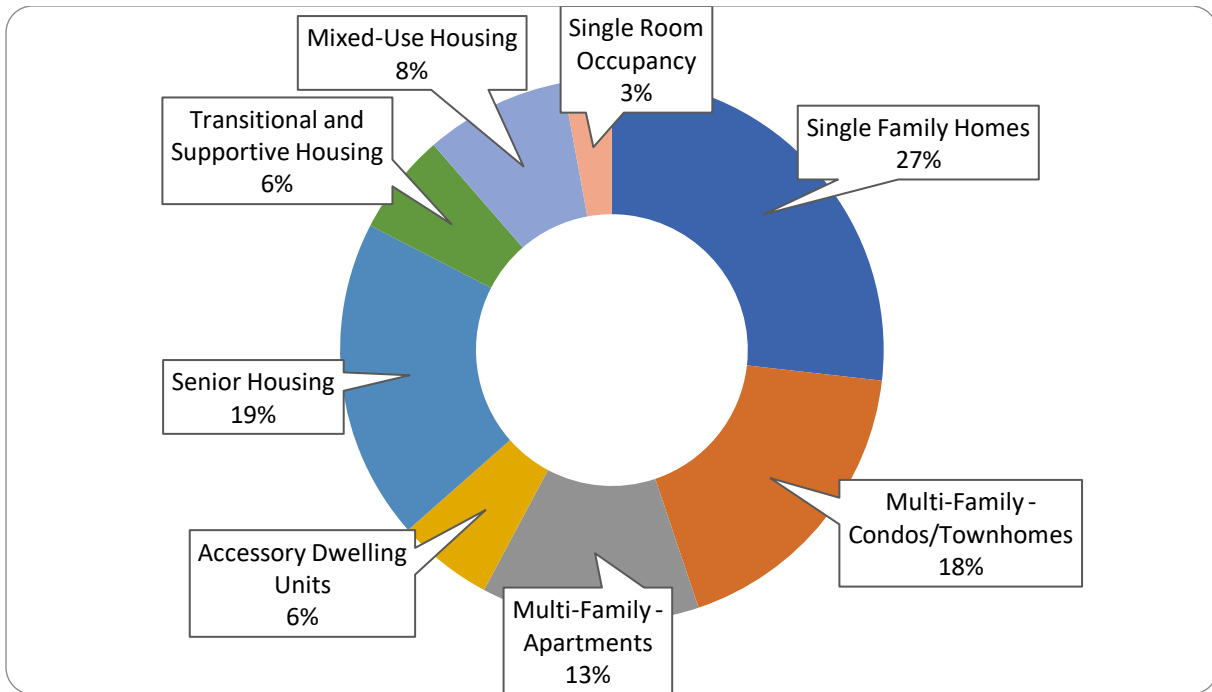
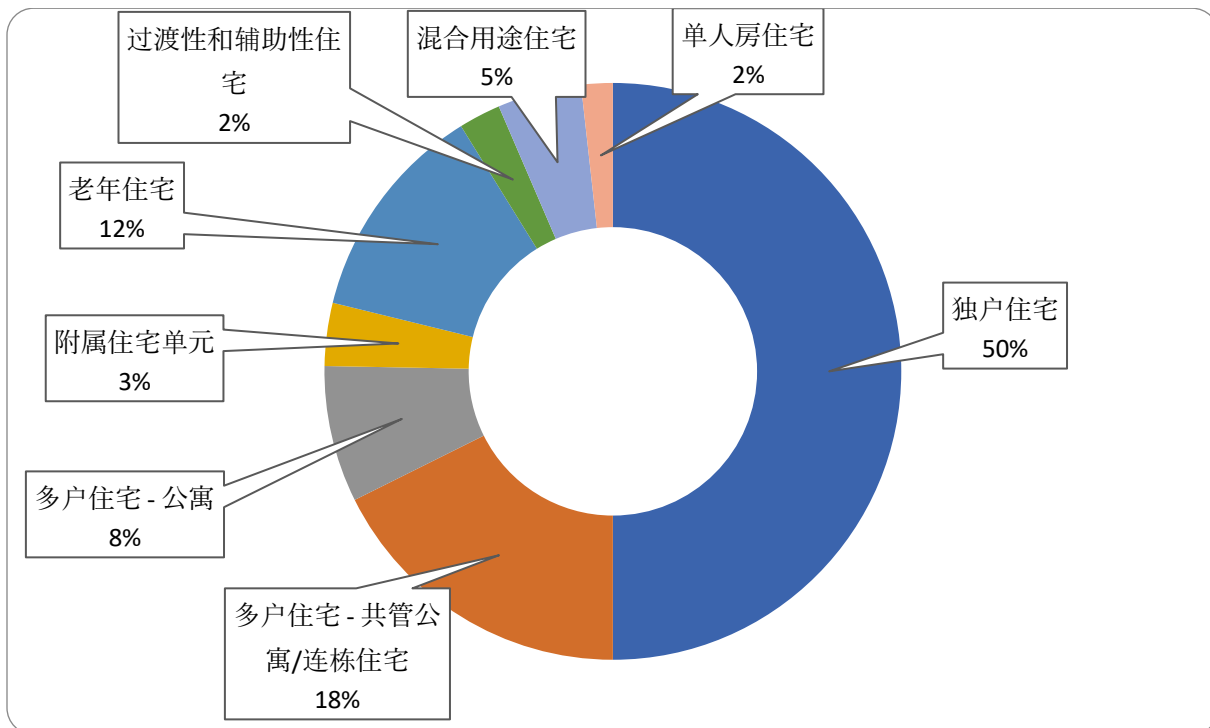


Figure 1b: 哪种住房类别最能满足未来的可负担需求?



There were 1,142 English survey participant responses and 170 Chinese survey participant responses. The housing types identified to best accommodate future affordable needs are as follows:



English Survey Responses

- Single-family housing was selected by 27 percent of participants,
- Senior housing was selected by 19 percent of participants,
- Multi-family condos or townhomes was selected by 18 percent of participants,
- Multi-family apartments were selected by 13 percent of participant,
- Mixed-use housing was selected by 8 percent of participants,
- Accessory dwelling units were selected by 6 percent of participants,
- Transitional and supportive housing was selected by 6 percent of participants, and
- Single room occupancy was selected by 3 percent of participants.

Chinese Survey Responses

- Single-family housing was selected by 50 percent of participants,
- Multi-family condos or townhomes was selected by 18 percent of participants,
- Senior housing was selected by 12 percent of participants,
- Multi-family apartments were selected by 8 percent of participant,
- Mixed-use housing was selected by 5 percent of participants,
- Accessory dwelling units were selected by 3 percent of participants,
- Transitional and supportive housing was selected by 2 percent of participants, and
- Single room occupancy was selected by 2 percent of participants.

The Affordable Housing tab also asked participants if there are additional housing types or ideas that the City should consider, and participants provided various feedback. Key themes identified in the English comments include the following:

- High interest in single-family homes and duplexes.
- Moderate interest in low-income senior housing and mixed-use housing.
- Overall, many comments about apprehension towards housing development including affordable housing within the City of Arcadia.

Key themes identified in the Chinese comments include the following:

- 维持现状.

Accommodating More Housing Units

The Accommodating More Housing Units section described potential rezoning efforts the City may take to accommodate more housing units. Participants were asked to identify which types of areas would best accommodate additional housing units. The following types of area options were offered:

- Multi-Family Zones
- Commercial Area
- Mixed-Use Zones
- Zones Near Transit

Figures 2a and 2b below display participant's responses to the English and Chinese survey question respectively.

Figure 2a: The City may need to consider rezoning certain areas to accommodate more housing units. Which types of areas would best accommodate these units?

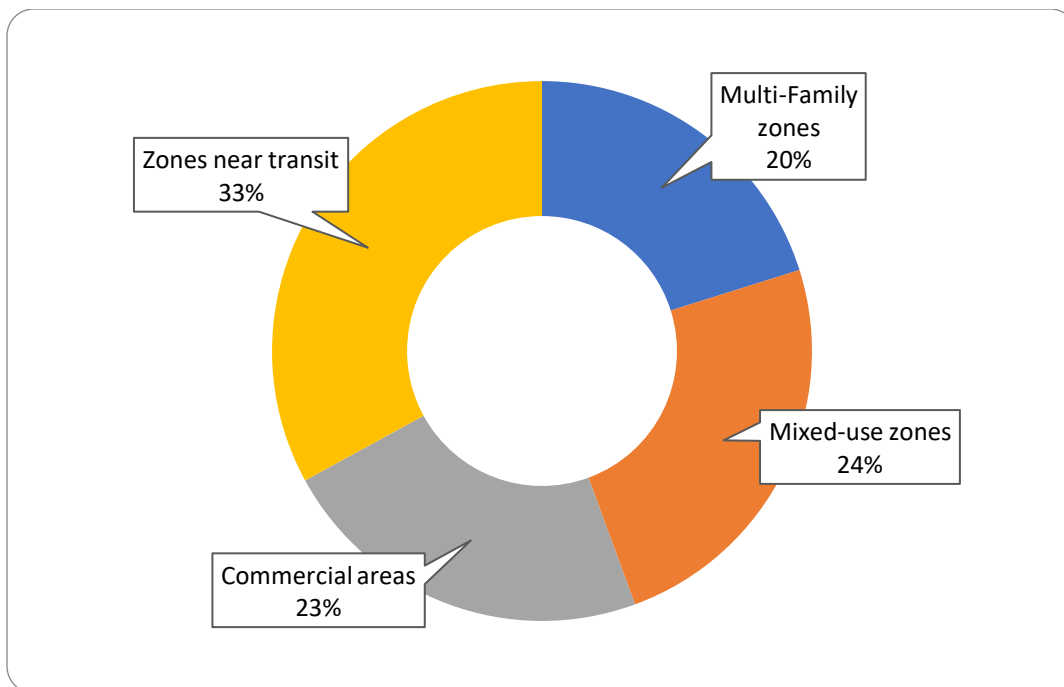
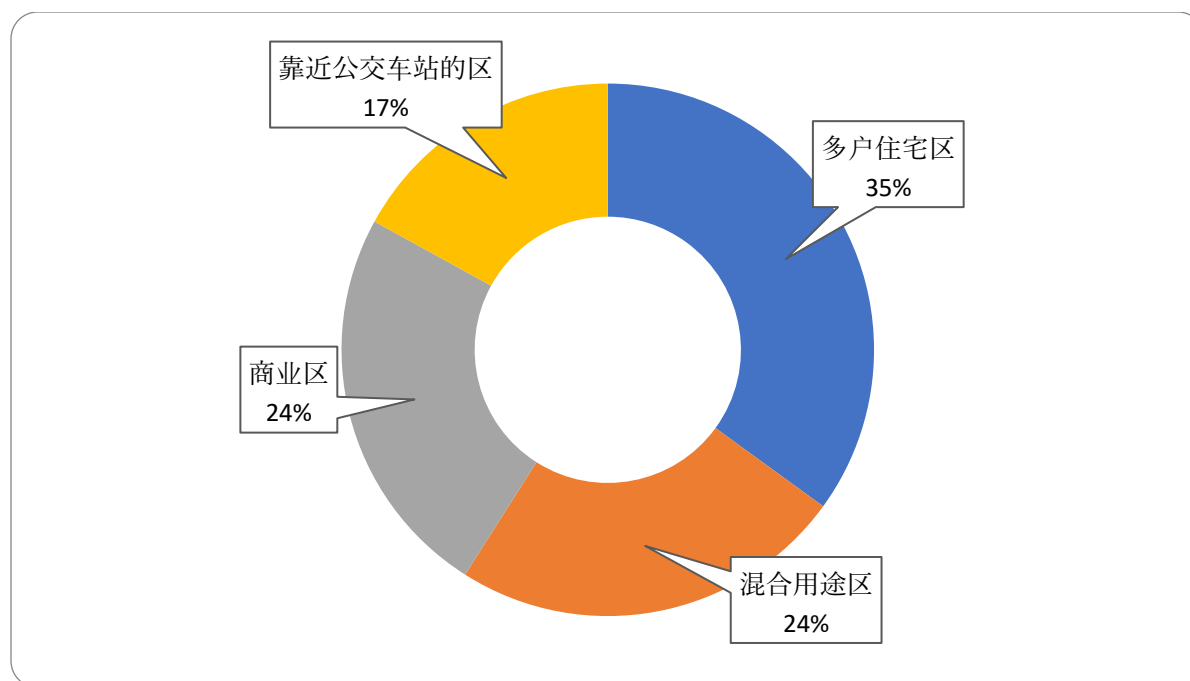


Figure 2b: 本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？



Based on participant responses the areas identified to best accommodate additional housing units are as follows:

English Survey Responses



- Zones near transit were selected by 33 percent of participants,
- Mixed-use zones were selected by 24 percent of participants,
- Commercial areas were selected by 23 percent of participants, and
- Multi-family zones were selected by 20 percent of participants.
- Overall, participant responses were generally evenly split between the four areas.

Chinese Survey Responses

- Multi-family zones were selected by 35 percent of participants,
- Mixed-use zones were selected by 24 percent of participants,
- Commercial areas were selected by 24 percent of participants, and
- Zones near transit were selected by 17 percent of participants.

Additionally, this tab asked participants to comment additional areas the City should consider to accommodate different housing types and various responses were received. Key themes identified in the English comments include the following:

- New housing should be developed on underutilized vacant or commercial land.
- New development should be near public transportation.
- There is limited interest in any housing development within the City of Arcadia.

Key themes identified in the Chinese comments include the following:

- 维持现状.
- 反对增加任何可负担房屋.

Housing Challenges

The Housing Challenges section asked participants to identify the most pressing housing related issues that the City should consider when updating the Housing Element. The following housing related issue options were offered:

- Shortage of Senior Housing
- Shortage of affordable housing for low-income households (earning less than \$61,840 for a household of 4)
- Not enough new housing development
- Not enough variety in housing types
- Not enough information on housing opportunities
- Not enough housing programs/support provided by the City

Figures 3a and 3b below display participant's responses to the English and Chinese survey question respectively.



Figure 3a: What are the most pressing housing related issues the City of Arcadia should consider when updating the Housing Element?

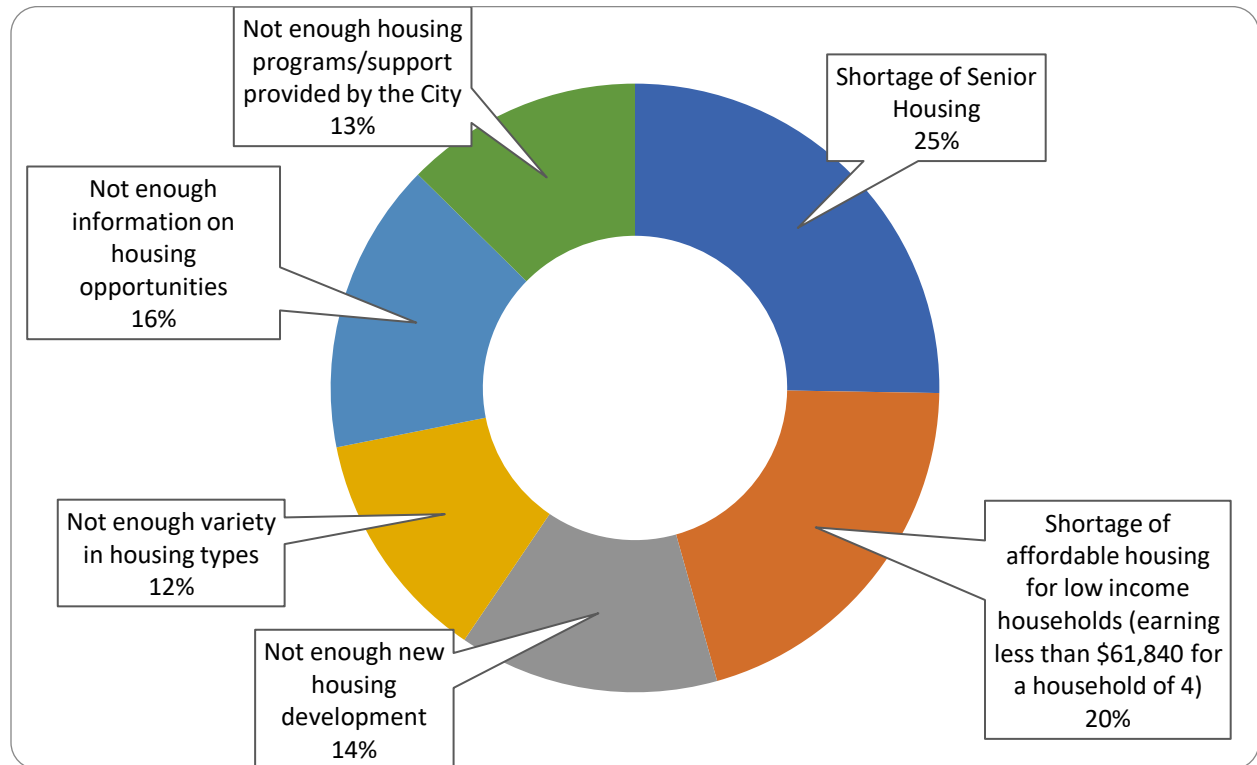
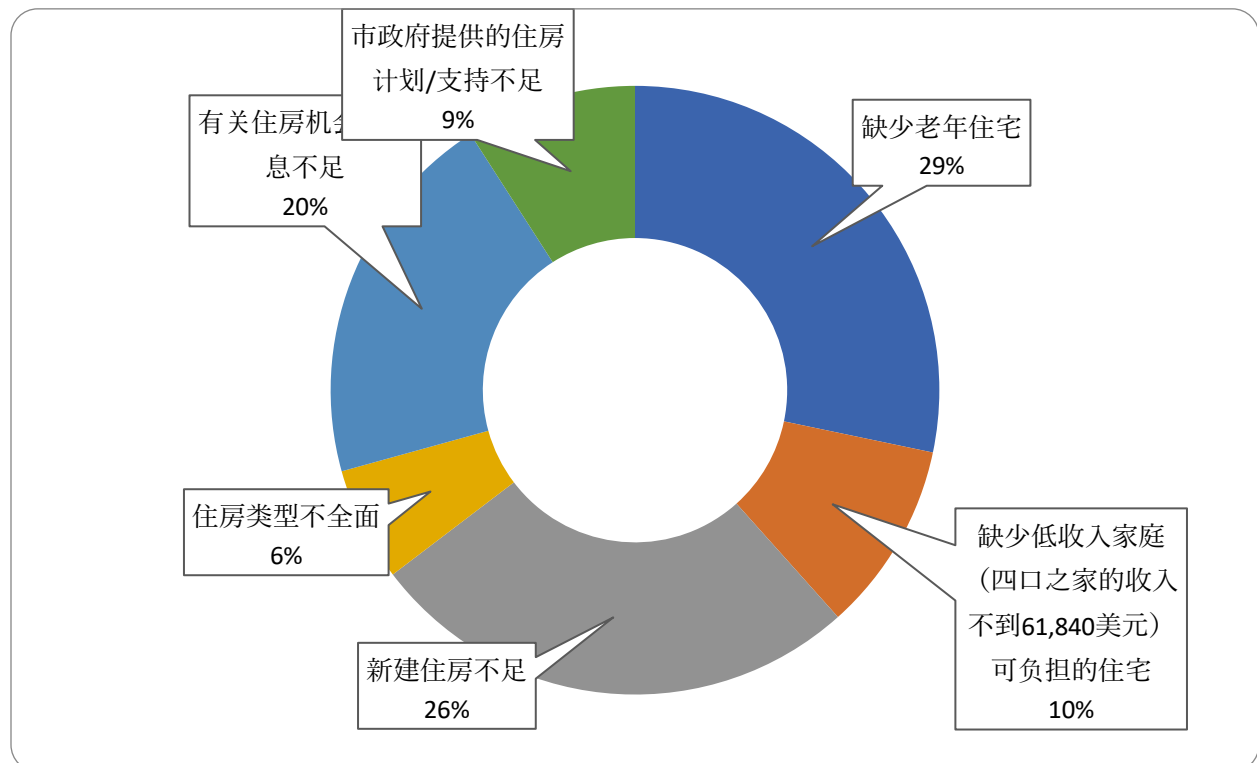


Figure 3b: 在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？





Based on participant responses the most pressing housing related issues were identified as follows:

English Survey Responses

- Shortage of senior housing was considered a pressing issue by 25 percent of participants,
- Shortage of affordable housing for low-income households was identified by 20 percent of participants,
- Lack of information on housing opportunities was a pressing issue for 16 percent of participants,
- Lack of new housing development was an issue for 14 percent of participants,
- Lack of housing programs/support provided by the City was an issue for 13 percent of participants, and
- Lack of variety in housing types was an issue for 12 percent of participants.
- Overall, 45 percent of the English survey participants cited the shortage of senior housing and affordable housing for low-income households to be the most pressing housing related issues in Arcadia.

Chinese Survey Responses

- Shortage of senior housing was considered a pressing issue by 29 percent of participants,
- Lack of new housing development was an issue for 26 percent of participants,
- Lack of information on housing opportunities was a pressing issue for 20 percent of participants,
- Shortage of affordable housing for low-income households was identified by 10 percent of participants,
- Lack of housing programs/support provided by the City was an issue for 9 percent of participants, and
- Lack of variety in housing types was an issue for 6 percent of participants.
- Overall, 55 percent of Chinese survey participants cited the shortage of senior housing and lack of new housing developments to be the most pressing housing related issues in Arcadia.

Additionally, survey participants were asked to share their thoughts on additional challenges to housing access in Arcadia. There were a variety of survey participant responses. Key themes identified in the English comments include the following:

- Affordability.
- High property taxes.
- Lack of public knowledge of existing housing programs.
- However, the majority of participants comment that there are no housing access issues and no changes to housing in Arcadia should be made.

Key themes identified in the Chinese comments include the following:

- 维持现状.
- 反对增加任何可负担房屋.

Your Housing Experience

The Your Housing Experience section asked participants to comment on their housing experience in Arcadia. Both English and Chinese survey participants left a variety of comments expressing the following:



- Many participants have lived in Arcadia for over 10 years.
- Many Participants live in single-family homes.
- Participants that have moved to Arcadia within the last 10 years find it expensive and difficult to purchase homes.

Additionally, this tab asked what type of housing participants would like their next home to be. The following types of housing options were offered:

- Single-Family Home
- Multi-Family Condo/Townhome
- Multi-Family Apartment

Figures 4a and 4b below display participant's responses to the English and Chinese survey question respectively.

Figure 4a: What type of housing would you like your next home to be?

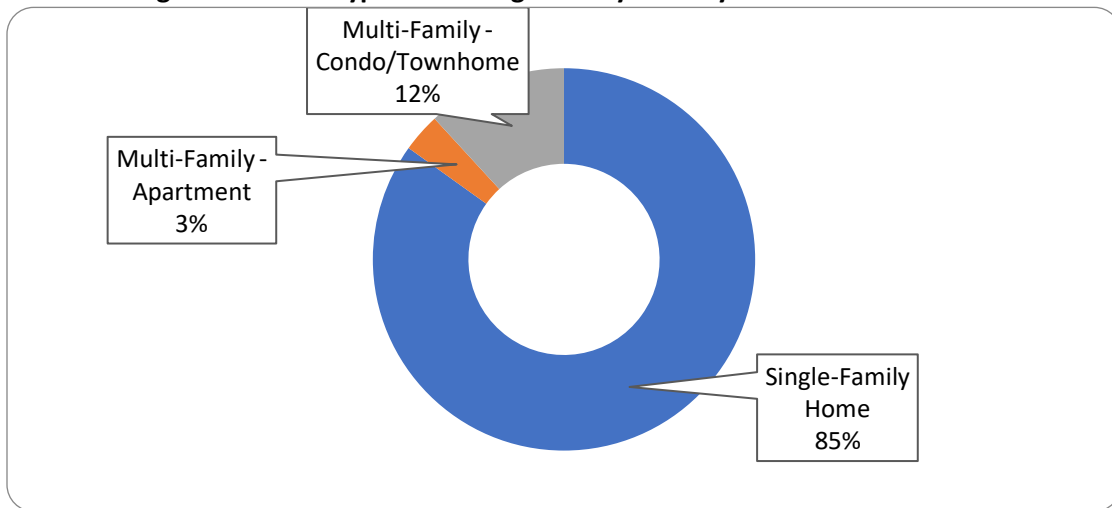
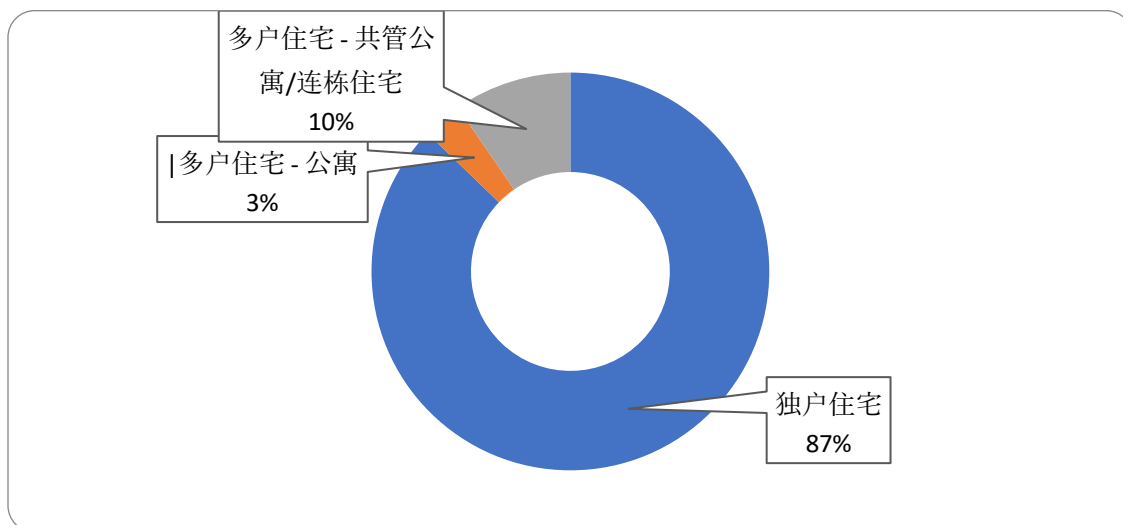


Figure 4b: 您希望您的下一套住房是哪种类型的住房？





There were 490 English survey participant responses and 94 Chinese survey participant responses. The housing types participants would prefer their next home to be are as follows:

English Survey Responses

- A single-family home is preferred by 85 percent of participants.
- Multi-family condos or townhomes are preferred by 12 percent of participants.
- Multi-family apartments are preferred by 3 percent of participants.

Chinese Survey Responses

- A single-family home is preferred by 87 percent of participants.
- Multi-family condos or townhomes are preferred by 10 percent of participants.
- Multi-family apartments are preferred by 3 percent of participants.

Participants were also asked if they plan to remain in Arcadia. **Figures 5a and 5b** display participant's responses to the English and Chinese survey question respectively.

Figure 5a: Would you like to remain in Arcadia?

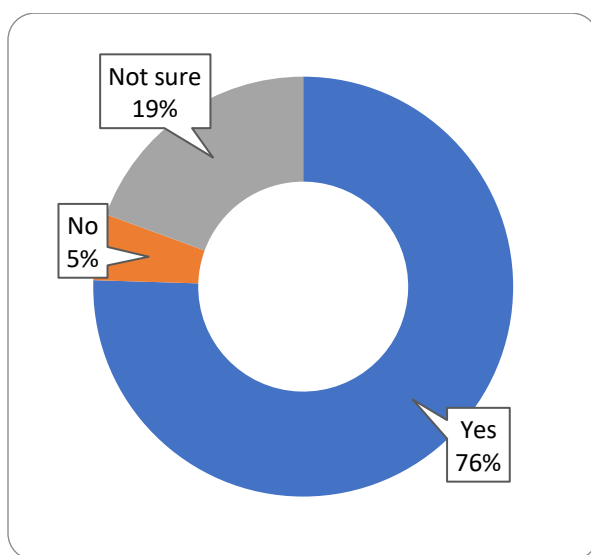
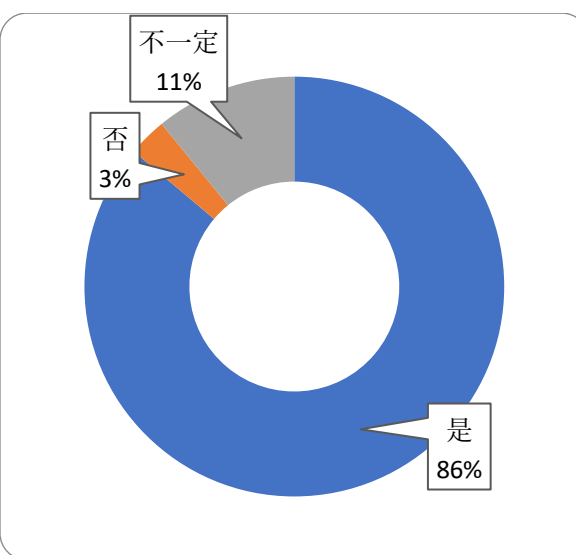


Figure 5b: 您想继续住在阿凯迪亚吗？



Based on the survey responses participants preferences to remain in Arcadia were identified as follows:

English Survey Responses

- 75 percent of English survey participants would like to remain in Arcadia.
- 19 percent of English survey participants are unsure if they will remain in Arcadia.
- 5 percent of English survey participants would not like to remain in Arcadia.

Chinese Survey Responses

- 86 percent of Chinese survey participants would like to remain in Arcadia.
- 11 percent of Chinese survey participants are unsure if they will remain in Arcadia.
- 3 percent of Chinese survey participants would not like to remain in Arcadia.



For the participants who selected yes, they want to stay in Arcadia, they were asked to share how they could be encouraged or supported in their ability to live in Arcadia. Both English and Chinese survey participants left a variety of comments expressing the following:

- Interest in affordable senior housing.
- High interest in maintaining Arcadia's safety and low crime rate, cleanliness, and good school districts.
- Opposition to tiny homes and increases in housing density.

Slide 3: Map Markers

The Map Makers slide allowed participants to locate what types of housing development would be preferable throughout the City of Arcadia. Participants could select map markers for multi-family apartments, single-family housing, multi-family condos/townhomes, and mixed-use housing. For each map marker placement participants were prompted to comment on why they would like to see housing at the selected location. This information will help the City identify potential housing areas for future use.

Multi-Family Apartments

Both English and Chinese survey participants placed a total of 291 multi-family apartment map markers throughout the City of Arcadia and 141 placements were accompanied by comments. Both English and Chinese survey participants' key reasoning for the multi-family apartment location selection include the following:

- Locations that are vacant or underutilized (large unused parking lots),
- Locations near public transit or commercial areas, or
- Locations that are already zoned for high density mixed-use and multi-family housing.

Single-Family Housing

Both English and Chinese survey participants placed a total of 466 map makers throughout the City and 200 placements were accompanied by comments. Both English and Chinese survey participants' key reasoning for single-family housing location selection include the following:

- Locations that were near schools,
- Location near existing single-family homes, or
- Location that are vacant.

Multi-Family Condos/Townhomes

Both English and Chinese survey participants placed a total of 395 multi-family condo/townhome map markers placed around the City of Arcadia and 171 placements were accompanied with comments. Both English and Chinese survey participants' key reasoning for multi-family condos/townhome location selection include the following:

- Locations that are near public transit or the highway,
- Locations that are vacant or underutilized (large unused parking lots), and
- Locations where multi-family housing already exists.



Mixed-Use Housing

Both English and Chinese survey participants placed a total of 292 mixed-use housing map markers around the City of Arcadia and 150 placements were accompanied with comments. Both English and Chinese survey participants' key reasoning for mixed-use housing location selection include the following:

- Locations that are in or near Downtown Arcadia,
- Locations that are underdeveloped commercial areas, and
- Locations near public transit or highways.

Slide 4: Your Vision

The Your Vision slide provides a space for participants to express what their vision for the future of housing in Arcadia would look like. These comments will help inform the City about what kind of future the public would like to see reflected in the Housing Element Update.

There were 250 participant comments expressing various ideas about what the future housing of Arcadia should look like. Key themes identified in the comments include the following:

- High interest in single-family homes
- Some Interest in affordable housing as well as senior housing
- High interest in maintaining the existing living environment, safety and low crime rates, and cleanliness of the City

Slide 5: Participant Demographics

The Wrap Up slide thanked the participants for their input and concluded the survey by asking final questions to help assess the ideas contributed with various community demographics. The final questions asked participants if they live or work in Arcadia, their age range, if they rent or own their residence, a description of their current residence by housing type, and what type of housing they would like their next home to be. Additionally, this slide includes a final comments section for additional feedback and provides the housing element update team's contact information as well as a link to the housing element update webpage for public use.

The first wrap up question asked participants if they live or work in the City of Arcadia. **Figures 6a and 6b** below display participant's responses to the English and Chinese survey question respectively.



Figure 6a: Do you live or work in Arcadia?

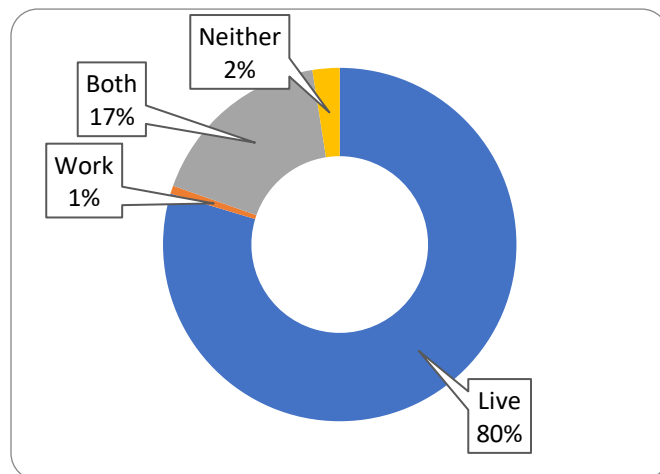
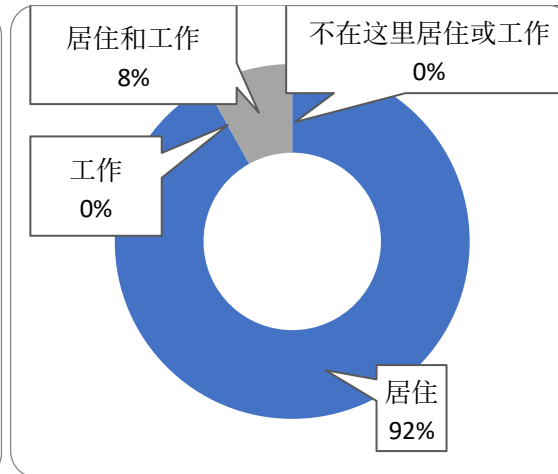


Figure 6b: 您在阿凯迪亚居住或工作吗？



There were 403 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 80 percent of participants live in the City,
- 17 percent live and work in the City,
- 1 percent of participants only work in the City, and
- 2 percent of participants neither live nor work in the City of Arcadia.

Chinese Survey Responses

- 92 percent of participants live in the City,
- 8 percent live and work in the City, and
- No participants only work in the City nor did any participants identify as neither living nor working in the City.

The second wrap up question asked participants to identify their age range. **Figures 7a and 7b** below display participant's responses to the English and Chinese survey question respectively.



Figure 7a: What is your age range?

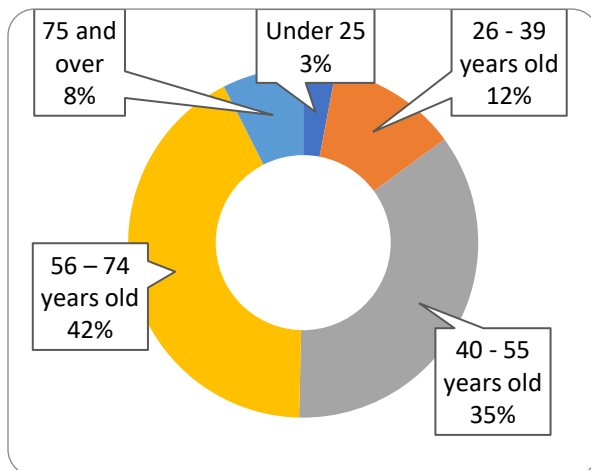
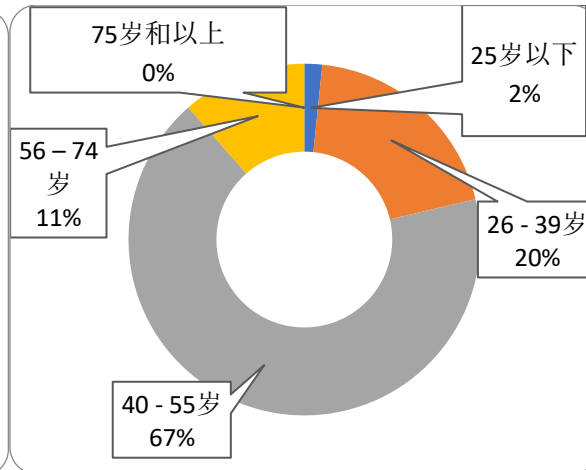


Figure 7b: 你属于哪一个年龄段？



There were 401 English survey participant responses and 61 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 42 percent of participants were between 56 to 74 years of age.
- 35 percent of participant were between 40 to 55 years of age.
- 12 percent of participants were between 26 and 39 years of age.
- 8 percent of participants were 75 year of age or older.
- 3 percent of participants were 25 years of age or younger.
- Overall, the majority of participants were between 40 and 74 years of age.

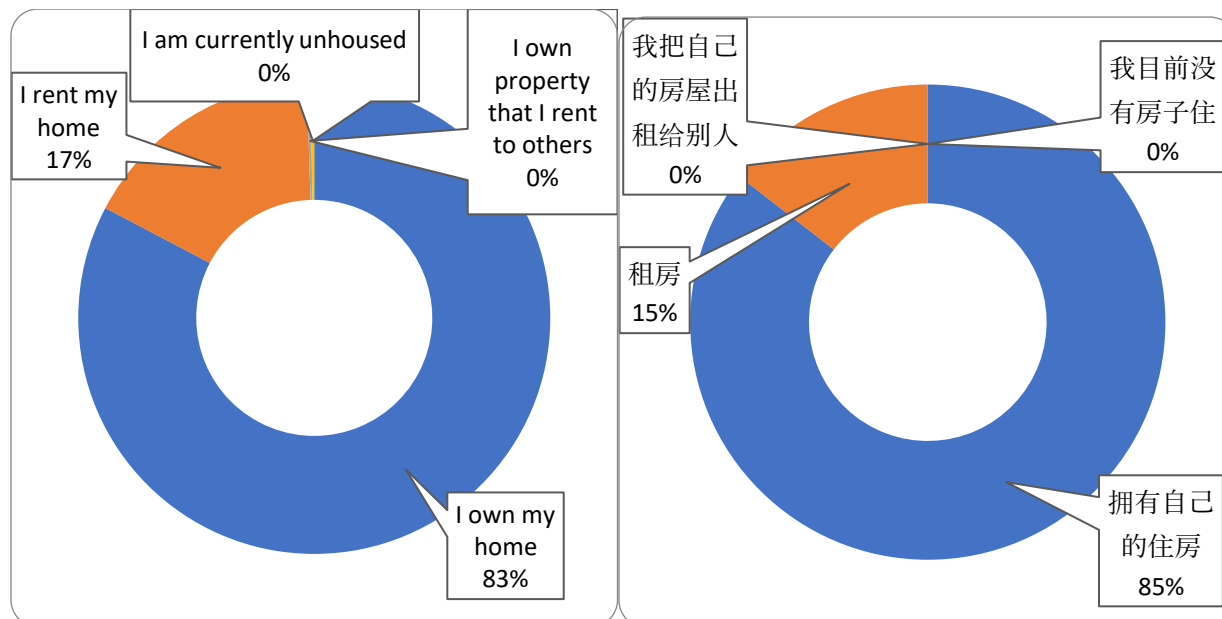
Chinese Survey Responses

- 67 percent of participants were between 40 to 55 years of age.
- 20 percent of participants were between 26 and 39 years of age.
- 11 percent of participants were between 56 and 74 years of age.
- 2 percent of participants were 25 years of age or younger.
- No participants were 75 years of age or older.
- Overall, the majority of participants were between 26 and 55 years of age.

The third wrap up question asked participants if they own or rent their residence. **Figures 8a and 8b** below display participant's responses to the English and Chinese survey question respectively.



Figure 8a: Do you own or rent your residence **Figure 8b: 您是拥有自己的住房还是租房？**



There were 399 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 83 percent of participants own their home,
- 17 percent of participants rent their home, and
- No participants own property that they rent to others nor are any participants currently unhoused.

Chinese Survey Responses

- 85 percent of participants own their home,
- 15 percent of participants rent their home, and
- No participants own property that they rent to others nor are any participants currently unhoused.

The fourth wrap up question asked participants to identify the type of housing that best described their current residence. **Figures 9a and 9b** below display participant's responses to the English and Chinese survey question respectively.



Figure 9a: Of the following, which best describes your current residence?

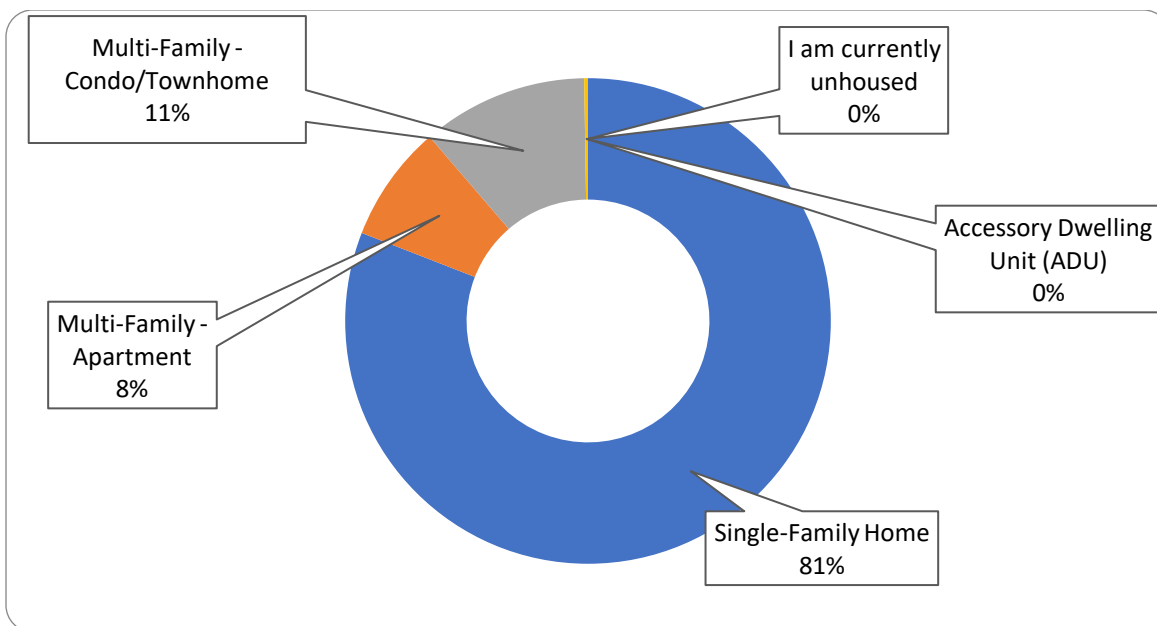
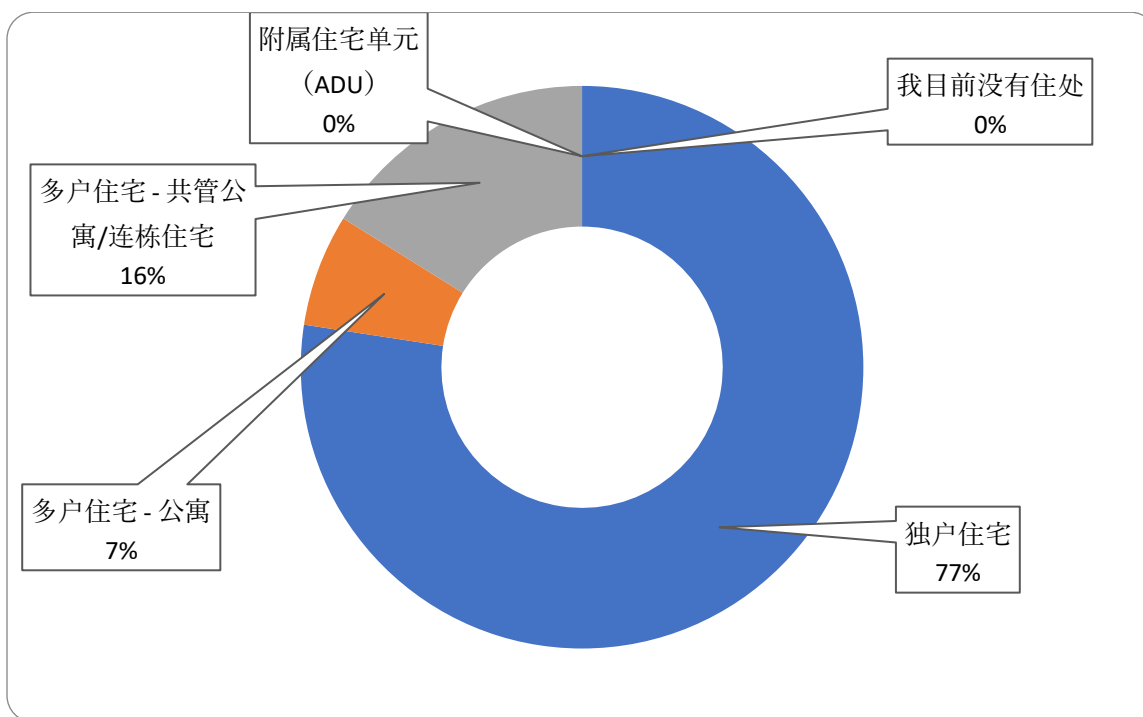


Figure 9b: 以下哪一项最能描述您目前的住所？



There were 398 English survey participant responses and 62 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 81 percent of participants describe their current residence as a single-family home.



- 11 percent of participants describe their current residence as multi-family condo or townhome.
- 8 percent of participants describe their current residence as multi-family apartment.
- No participants described their current residence as an accessory dwelling unit nor were there any participants currently unhoused.

Chinese Survey Responses

- 77 percent of participants describe their current residence as a single-family home.
- 16 percent of participants describe their current residence as multi-family condo or townhome.
- 11 percent of participants describe their current residence as multi-family apartment.
- No participants described their current residence as an accessory dwelling unit nor were there any participants currently unhoused.

The final wrap up question asked participants to identify what type of housing they would like their next home to be. **Figures 10a and 10b** below display participant's responses to the English and Chinese survey question respectively.

Figure 10a: What type of housing would you like your next home to be?

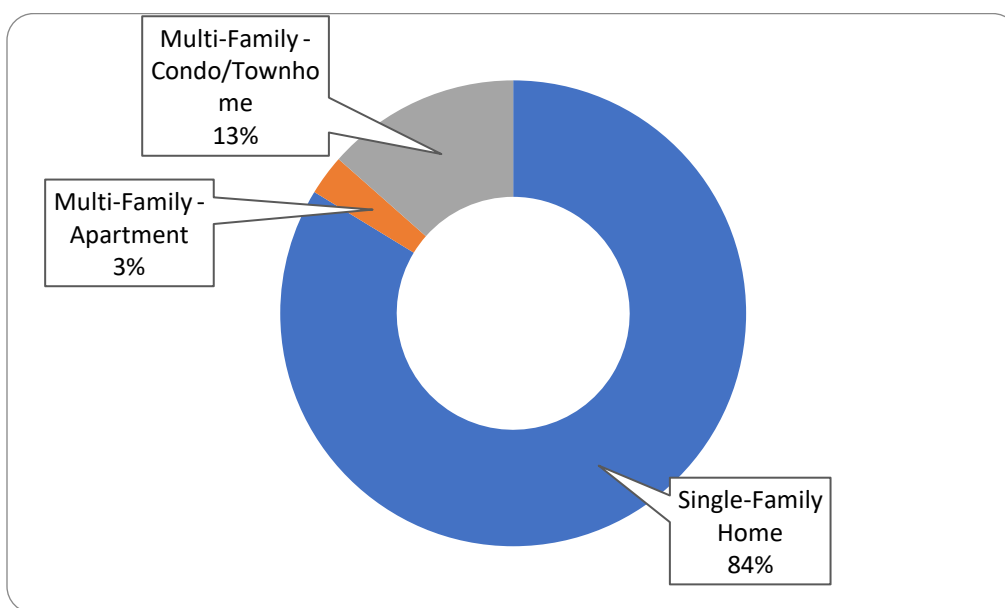
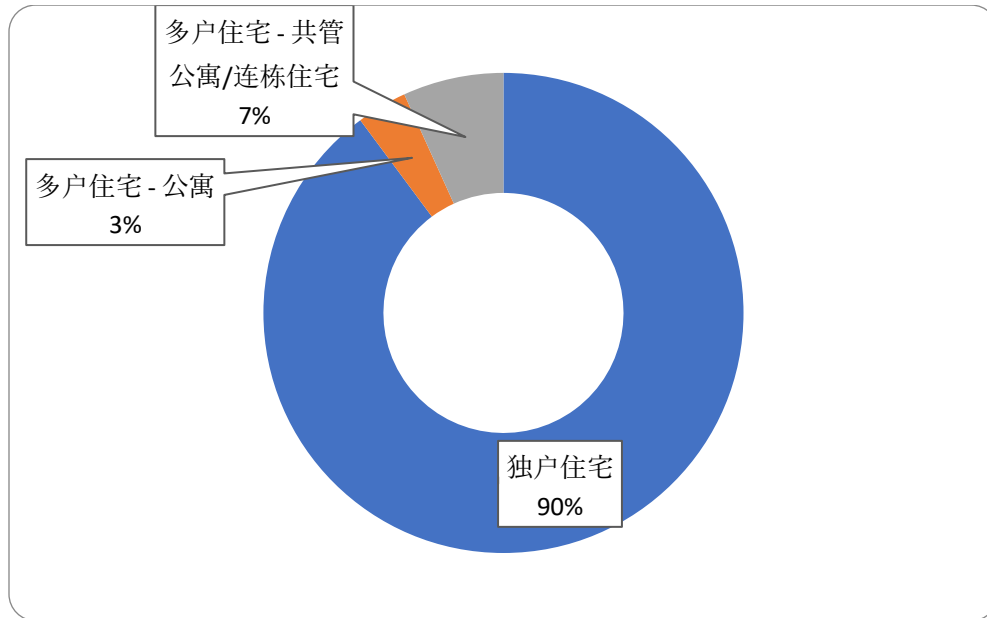




Figure 10b: 您希望您的下一套住房是哪一种类型的住房？



There were 393 English survey participant responses and 59 Chinese survey participant responses. The results are as follows:

English Survey Responses

- 84 percent of participants would like a single-family home,
- 13 percent of participants would like a multi-family condo or townhome, and
- 3 percent of participants would like a multi-family apartment.

Chinese Survey Responses

- 90 percent of participants would like a single-family home,
- 7 percent of participants would like a multi-family condo or townhome, and
- 3 percent of participants would like a multi-family apartment.

There was a total of 198 additional comments left by participants addressing the housing element update. Key themes identified in both the English and Chinese survey comments include the following:

- High interest in Arcadia remaining the same.
- Opposition to high-density and low-income housing.
- Opposition to any zoning or land use changes.
- Some interest in more senior housing as well as affordable housing.

Item	Comment
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持现在的住房类型和和平环境是支持我在这里居住的动力。如过增加不必要的游民设施，我会考虑搬离阿凯迪亚。
多户住宅 - 共管公寓/连栋住宅	交通便利
混合用途住宅	交通便利
多户住宅 - 公寓	激活促进地域商业。
Vision feedback	请不要开发游民设施在阿凯迪亚，这只是某些议员的政治考量而不是环境及经济发展考量。不必要的游民设施只会会摧毁现有的阿凯迪亚平和环境，现有居民的压力已经到了极限。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Yes
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	平和的阿凯迪亚社区环境
混合用途住宅	有空地吧
多户住宅 - 公寓	有空地吧
Vision feedback	请不要以政治正确及某些议员的私利目的来设立游民设施。
您还有其他意见或建议吗？	平和的阿凯迪亚不需要以政治正确为目的而设立所谓的外来游民设施。请优先考虑阿凯迪亚本身居民的真正需求而而不是成为某些议员做秀的议题。
本市还应考虑哪些其他区来容纳不同类型的住房？	no need this kind of housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	current situation is fine
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	SAFE AND SCHOOL
您还有其他意见或建议吗？	There are to many new big houses in small lot
本市还应该考虑其他哪些住房类型或想法？	封闭管理的独栋house.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
独户住宅	安静
混合用途住宅	热闹
独户住宅	安静
Vision feedback	保留原有的特色，安静，安全，而不是过多的流浪汉
请告诉我们您在阿凯迪亚的住房经历。	租房一年，买到独立屋，目前还比较满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、生活配套齐全
混合用途住宅	土地成本不高
独户住宅	环境好
多户住宅 - 公寓	离商业区近，生活便利
Vision feedback	希望向San Marino学习，尽量少开发，维护优美的城市环境
Vision feedback	希望有更多符合中产阶级的房子，带游泳池最好。现在的房价太贵了！！！
请告诉我们您在阿凯迪亚的住房经历。	住在孔雀园
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，安全，教育
Vision feedback	尽量少开发低收入的住房，保证安全。
本市还应该考虑其他哪些住房类型或想法？	不应该考虑
请告诉我们您在阿凯迪亚的住房经历。	独立住宅，非常好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	独立住宅最好
Vision feedback	就应该持续只发展独立住宅
您还有其他意见或建议吗？	最好只修独立住宅
请告诉我们您在阿凯迪亚的住房经历。	独立的房子
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	良好的环境，优秀的高中
Vision feedback	环境优美的独立屋能够提升城市安全性
您还有其他意见或建议吗？	增强城市的安全性，提升城市形象
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	生活便利、各种设施齐全
请告诉我们您在阿凯迪亚的住房经历。	很好
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	请考虑停车位和交通堵塞问题
本市还应该考虑其他哪些住房类型或想法？	在建房同时请考虑让社区变得更好，更安全
Vision feedback	请不要过度开发，希望政府尽力为下一代保留一个美丽宁静安全祥和的阿凯迪亚。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	學區
请告诉我们您在阿凯迪亚的住房经历。	Condo median 如有少量能够重重花草的地就更好。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全、方便。
独户住宅	因为这里有地。
本市还应该考虑其他哪些住房类型或想法？	反對建可負擔住房在Arcadia
请告诉我们您在阿凯迪亚的住房经历。	I live a single house that I own
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	nice neighborhood but I do not want the city tobuild 3000 plus house to accomodate possible another 12000 peoples that will crowd our school and streets
您还有其他意见或建议吗？	do not want the city to build 3000 plus unit .outragious idea
请告诉我们您在阿凯迪亚的住房经历。	獨立住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	習慣周邊生活機能
多户住宅 - 共管公寓/连栋住宅	有空地使用
Vision feedback	希望能建造一些管理良好的老人公寓
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，生活配套齊全。
请告诉我们您在阿凯迪亚的住房经历。	位置方便，但房子老舊，街道停車位少。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	新建公寓太多，但街道缺少停車位。
多户住宅 - 共管公寓/连栋住宅	商铺可变成商住混合
混合用途住宅	商铺可变成商住混合
本市还应考虑哪些其他区来容纳不同类型的住房？	不接受建在Arcadia Par 3 Golf , Las tunas 附近
请告诉我们您在阿凯迪亚的住房经历。	獨戶住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	1. 没有建tiny house收容無家可歸的人,請市府保護我們的安全及平靜,而且我最担心是他們萬一傷人，city主辦tiny house萬一連帶被告，高額賠償金，令人擔憂，又不是高中生，隨口說支持，作保證人和幫助人是二回事。 2. Affordable house 没有蓋在南區, 而且還要蓋那麼多這種事。 3. 希望 city 是保護市民的.

您还有其他意见或建议吗？	不贊成建那麼多affordable house[, 也請市府先告訴我們， 建這些affordable house會影響我們什麼？
您还有其他意见或建议吗？	No tiny shelter
请告诉我们您在阿凯迪亚的住房经历。	We own our SFH since 2010
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	Not so crowded
Vision feedback	Increase the FAR
您还有其他意见或建议吗？	No more Low Income house should be built in Arcadia
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	Safety
请告诉我们您在阿凯迪亚的住房经历。	Too many homeless around
独户住宅	SFH only
独户住宅	SFH only
独户住宅	SFH only
Vision feedback	SFH only. No low income housing. No shelter
您还有其他意见或建议吗？	No low income housing. No homeless shelter. Nohomeless service hub
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	Safe environment
Vision feedback	To create a safe environment and better community
您还有其他意见或建议吗？	I don't want low income housing in arcadia.
独户住宅	方便
Vision feedback	We need build more single home not low income house.
您还有其他意见或建议吗？	Can not build low income house in our city'scause it will low grade our estates value .
本市还应该考虑其他哪些住房类型或想法？	We need more single new houses.
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	Good environment ,good neighbors hood and convenience.
Vision feedback	We need build more single house instead of lowincome houses.
您还有其他意见或建议吗？	We can not build low income houses that will down grade our city.
	Owning three and renting out one, keep apartments and condos out of Arcadia, we are a city of pride and prestige, anyone wants to propose apartmentsand affordable housing, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
请告诉我们您在阿凯迪亚的住房经历。	True pride of a Arcadia resident
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	Keep apartments, condos, Tiny Shelters out of Arcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
Vision feedback	Keep apartments, condos, Tiny Shelters out ofArcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
您还有其他意见或建议吗？	在此已住近四十年兒女都已成家， 我們已經退休， 還是想要住在Arcadia
请告诉我们您在阿凯迪亚的住房经历。	学区好
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	地大人少
请告诉我们您在阿凯迪亚的住房经历。	自住独栋
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	安全便利
独户住宅	可以有更多选择
独户住宅	更多选择
多户住宅 - 共管公寓/连栋住宅	有需求
多户住宅 - 公寓	这里有需求
Vision feedback	保持本区域住房及人口类型的特点，更加安心地住在本市。
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	安全！环境好！邻居很好！没有太多的游民及低收入者！人文环境很好！
独户住宅	环境好安静
多户住宅 - 公寓	可以解决很多人居住的问题
多户住宅 - 共管公寓/连栋住宅	适合
混合用途住宅	适合
本市还应该考虑其他哪些住房类型或想法？	Single house
Vision feedback	希望Arcadia这个城市依然保持它的美好！不需要建很多住房！人口太多地域不够宽广会引起脏、乱、差！同时也为市市政府的管理减轻一些负担！
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	多建独立屋或商住两用
您还有其他意见或建议吗？	不要建造很多公寓及住房！依然保持这个城市的美好与宁静！！！
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	安全的环境好的学区，友好的邻里关系
本市还应该考虑其他哪些住房类型或想法？	Arcadia 应永久以独户为主，这不应该被改变。
本市还应考虑哪些其他区来容纳不同类型的住房？	Arcadia 需要控制人口数量， 而不是无限制的去更改地块用途。不同意更改原地区区划
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia 可在现状上新建、翻建、改建，不可以无限制扩大建设
请告诉我们您在阿凯迪亚的住房经历。	独户
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	富人区， 环境面貌好，城市安全
Vision feedback	Arcadia 属于富人区的现状不应被改变，在Arcadia 居住的门槛不应该被降低， 懒惰的人，不务正业的人没有资格享有甚至破坏勤劳努力的人带来的资源、环境。Arcadia 的城市安全必须得到保证！
多户住宅 - 公寓	Close to bus station
请告诉我们您在阿凯迪亚的住房经历。	20年搬到arcadia.贷款买房，为了孩子上学和一个安全的居住环境
混合用途住宅	Close to bus station
多户住宅 - 公寓	Close to bus station
	Arcadia 必须以独户为主，如果市政府不能保护这个城市的环境、安全，引入过多低收入人群甚至无收入人群的入驻，将会导致城市档次下降，房价暴跌，富人离开，任何会毀掉Arcadia
您还有其他意见或建议吗？	的决策， 都会让市政府成员罪名永载Arcadia 历史。
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	如果arcadia变成一个什么收入都可以搬进来的社区，而不是通过努力工作挣钱交高额地税和消费税，有限的学区资源源却能共享，那会考虑搬走
Vision feedback	Need to pay attention to the needs of existngresidents. They have paid property taxes and have the right to join to determine their future living environment.
请告诉我们您在阿凯迪亚的住房经历。	Rent
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	房价便宜点
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	医院，学区， 安静的居住环境
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	安全， 美丽，体面邻居、中产社区
Vision feedback	多建些affordable condos

本市还应该考虑其他哪些住房类型或想法？	请不要
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要更多住房单位
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	不需要改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	美丽环境，安全，体面邻居
Vision feedback	如果阿卡迪亚建立很多低收入住房，治安会变差
请告诉我们您在阿凯迪亚的住房经历。	我在Arcadia住town house 20年了
您还有其他意见或建议吗？	维持社区目前房屋类型构成现状，坚决反对增加任何可负担住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，学区好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，治安好
请告诉我们您在阿凯迪亚的住房经历。	阿凯迪亚市是一个环境好，整洁干净，相对安全的区域。在这里养育孩子会比较有安全感。另外出门购物吃饭很方便
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境好，整洁干净，安全
Vision feedback	多盖town house
多户住宅 - 公寓	离地铁站近，适合年轻上班族
混合用途住宅	商业延伸，对城市收入，居民生活便利
独户住宅	环境优美
您还有其他意见或建议吗？	希望政府能打造一个安全，整洁的城市环境。本城市有很多养育孩子的家庭，安全是大家的重中之重。现在整体加加州治安下降非常厉害。请政府有所作为！
本市还应该考虑其他哪些住房类型或想法？	暂没有必要
本市还应该考虑其他哪些住房类型或想法？	维持现状就可以，土地资源有限
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	目前的居住环境
本市还应该考虑其他哪些住房类型或想法？	维持现状。
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状。
请告诉我们您在阿凯迪亚的住房经历。	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状。
您还有其他意见或建议吗？	土地资源有限，维持现状就是对人们最好的保护
Vision feedback	维持现状。
您还有其他意见或建议吗？	维持现状。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	整个社区的环境
多户住宅 - 共管公寓/连栋住宅	靠近高速路
多户住宅 - 共管公寓/连栋住宅	这里都是独栋住宅，需要混合住在比例。
多户住宅 - 共管公寓/连栋住宅	靠近高速公路购物中心。
Vision feedback	对于整个城市的安全表示担忧。
您还有其他意见或建议吗？	希望是政府加强城市的安全保护措施。
Vision feedback	安全、整潔、規範的社區是我們所有市民的訴求
请告诉我们您在阿凯迪亚的住房经历。	因为市政府的总总举措，一直在担心房价下跌，惴惴不安
本市还应该考虑其他哪些住房类型或想法？	不需要
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	市府房屋計劃單位規定比臨市的天普市要求多出許多，使得亞市居民的負擔多過臨近城市。比如在對中小企業的規定上、商用垃圾服務上……增加許多額外的負擔
请告诉我们您在阿凯迪亚的住房经历。	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好学区，安全的环境
General Comment	请保持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	社区安全 干净环境
本市还应考虑哪些其他区来容纳不同类型的住房？	请保持目前的住房数量，不要改变地块的区划，Arcadia目前已经有住房单位了。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia是个小城市，目前的警力、消防不足以再增加住宅单位。请保持现状！
请告诉我们您在阿凯迪亚的住房经历。	Arcadia南边有很多condo房子的居住地人口稠密，而Huntington Dr. 北部人口相对稀少。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	好的学区、环境、治安、交通、餐饮、购物、娱乐等等
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
多户住宅 - 共管公寓/连栋住宅	这里人口相对较少
Vision feedback	Arcadia是个不大的城市，请保持现状，不要再改变zoning来增加住宅单位了！
您还有其他意见或建议吗？	保持现有的住宅单位，不要再增加。搞好城市治安是目前最重要的事情！
本市还应该考虑其他哪些住房类型或想法？	我不同意在Arcadia 盖任何房屋给游民住。
本市还应考虑哪些其他区来容纳不同类型的住房？	我不同意盖任房子给游民住。哪一位市议员要盖，就盖在这位议员的个人Property
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	意见同上
请告诉我们您在阿凯迪亚的住房经历。	在这件事以前满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不建游民住所
Vision feedback	希望成为美丽治安安全的城市
Vision feedback	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区，医院，治安，居住环境
Vision feedback	维持现状
您还有其他意见或建议吗？	居住转态保持原状

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	优质的学区教育和安全的环境管理
请告诉我们您在阿凯迪亚的住房经历。	我现在住的是single house
Vision feedback	翻新老旧房屋，提高环境绿化，虫蚊灭杀，灭鼠需要加强
您还有其他意见或建议吗？	需要更多的环境绿化和蚊虫灭杀
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
General Comment	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状
Vision feedback	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	反对Arcadia增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
独户住宅	安全
多户住宅-公寓	安全
多户住宅-共管公寓/连栋住宅	安全
Vision feedback	安全
您还有其他意见或建议吗？	安全
Vision feedback	希望Arcadia能保持目前的住房开发模式，在这种成熟的社区已经没有地方开发可负担住宅。州政府应该在空置地区开开发新的住宅，而不是在成熟社区制造不必要的混乱，并且增加可负担住宅的的成本
Vision feedback	缺乏空地，不宜再大规模开发低端住宅
本市还应该考虑其他哪些住房类型或想法？	保持現狀
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋
Vision feedback	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋
Vision feedback	包容低收入人群
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀，反對affordable housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀，反對affordable housing
本市还应该考虑其他哪些住房类型或想法？	維持現狀，反對affordable housing
请告诉我们您在阿凯迪亚的住房经历。	現狀最好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不要建造affordable housing
本市还应该考虑其他哪些住房类型或想法？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
Vision feedback	維持現狀，不要affordable housing,不要tiny house
本市还应考虑哪些其他区来容纳不同类型的住房？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
请告诉我们您在阿凯迪亚的住房经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
Vision feedback	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
您还有其他意见或建议吗？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	反对任何扩建
Vision feedback	维持现状，不要做任何可负担房产的开发
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋”
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋”
请告诉我们您在阿凯迪亚的住房经历。	维持现状，反对增加任何可负担房屋”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋”
Vision feedback	维持现状，反对增加任何可负担房屋”
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
请告诉我们您在阿凯迪亚的住房经历。	维持现状

本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不用改变 维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	规范社区管理
请告诉我们您在阿凯迪亚的住房经历。	一直住在house从未有所改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境绿化工作继续保持 社区治安可以得到提升
本市还应该考虑其他哪些住房类型或想法？	Arcadia应以独户永久为主，不应改变
本市还应该考虑其他哪些住房类型或想法？	坚决反对建游民小屋和低收入住宅，保护我们社区和学区的品质，维护治安
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对游民小屋和低收入住宅
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维护治安
请告诉我们您在阿凯迪亚的住房经历。	我住亚市二十年了，对最近游民的涌入和治安问题深恶痛绝。请市议员们不要损害本市市民的利益。坚决反对建游民小屋和低收入住宅！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	以前亚市安全宜居，希望继续维持下去。坚决反对建游民小屋和低收入住宅，请市议员们不要做让后代以你们为耻的事。谢谢！
独户住宅	保持亚市的高品质，坚决反对建游民小屋和低收入住房。而且多户住宅人口密度太高学校负担太重，高中已经人满为患
独户住宅	以高品质独户代替游民小屋
本市还应该考虑其他哪些住房类型或想法？	维持现状
Vision feedback	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持独户住宅比例
Vision feedback	保持独立屋比例，这是Arcadia吸引人的地方
您还有其他意见或建议吗？	保持独户住宅比例
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要建更多的住房单位
本市还应该考虑其他哪些住房类型或想法？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	应维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、购物方便、社区文化、居住安全
Vision feedback	维持现有的居住环境和社区安全，不应再开发多户住宅和混和用途住宅
本市还应该考虑其他哪些住房类型或想法？	坚决反对对本市建游民小屋和低收入住宅。我们许多人上班无法参加多次的市府会议，老年人们也无法参加反对游民会议，请市议员考虑到亚市的治安问题。
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对建游民小屋和低收入住宅，维护治安
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚市高中已人满为患，再引进更多的人口，必将降低学区的品质
请告诉我们您在阿凯迪亚的住房经历。	我全家住在亞市二十年了，喜歡本市的安全舒適，高品质的学区。希望市議員們為子孫後代著想，不要建遊民小屋和低收入住宅。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	坚信市长和市议员们会考虑本市利益，不会做伤害亚市治安和亚市学区的事。坚决反对建游民小屋和低收入住宅
独户住宅	独户住宅品质高，不会降低亚市的品质
	我们住亚市二十年了，坚决反对建游民小屋和低收入住宅。上班人士和老年人大部分无法参加市府会议，请市长和和议员们不要做违背亚市治安和降低学区品质的事，不要为了一时利益做出伤害子孙后代的
Vision feedback	事。
请告诉我们您在阿凯迪亚的住房经历。	从我移民到美国，就一直住在这里，有27年了。我喜欢它美丽、干净、安全，但如今随着加州非法移民的增多，安全隐患倍增，这是我们最不愿意看到的而且是影响我们是否继续居住在此的最最大
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	教育，环境，安全
本市还应该考虑其他哪些住房类型或想法？	保留現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	本市沒有地方適合
请告诉我们您在阿凯迪亚的住房经历。	我們住在 Arcadia 9年，眼見治安越來越差。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	環境優美，生活方便。
Vision feedback	更少的商业更少的混合住宅
本市还应该考虑其他哪些住房类型或想法？	維持現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀 不要改變
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀
请告诉我们您在阿凯迪亚的住房经历。	2009购房搬入，至今还在居
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全安静购物方便
独户住宅	方.快捷
独户住宅	购物方便
独户住宅	上学
Vision feedback	希望保持现状维持原样
您还有其他意见或建议吗？	希望在Arcadia居住人才有资格参加新建住房的问卷表决权，这样才是真正尊重和听到在这块土地居住者声音。
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您是拥有自己的住房还是租房？	租房
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅

您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
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本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
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哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
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本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
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本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
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您是拥有自己的住房还是租房？	拥有自己的住房
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您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	不一定
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
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您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
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哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
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以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

哪种住房类别最能满足未来的可负担需求？	独户住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	独户住宅
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哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您想继续住在阿凯迪亚吗？	是
你属于哪一个年龄段？	25岁以下
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
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您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁

您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
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您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
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本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
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您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
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本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	不一定
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
您在阿凯迪亚居住或工作吗？	居住
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您想继续住在阿凯迪亚吗？	是
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
您希望您的下一套住房是哪种类型的住房？	独户住宅
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区

您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住和工作
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
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您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅

您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	多户住宅 - 公寓
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您在阿凯迪亚居住或工作吗？	居住和工作
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
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哪种住房类别最能满足未来的可负担需求？	独户住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	不一定
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅

您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	26 - 39岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	56 – 74岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
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您想继续住在阿凯迪亚吗？	否
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您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
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哪种住房类别最能满足未来的可负担需求？	混合用途住宅
哪种住房类别最能满足未来的可负担需求？	单人房住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
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哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
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您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
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哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
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您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是

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哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
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您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	单人房住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区

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您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
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您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
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您想继续住在阿凯迪亚吗？	不一定
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是

哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	否
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
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您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
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您想继续住在阿凯迪亚吗？	是
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哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
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在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	住房类型不全面
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
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本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区

在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	市政府提供的住房计划/支持不足
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	过渡性和辅助性住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 公寓
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅

哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
您想继续住在阿凯迪亚吗？	是
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
您想继续住在阿凯迪亚吗？	不一定
您希望您的下一套住房是哪种类型的住房？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
哪种住房类别最能满足未来的可负担需求？	老年住宅
哪种住房类别最能满足未来的可负担需求？	附属住宅单元
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅

本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	新建住房不足
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	混合用途住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
哪种住房类别最能满足未来的可负担需求？	多户住宅 - 共管公寓/连栋住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少低收入家庭（四口之家的收入不到61,840美元）可负担的住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	是
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	缺少老年住宅
哪种住房类别最能满足未来的可负担需求？	独户住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	商业区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	混合用途区
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	多户住宅区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
您想继续住在阿凯迪亚吗？	不一定
哪种住房类别最能满足未来的可负担需求？	独户住宅
哪种住房类别最能满足未来的可负担需求？	老年住宅
本市可能需要考虑改变某些地块的区划，以容纳更多的住房单位。哪些类型的区最适合建造这些住房？	靠近公交车站的区
在更新新建住房比例时，阿凯迪亚市应考虑哪些最紧迫的住房相关问题？	有关住房机会的信息不足
您希望您的下一套住房是哪种类型的住房？	独户住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持现在的住房类型和和平环境是支持我在这里居住的动力。如过增加不必要的游民设施，我会考虑搬离阿凯迪亚。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	Yes
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	平和的阿凯迪亚社区环境
本市还应考虑哪些其他区来容纳不同类型的住房？	no need this kind of housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	current situation is fine
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	SAFE AND SCHOOL
本市还应该考虑其他哪些住房类型或想法？	封闭管理的独栋house.
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
请告诉我们您在阿凯迪亚的住房经历。	租房一年，买到独立屋，目前还比较满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、生活配套齐全
请告诉我们您在阿凯迪亚的住房经历。	住在孔雀园
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，安全，教育
本市还应该考虑其他哪些住房类型或想法？	不应该考虑
请告诉我们您在阿凯迪亚的住房经历。	独立住宅，非常好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	独立住宅最好
请告诉我们您在阿凯迪亚的住房经历。	独立的房子
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	良好的环境，优秀的高中
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	生活便利、各种设施齐全
请告诉我们您在阿凯迪亚的住房经历。	很好
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	请考虑停车位和交通堵塞问题
本市还应该考虑其他哪些住房类型或想法？	在建房同时请考虑让社区变得更好，更安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	學區
请告诉我们您在阿凯迪亚的住房经历。	Condo median 如有少量能够重重花草的地就更好。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全、方便。
本市还应该考虑其他哪些住房类型或想法？	反對建可負擔住房在Arcadia
请告诉我们您在阿凯迪亚的住房经历。	I live a single house that I own
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	nice neighborhood but I do not want the city tobuild 3000 plus house to accomodate possible another 12000 peoples that will crowd our school and streets
请告诉我们您在阿凯迪亚的住房经历。	獨立住宅
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	習慣周邊生活機能
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	方便，生活配套齊全。
请告诉我们您在阿凯迪亚的住房经历。	位置方便，但房子老舊，街道停車位少。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	新建公寓太多，但街道缺少停車位。
本市还应考虑哪些其他区来容纳不同类型的住房？	不接受建在Arcadia Par 3 Golf , Las tunas 附近
请告诉我们您在阿凯迪亚的住房经历。	獨戶住宅

	1. 没有建tiny house收容無家可歸的人,請市府保護我們的安全及平靜,而且我最担心是他們萬一傷人， city主辦tiny house萬一連帶被告， 高額賠償金， 令人擔憂， 又不是高中生， 隨口說支持， 作保證人和幫助人是二回事。 2. Affordable house 没有蓋在南區, 而且還要蓋那麼多這種事。 3. 希望 city 是保護市民的.
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	We own our SFH since 2010
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	Not so crowded
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	Safety Too many homeless around
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应该考虑其他哪些住房类型或想法？	Safe environment We need more single new houses.
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	Good environment ,good neighbors hood and convenience.
请告诉我们您在阿凯迪亚的住房经历。	Owning three and renting out one, keep apartments and condos out of Arcadia, we are a city of pride and prestige, anyone wants to propose apartmentsand affordable housing, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	True pride of a Arcadia resident 在此已住近四十年兒女都已成家， 我們已經退休， 還是想要住在Arcadia
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	学区好 地大人少
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	自住独栋
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	安全便利
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应该考虑其他哪些住房类型或想法？	安全！环境好！邻居很好！没有太多的游民及低收入者！人文环境很好！ Single house
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	多建独立屋或商住两用
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应该考虑其他哪些住房类型或想法？	安全的环境好的学区，友好的邻里关系 Arcadia 应永久以独户为主，这不应该被改变。
本市还应考虑哪些其他区来容纳不同类型的住房？ 在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia 需要控制人口数量， 而不是无限制的去更改地块用途。不同意更改原地区区划 Arcadia 可在现状上新建、翻建、改建，不可以无限制扩大建设
请告诉我们您在阿凯迪亚的住房经历。	独户
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	富人区， 环境面貌好，城市安全 20年搬到arcadia.贷款买房，为了孩子上学和一个安全的居住环境
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	如果arcadia变成一个什么收入都可以搬进来的社区，而不是通过努力工作挣钱交高额地税和消费税，有限的学区资源源却能共享，那会考虑搬走 Rent
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	房价便宜点
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	医院，学区， 安静的居住环境
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应该考虑其他哪些住房类型或想法？	安全， 美丽，体面邻居、中产社区 请不要
本市还应该考虑其他哪些住房类型或想法？ 本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状 不需要更多住房单位
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	不需要改变
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	美丽环境，安全，体面邻居 我在Arcadia住town house 20年了
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	环境好，学区好
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	环境
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	环境好，治安好 阿凯迪亚市是一个环境好，整洁干净，相对安全的区域。在这里养育孩子会比较有安全感。另外出门购物吃饭很方便
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应该考虑其他哪些住房类型或想法？	环境好，整洁干净，安全 暫没有必要
本市还应该考虑其他哪些住房类型或想法？ 本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状就可以，土地资源有限 维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应该考虑其他哪些住房类型或想法？	目前的居住环境 维持现状。
本市还应考虑哪些其他区来容纳不同类型的住房？ 在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状。 维持现状。
请告诉我们您在阿凯迪亚的住房经历。	维持现状。
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	维持现状。
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	学区
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	维持现状。
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 请告诉我们您在阿凯迪亚的住房经历。	整个社区的环境 因为市政府的总总举措，一直在担心房价下跌，惴惴不安
本市还应该考虑其他哪些住房类型或想法？ 本市还应考虑哪些其他区来容纳不同类型的住房？	不需要 不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	市府房屋計劃單位規定比臨市的天普市要求多出許多，使得亞市居民的負擔多過臨近城市。比如在對中小企業的規定上……增加許多額外的負擔
请告诉我们您在阿凯迪亚的住房经历。	请保持现状
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？	好学区， 安全的环境
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应考虑哪些其他区来容纳不同类型的住房？	社区安全 干净环境 请保持目前的住房数量，不要改变地块的区划， Arcadia目前已经有很多住房单位了。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	Arcadia是个小城市，目前的警力、消防不足以再增加住宅单位。请保持现状！
请告诉我们您在阿凯迪亚的住房经历。	Arcadia南边有很多condo房子的居住地人口稠密，而Huntington Dr. 北部人口相对稀少。
如果您回答“是”， 什么会鼓励或支持您在阿凯迪亚居住？ 本市还应该考虑其他哪些住房类型或想法？	好的学区、环境、治安、交通、餐饮、购物、娱乐等等 我不同意在Arcadia 盖任何房屋给游民住。

本市还应考虑哪些其他区来容纳不同类型的住房？	我不同意盖任房子给游民住。哪一位市议员要盖，就盖在这位议员的个人Property
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	意见同上
请告诉我们您在阿凯迪亚的住房经历。	在这件事以前满意
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不建游民住所
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	学区，医院，治安，居住环境
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	优质的学区教育和安全的环境管理
请告诉我们您在阿凯迪亚的住房经历。	我现在住的是single house
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应考虑哪些其他区来容纳不同类型的住房？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
请告诉我们您在阿凯迪亚的住房经历。	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
General Comment	亚凯迪亚不需要再新建任何种类的位宅了，已经太拥挤了！市政府官员应该向San Marino市学习才能维护本市以往的美好，现在本市每况日下，令人担忧。
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全
本市还应该考虑其他哪些住房类型或想法？	保持現狀
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀， 反對affordable housing
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀， 反對affordable housing
本市还应该考虑其他哪些住房类型或想法？	維持現狀， 反對affordable housing
请告诉我们您在阿凯迪亚的住房经历。	現狀最好
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	不要建造affordable housing
本市还应该考虑其他哪些住房类型或想法？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
本市还应考虑哪些其他区来容纳不同类型的住房？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
请告诉我们您在阿凯迪亚的住房经历。	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	反对任何扩建
本市还应该考虑其他哪些住房类型或想法？	维持现状，反对增加任何可负担房屋”
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状，反对增加任何可负担房屋”
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维持现状，反对增加任何可负担房屋”
请告诉我们您在阿凯迪亚的住房经历。	维持现状，反对增加任何可负担房屋”
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	维持现状，反对增加任何可负担房屋”
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	维持现状
请告诉我们您在阿凯迪亚的住房经历。	维持现状
本市还应该考虑其他哪些住房类型或想法？	维持现状
本市还应考虑哪些其他区来容纳不同类型的住房？	不用改变 维持现状
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	规范社区管理
请告诉我们您在阿凯迪亚的住房经历。	一直住在house从未有所改变
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境绿化工作继续保持 社区治安可以得到提升
本市还应该考虑其他哪些住房类型或想法？	Arcadia应以独户永久为主，不应改变
本市还应考虑其他哪些住房类型或想法？	坚决反对建游民小屋和低收入住宅，保护我们社区和学区的品质，维护治安
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对游民小屋和低收入住宅
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	维护治安
请告诉我们您在阿凯迪亚的住房经历。	我住亚市二十年了，对最近游民的涌入和治安问题深恶痛绝。请市议员们不要损害本市市民的利益。坚决反对建游民小屋和低收入住宅！
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	以前亚市安全安居，希望继续维持下去。坚决反对建游民小屋和低收入住宅，请市议员们不要做让后代以你们为耻的事。谢谢！
本市还应该考虑其他哪些住房类型或想法？	维持现状
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	保持独户住宅比例
本市还应考虑哪些其他区来容纳不同类型的住房？	不需要建更多的住房单位
本市还应该考虑其他哪些住房类型或想法？	不需要
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	应维持现状

如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	环境优美、购物方便、社区文化、居住安全
本市还应该考虑其他哪些住房类型或想法？	坚决反对本市建游民小屋和低收入住宅。我们许多人上班无法参加多次的市府会议，老年人们也无法参加反对游民会议，请市议员考虑到亚市的治安问题。
本市还应考虑哪些其他区来容纳不同类型的住房？	坚决反对建游民小屋和低收入住宅，维护治安
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	亚市高中已人满为患，再引进更多的人口，必将降低学区的品质
请告诉我们您在阿凯迪亚的住房经历。	我全家住在亞市二十年了，喜歡本市的安全舒適，高品质的学区。希望市議員們為子孫後代著想，不要建遊民小屋和低收入住宅。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	坚信市长和市议员们会考虑本市利益，不会做伤害亚市治安和亚市学区的事。坚决反对建游民小屋和低收入住宅
请告诉我们您在阿凯迪亚的住房经历。	从我移民到美国，就一直住在这里，有27年了。我喜欢它美丽、干净、安全，但如今随着加州非法移民的增多，安全隐患倍增，这是我们最不愿意看到的而且是影响我们是否继续居住在此的最最大
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	教育，环境，安全
本市还应该考虑其他哪些住房类型或想法？	保留現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	本市沒有地方適合
请告诉我们您在阿凯迪亚的住房经历。	我們住在 Arcadia 9年，眼見治安越來越差。
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	環境優美，生活方便。
本市还应该考虑其他哪些住房类型或想法？	維持現狀
本市还应考虑哪些其他区来容纳不同类型的住房？	維持現狀 不要改變
在住房方面阿凯迪亚是否还面临其他挑战？请分享您的想法和经历。	維持現狀
请告诉我们您在阿凯迪亚的住房经历。	2009购房搬入，至今还在居
如果您回答“是”，什么会鼓励或支持您在阿凯迪亚居住？	安全安静购物方便
多户住宅-共管公寓/连栋住宅	交通便利
混合用途住宅	交通便利
多户住宅-公寓	激活促进地域商业。
混合用途住宅	有空地吧
多户住宅-公寓	有空地吧
独户住宅	安静
混合用途住宅	热闹
独户住宅	安静
混合用途住宅	土地成本不高
独户住宅	环境好
多户住宅-公寓	离商业区近，生活便利
独户住宅	因为这里有地。
多户住宅-共管公寓/连栋住宅	有空地使用
多户住宅-共管公寓/连栋住宅	商铺可变成商住混合
混合用途住宅	商铺可变成商住混合
独户住宅	SFH only
独户住宅	SFH only
独户住宅	SFH only
独户住宅	方便
独户住宅	可以有更多选择
独户住宅	更多选择
多户住宅-共管公寓/连栋住宅	有需求
多户住宅-公寓	这里有需求
独户住宅	环境好安静
多户住宅-公寓	可以解决很多人居住的问题
多户住宅-共管公寓/连栋住宅	适合
混合用途住宅	适合
多户住宅-公寓	Close to bus station
混合用途住宅	Close to bus station
多户住宅-公寓	Close to bus station
多户住宅-公寓	离地铁站近，适合年轻上班族
混合用途住宅	商业延伸，对城市收入，居民生活便利
独户住宅	环境优美
多户住宅-共管公寓/连栋住宅	靠近高速路
多户住宅-共管公寓/连栋住宅	这里都是独栋住宅，需要混合住在比例。
多户住宅-共管公寓/连栋住宅	靠近高速公路购物中心。
General Comment	请保持现状
多户住宅-共管公寓/连栋住宅	这里人口相对较少
多户住宅-共管公寓/连栋住宅	这里人口相对较少
多户住宅-共管公寓/连栋住宅	这里人口相对较少
独户住宅	安全
多户住宅-公寓	安全
多户住宅-共管公寓/连栋住宅	安全
独户住宅	保持亚市的高品质，坚决反对建游民小屋和低收入住房。而且多户住宅人口密度太高学校负担太重，高中已经人满为患
独户住宅	以高品质独户代替游民小屋
独户住宅	独户住宅品质高，不会降低亚市的品质
独户住宅	方.快捷
独户住宅	购物方便
独户住宅	上学
Vision feedback	请不要开发游民设施在阿凯迪亚，这只是某些议员的政治考量而不是环境及经济发展考量。不必要的游民设施只会会摧毁现有的阿凯迪亚平和环境，现有居民的压力已经到了极限。
Vision feedback	请不要以政治正确及某些议员的私利目的来设立游民设施。
Vision feedback	保留原有的特色，安静，安全，而不是过多的流浪汉

Vision feedback	希望向San Marino学习，尽量少开发，维护优美的城市环境
Vision feedback	希望有更多符合中产阶级的房子，带游泳池最好。现在的房价太贵了！！！
Vision feedback	尽量少开发低收入住房，保证安全。
Vision feedback	就应该持续只发展独立住宅
Vision feedback	环境优美的独立屋能够提升城市安全性
Vision feedback	请不要过度开发，希望政府尽力为下一代保留一个美丽宁静安全祥和的阿凯迪亚。
Vision feedback	希望能建造一些管理良好的老人公寓
Vision feedback	Increase the FAR
Vision feedback	SFH only. No low income housing. No shelter
Vision feedback	To create a safe environment and better community
Vision feedback	We need build more single home not low income house.
Vision feedback	We need build more single house instead of lowincome houses.
Vision feedback	Keep apartments, condos, Tiny Shelters out of Arcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
Vision feedback	保持本区域住房及人口类型的特点，更加安心地住在本市。
Vision feedback	希望Arcadia这个城市依然保持它的美好！不需要建很多住房！人口太多地域不够宽广会引起脏、乱、差！同时也为市市政府的管理减轻一些负担！
Vision feedback	Arcadia 属于富人区的现状不应被改变，在Arcadia 居住的门槛不应该被降低，懒惰的人，不务正业的人没有资格享有甚至破坏勤劳努力的人带来的资源、环境。Arcadia 的城市安全必须得到保证！
Vision feedback	Need to pay attention to the needs of existingresidents. They have paid property taxes and have the right to join to determine their future living environment.
Vision feedback	多建些affordable condos
Vision feedback	如果阿卡迪亚建立很多低收入住房，治安会变差
Vision feedback	多盖town house
Vision feedback	维持现状。
Vision feedback	对于整个城市的安全表示担忧。
Vision feedback	安全、整潔、規範的社區是我們所有市民的訴求
Vision feedback	Arcadia是个不大的城市，请保持现状，不要再改变zoning来增加住宅单位了！
Vision feedback	希望成为美丽治安安全的城市
Vision feedback	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状！反对增加任何可负担房屋！
Vision feedback	维持现状
Vision feedback	翻新老旧房屋，提高环境绿化，虫蚊灭杀，灭鼠需要加强
Vision feedback	维持现状，反对增加任何可负担房屋
Vision feedback	安全
Vision feedback	希望Arcadia能保持目前的住房开发模式，在这种成熟的社区已经没有地方开发可负担住宅。州政府应该在空置地区开开发新的住宅，而不是在成熟社区制造不必要的混乱，并且增加可负担住宅的的成本
Vision feedback	缺乏空地，不宜再大规模开发低端住宅
Vision feedback	维持现状，反对增加任何可负担房屋
Vision feedback	包容低收入人群
Vision feedback	維持現狀，不要affordable housing,不要tiny house
Vision feedback	“维持现状”，“反对增加任何可负担房屋”“坚决反对affortable housing”
Vision feedback	维持现状，不要做任何可负担房产的开发
Vision feedback	维持现状，反对增加任何可负担房屋”
Vision feedback	维持现状
Vision feedback	保持独立屋比例，这是Arcadia吸引人的地方
Vision feedback	维持现有的居住环境和社区安全，不应再开发多户住宅和混和用途住宅
Vision feedback	我们住亚市二十年了，坚决反对建游民小屋和低收入住宅。上班人士和老年人大部分无法参加市府会议，请市长和和议员们不要做违背亚市治安和降低学区品质的事，不要为了一时利益做出伤害子孙后代的事。
Vision feedback	更少的商业更少的混合住宅
Vision feedback	希望保持现状维持原样
Vision feedback	居住
Vision feedback	40 - 55岁
Vision feedback	独户住宅
Vision feedback	独户住宅
Vision feedback	租房
Vision feedback	居住
Vision feedback	40 - 55岁
Vision feedback	租房
Vision feedback	独户住宅
Vision feedback	多户住宅·共管公寓/连栋住宅
Vision feedback	居住
Vision feedback	拥有自己的住房
Vision feedback	独户住宅
Vision feedback	居住和工作
Vision feedback	56 – 74岁
Vision feedback	租房
Vision feedback	多户住宅·公寓
Vision feedback	多户住宅·共管公寓/连栋住宅
Vision feedback	居住
Vision feedback	40 - 55岁
Vision feedback	拥有自己的住房

[illegible]

[illegible]

[illegible]

[illegible]

你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	租房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您在阿凯迪亚居住或工作吗？	居住
你属于哪一个年龄段？	40 - 55岁
您是拥有自己的住房还是租房？	拥有自己的住房
以下哪一项最能描述您目前的住所？	独户住宅
您希望您的下一套住房是哪种类型的住房？	独户住宅
您还有其他意见或建议吗？	平和的阿凯迪亚不需要以政治正确为目的而设立所谓的外来游民设施。请优先考虑阿凯迪亚本身居民的真实需求而而不是成为某些议员做秀的议题。
您还有其他意见或建议吗？	There are to many new big houses in small lot
您还有其他意见或建议吗？	最好只修独立住宅
您还有其他意见或建议吗？	增强城市的安全性，提升城市形象
您还有其他意见或建议吗？	do not want the city to build 3000 plus unit .outragious idea
您还有其他意见或建议吗？	不贊成建那麼多affordable house]], 也請市府先告訴我們， 建這些affordable house會影響我們什麼？
您还有其他意见或建议吗？	No tiny shelter
您还有其他意见或建议吗？	No more Low Income house should be built in Arcadia
您还有其他意见或建议吗？	No low income housing. No homeless shelter. Nohomeless service hub
您还有其他意见或建议吗？	I don't want low income housing in arcadia.
您还有其他意见或建议吗？	Can not build low income house in our city'scause it will low grade our estates value .
您还有其他意见或建议吗？	We can not build low income houses that will down grade our city.
您还有其他意见或建议吗？	Keep apartments, condos, Tiny Shelters out of Arcadia, we are a city of pride and prestige, anyone wants to propose and affordable housing or TinyHomes, please make sure to publicize your Arcadia residency so to avoid any distribution of hypocrisy.
您还有其他意见或建议吗？	不要建造很多公寓及住房！依然保持这个城市的美好与宁静！！！
您还有其他意见或建议吗？	Arcadia 必须以独户为主，如果市政府不能保护这个城市的环境、安全，引入过多低收入人群甚至无收入人群的入驻，将会导致城市档次下降，房价暴跌，富人离开，任何会毁掉Arcadia
您还有其他意见或建议吗？	的决策，都会让市政府成员罪名永载Arcadia 历史。
您还有其他意见或建议吗？	维持社区目前房屋类型构成现状，坚决反对增加任何可负担住宅
您还有其他意见或建议吗？	希望政府能打造一个安全，整洁的城市环境。本城市有很多养育孩子的家庭，安全是大家的重中之重。现在整体加加州治安下降非常厉害。请政府有所作为！
您还有其他意见或建议吗？	土地资源有限，维持现状就是对人们最好的保护
您还有其他意见或建议吗？	维持现状。
您还有其他意见或建议吗？	希望是政府加强城市的安全保护措施。
您还有其他意见或建议吗？	保持现有的住宅单位，不要再增加。搞好城市治安是目前最重要的事情！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	维持现状！反对增加任何可负担房屋！
您还有其他意见或建议吗？	居住转态保持原状
您还有其他意见或建议吗？	需要更多的环境绿化和蚊虫灭杀
您还有其他意见或建议吗？	反对Arcadia增加任何可负担房屋
您还有其他意见或建议吗？	安全
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋
您还有其他意见或建议吗？	“维持现状”，“反对增加任何可负担房屋”“坚决反对affordable housing”
您还有其他意见或建议吗？	维持现状，反对增加任何可负担房屋”
您还有其他意见或建议吗？	保持独户住宅比例
您还有其他意见或建议吗？	希望在Arcadia居住人才有资格参加新建住房的问卷表决权，这样才是真正尊重和听到在这块土地居住者声音。



CITY OF ARCADIA 6TH CYCLE Housing Element Update

4. Community Workshop #1

This section contains the PowerPoint presentation shown at the Community Workshop.

The City held a Community Workshop on June 14, 2021. During the workshop, the project team provided a presentation with an overview of and the tentative schedule of drafting the Housing Element. Community members were also presented with an opportunity to participate in an Online Community Survey (referenced above).



1

CITY OF
ARCADIA

2021-2029 Housing Element Update

议程

- I. 本次介绍的目标
- II. 什么是新建住房比例？
- III. 区域住房需求评估（RHNA）过程概述
- IV. 新建住房比例更新过程
- V. 社区参与机会

2



2

本次介绍的目标

- 使社区对以下各项有更深入的了解：
 - ✓ 什么是新建住房比例
 - ✓ 为什么本市要更新新建住房比例
- 让社区了解如何：
 - ✓ 为新建住房比例政策提供指导
 - ✓ 指导阿凯迪亚市未来的住房目标
- 提供有关继续参与的其他机会的信息



3



3

新建住房比例概述

CITY OF
ARCADIA

4

什么是新建住房比例？



阿凯迪亚总体规划的规定要素



评估本市现有和未来的住房需求



确定社区不同收入类别的当前和未来住房增长需求



阐述目标、政策、计划和量化目标，以指导阿凯迪亚不同收入类别的当前和未来住房需求



需要州住房和社区发展部（HCD）的审查和认证，以符合州法律

5



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新建住房比例更新

- 人口和住房特征
- 分析住房制约因素和资源
- 评估当前采用的计划和政策
- 分析可能的开发用地以适应阿凯迪亚的RHNA分配
- 支持本市住房总体目标的政策、计划和具体目标

6



6

为什么要更新新建住房比例？

- 州法律要求每8年一次更新新建住房比例
- 展示阿凯迪亚满足当前和未来住房需求的能力
- 为社区提供参与规划过程的机会
- 达到获得资助的资格



7

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“经认证的”新建住房比例

拥有“经认证的”
新建住房比例意味着什么？

- 由住房和社区发展部（HCD）审查是否符合州法律
- 证明本市符合适用的州法律

认证的好处

- 参加州政府资助的援助计划的资格
- 获得拨款和其他资金来源的资格
- 避免因不遵守规定而受到州政府的罚款或处罚

8



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2021-2029 Housing Element Update

什么是RHNA?

- 

新建住房比例更新过程的基础
- 

预测州、区域和地方各级的住房增长
- 

根据加利福尼亚州每个县和市的收入类别量化住房需求
- 

基于当前和预计的人口、就业和家庭增长

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如何确定RHNA分配？

住房和社区发展部 (HCD)

HCD确定全州的住房需求，
然后分配给各政府区域委员会

南加州政府协会 (SCAG)

SCAG制定了一种方法，用于
把本区域的住房需求向
洛杉矶县下属的地方政府
“公平分配”

阿凯迪亚市
RHNA 2021-
2029:
3,214套住房



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阿凯迪亚第6个RHNA周期

收入类别	占家庭中位收入 (MFI) 百分比	年收入范围*		RHNA分配 (住房套数)
		最低	最高	
极低收入	0 - 50% MFI	—	\$38,650	1,102套住房
低收入	51 - 80% MFI	\$38,651	\$61,840	570套住房
中等收入	81 - 120% MFI	\$61,841	\$92,760	605套住房
较高收入	>120% MFI	\$92,761	—	937套住房
总计:				3,214套住房

*每个收入类别均定义为家庭收入范围，显示为占家庭中位收入（MFI）的百分比。一个四口之家在洛杉矶县的MFI为77,300美元。



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CITY OF
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2021-2029 Housing Element Update

新建住房比例更新过程包括什么？

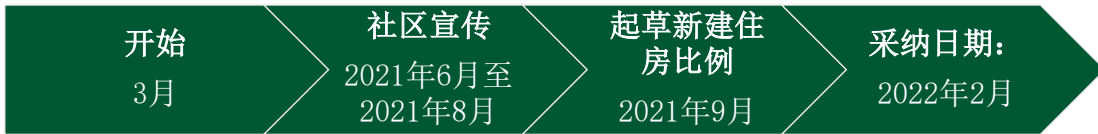
- 在线信息介绍
- 在线社区调查
- 社区宣传
- 更新本市的人口状况
- 确定适当的开发用地以适应增长
- 规划委员会和市议会听证会

14



14

项目暂定时间表



- 项目启动
- 人口分析和更新

- 信息视频
- 社区调查
- 合格地块分析
- 持续性社区参与

- 发表草案供公众评议

- 规划委员会和市议会公开听证会
- 提交州政府认证

15



15

我们需要了解
您的意见！



16

我们需要了解您的意见

请回答一份简短的调查问卷，提出您的意见和建议！

请访问：

www.ArcadiaCA.gov/housing

点击在线社区调查问卷链接开始。

Housing Element Update



The City of Arcadia is updating the Housing Element for the years 2021 to 2029. The Housing Element is a state-required policy document that plans for current and future housing needs within Arcadia. It identifies strategies for expanding housing opportunities and services for all household types and income groups and provides policy guidance for local decision-making related to housing.



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如何参加调查

1. 使用您的手机或台式/笔记本电脑，点击市政府网站上提供的链接。
2. 点击“开始”即可开始回答问卷。
3. 仔细阅读所有说明和提示。



该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！



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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

如何参加调查

4. 根据提示表达您的想法和意见。
5. 完成第5页幻灯片，点击“提交最后的问题”，以便完成调查并提交全部回答。



该调查为本市提供了重要的社区反馈，有助于制定新建住房比例的目标和政策。您的意见非常重要！



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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

谢谢！

有问题吗？

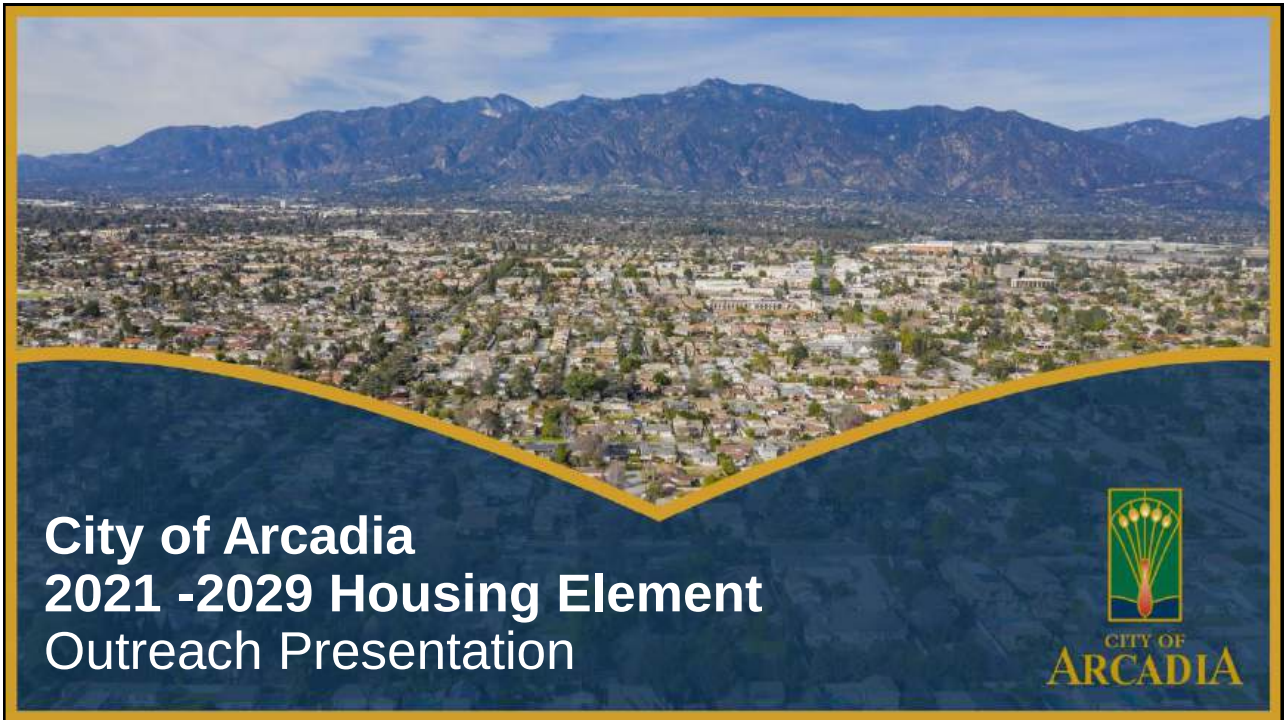
请联系
规划服务部
(626) 574-5423
Planning@ArcadiaCA.gov

或访问市政府的网站: www.ArcadiaCA.gov/housing



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1

 **2021-2029 Housing Element Update**

Agenda

- I. Goals of the Presentation
- II. What is a Housing Element?
- III. Overview of Regional Housing Needs Assessment (RHNA) Process
- IV. Housing Element Update Process
- V. Opportunities for Community Engagement



2

2

Goals of the Presentation

- Provide the community with a deeper understanding of:
 - ✓What the Housing Element is
 - ✓Why the City is Updating the Housing Element
- Engage the community about how to:
 - ✓Provide direction for the Housing Element's policies
 - ✓Guide the City of Arcadia's future housing goals
- Provide information on additional opportunities for continued engagement



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Overview of the Housing Element

CITY OF
ARCADIA

4

What is the Housing Element?



Required Element of the Arcadia General Plan



Assesses the City's existing and future housing needs



Identifies existing and future housing growth needs for all economic segments of the community



Expresses goals, policies, programs, and quantified objectives to guide current future housing needs for all incomes in Arcadia



Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with state laws

5



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Housing Element Contents

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Arcadia's RHNA allocation
- Policies, programs and objectives to support the City's housing goals

6



6

Why are Housing Elements Updated?

- State law requires Housing Elements be updated every 8 years
- Demonstrates Arcadia's ability to meet current and future housing needs
- Provides opportunities for the community to participate in the planning process
- Creates eligibility for funding opportunities



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A "Certified" Housing Element

What does it mean to have a "Certified" Housing Element?

- Reviewed for compliance with state laws by Department of Housing and Community Development (HCD)
- Demonstrates the City is compliant with applicable State laws

Benefits of Certification

- Eligibility for State-sponsored assistance programs
 - Eligibility for grants and alternative funding sources
- Avoids state-mandated fines or penalties for non-compliance

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2021-2029 Housing Element Update

What is RHNA?

- Foundation for the Housing Element Update Process
- Projects growth at a state, regional, and local housing level
- Quantifies housing need, by income category for each County and City in California
- Based on current and projected population, employment and household growth

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How is the RHNA Allocation Determined?

Department of Housing and Community Development (HCD)

HCD determines and distributes the State's housing need to all the regional councils of government

Southern California Association of Governments (SCAG)

SCAG develops methodology to determine "fair share" distribution of the region's housing need to local jurisdictions in Los Angeles County

**City of Arcadia RHNA 2021-2029:
3,214 units**



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Arcadia 6th Cycle RHNA

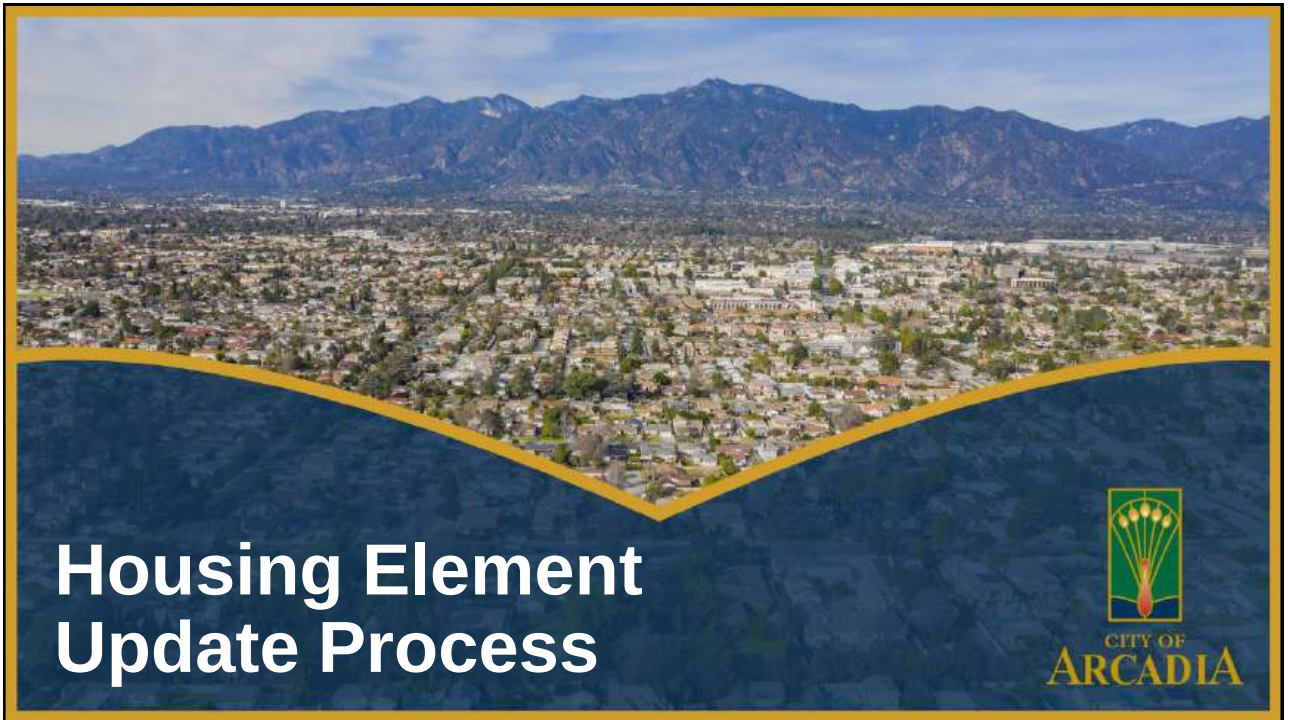
Income Category	% of Median Family Income	Annual Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$38,650	1,102 units
Low Income	51 – 80% MFI	\$38,651	\$61,840	570 units
Moderate Income	81 – 120% MFI	\$61,841	\$92,760	605 units
Above Moderate Income	>120% MFI	\$92,761	--	937 units
Total:				3,214 units

*Each income category is defined as a range of household incomes that represents a percentage of the Median Family Income (MFI). The MFI for a family of four in Los Angeles County is \$77,300.



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CITY OF
ARCADIA
2021-2029 Housing Element Update

What is Included in the Housing Element Update Process?

- Informational Online Presentation
- Online Community Survey
- Public Outreach
- Update of the City's demographic conditions
- Identification of adequate sites to accommodate growth
- Planning Commission and City Council Hearings

14



14

Tentative Project Schedule



- Project Kick off
- Demographic analysis and update

- Informational video
- Community survey
- Adequate sites analysis
- Continued community participation

- Release draft for Public Review

- Planning Commission & City Council Public hearings
- Submittal to State for certification

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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

We Want Your Input

Provide your input and comments by taking a quick survey!

Go to: www.ArcadiaCA.gov/housing

Click the Online Community Survey link to begin.





HOUSING ELEMENT UPDATE

The City of Arcadia is updating the Housing Element for the years 2021 to 2029. The Housing Element is a state-required policy document that plans for current and future housing needs within Arcadia. It identifies strategies for expanding housing opportunities and services for all household types and income groups and provides policy guidance for local decision-making related to housing.



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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

How to Take the Survey

1. Click the link provided on the City's website using either your phone or a desktop/laptop.
2. Click "*Begin*" to start the survey.
3. Read carefully through all instructions and prompts.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!



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CITY OF
ARCADIA
2021-2029 Housing Element Update

How to Take the Survey

4. Respond to the provided prompts with your ideas and input.
5. Complete slide five and click “Submit Final Questions” to complete the survey and submit all responses.



The survey provides the City with important community feedback to help shape goals and policies within the Housing Element. Your input is very important!



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CITY OF
ARCADIA
2021-2029 Housing Element Update

Thank You!

Questions?

Please Contact
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov

Or Visit the City’s webpage at, www.ArcadiaCA.gov/housing



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CITY OF ARCADIA 6TH CYCLE Housing Element Update

5. Community Workshop #2

This section contains the PowerPoint presentation shown at the Community Workshop.

The City held a Community Workshop on September 23, 2021. During the workshop, the project team provided a presentation with an overview of the Housing Element and the process to date. Residents were also presented with information about how the City planned to achieve its RHNA. Community members had the opportunity to give public comments and respond to questions during the presentation.



1

CITY OF ARCADIA
2021-2029 Housing Element Update

Chinese Translation (Mandarin)

...To hear this meeting in Mandarin Chinese...

This slide is identical to the one above but includes a Zoom interface overlay. At the bottom, there is a black bar with various icons: Mute, Stop Video, Participants (2), Q&A, Chat, Share Screen, Raise Hand, Record, Interpretation (highlighted with an orange box), and Leave. A small menu is open over the Interpretation icon, showing options: Off (checked), English, and Chinese (indicated by an orange arrow).

2

2

CITY OF
ARCADIA

2021-2029 Housing Element Update

Webinar Attendee Guide

...If you joined online or on mobile application...

1 To submit a **written comment**:

(1) Click “Q&A” (2) Type your comment (3) Click “Submit”

2 All meeting attendees will be muted. To submit a **verbal comment**:

(1) Click “Raise Hand” (2) Moderator will Unmute

...If you joined via telephone...

To submit a **verbal comment**:

(1) Press *9 on keypad to “Raise Hand” (2) Moderator will Unmute

**Please note that time per speaker may be limited*



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CITY OF
ARCADIA

2021-2029 Housing Element Update

Agenda

- I. Welcome and Introductions
- II. Project Overview
- III. Community Engagement
- IV. Baseline Analysis
- V. Rezone Strategies
- VI. Discussion & Feedback
- VII. Next Steps



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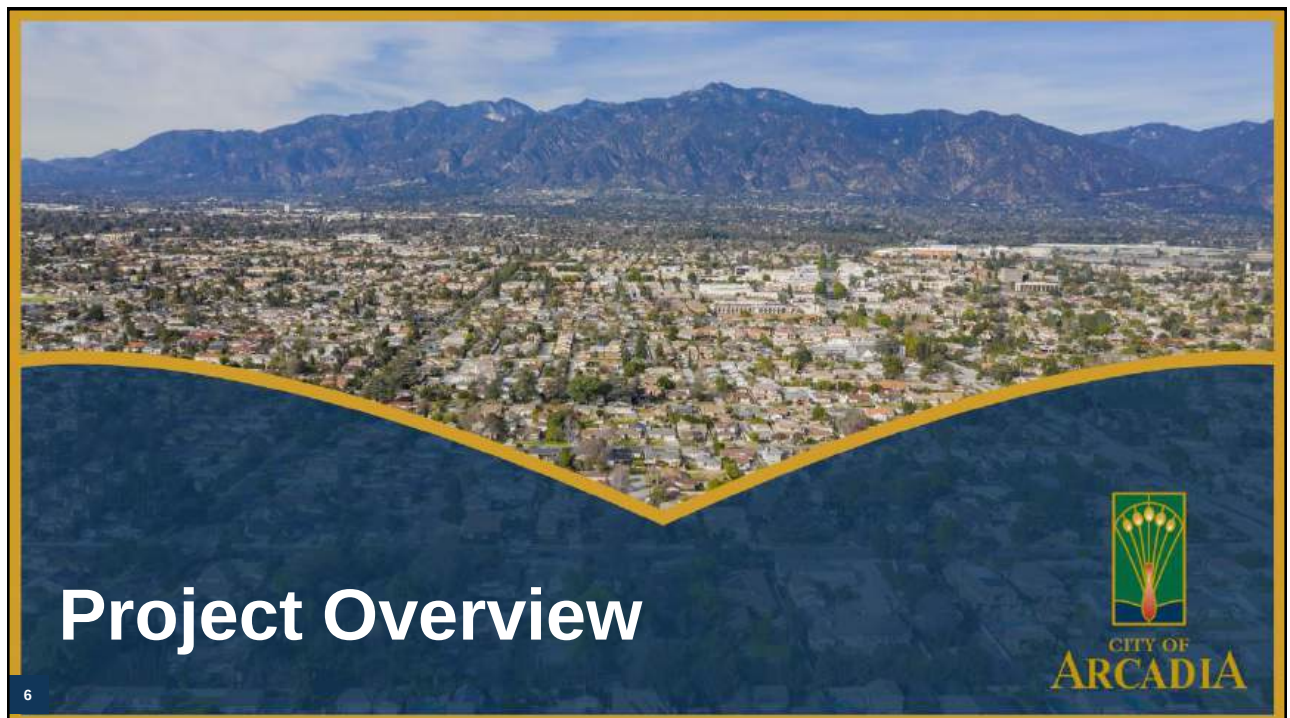
Welcome and Introductions

- City of Arcadia
 - Jason Kruckeberg, Assistant City Manager/Development Services Director
 - Lisa Flores, Planning & Community Development Administrator
 - Jeramie Brogan, Office Coordinator
- Kimley Horn
 - Matt Horton, AICP, Planner

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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

What is the Housing Element?

Required Element of the Arcadia General Plan

Assesses the City's existing and future housing needs

Identifies existing and future housing growth needs for all economic segments of the community

Expresses goals, policies, programs, and quantified objectives to guide current future housing needs for all incomes in Arcadia

Requires review and certification by the State Department of Housing and Community Development (HCD) for compliance with state laws

7

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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

Housing Element Contents

- Population and housing profile
- Analysis of housing constraints and resources
- Evaluation of current adopted programs and policies
- Analysis of potential sites to accommodate Arcadia's RHNA allocation
- Policies, programs and objectives to support the City's housing goals

8

8

Why are Housing Elements Updated?

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- Demonstrates Arcadia's ability to meet current and future housing needs
- Provides opportunities for the community to participate in the planning process
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9

9

What is RHNA?



Foundation for the Housing Element Update Process



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How is the RHNA Allocation Determined?

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2021-2029:
3,214 units**

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Arcadia 6th Cycle RHNA

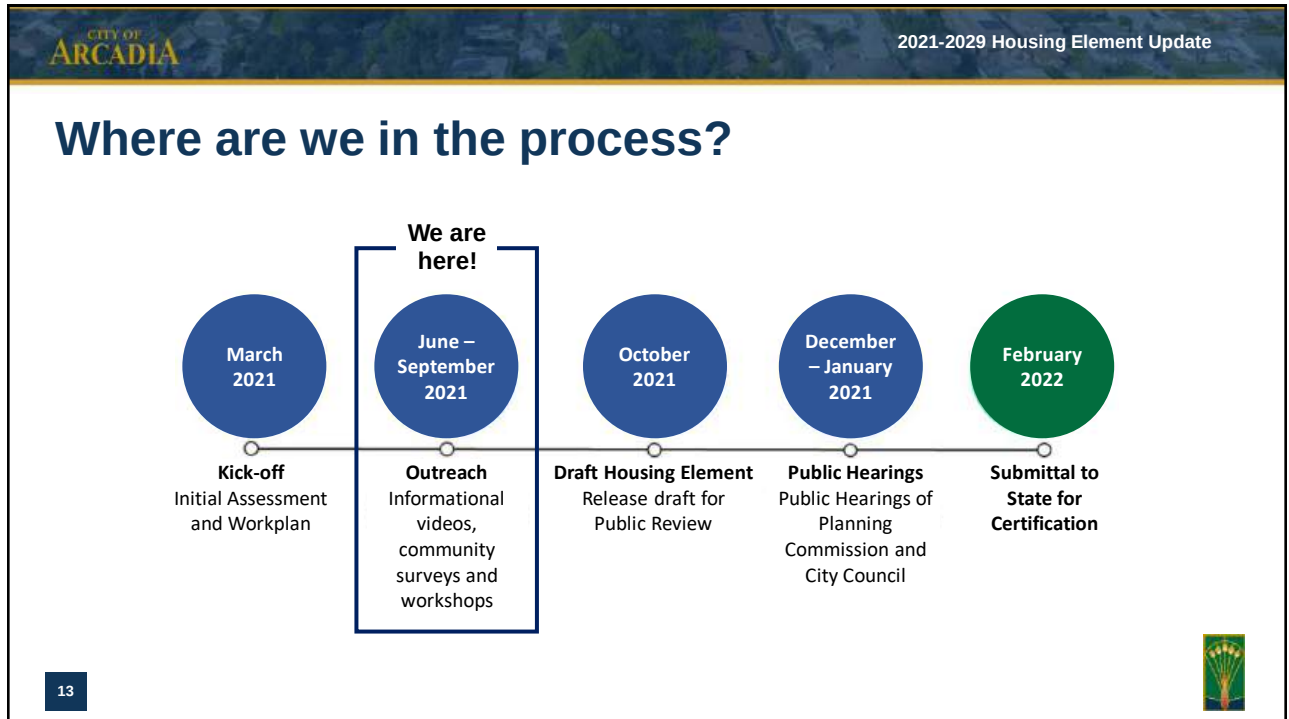
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CITY OF
ARCADIA

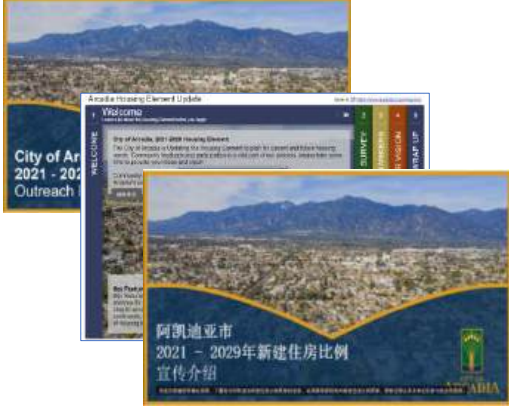
2021-2029 Housing Element Update

Community Engagement

FAQ sheet is posted on the [City Website](#)

Community Workshop #1 (Virtual)

- Overview of Housing Element Update process
 - The Community's RHNA
- **Community Survey**
 - Housing Challenges & Needs
 - Housing Opportunity Programs
 - Potential Housing Areas
 - General Demographic Information



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CITY OF
ARCADIA

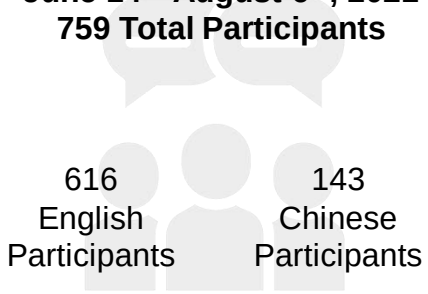
2021-2029 Housing Element Update

Online Community Survey

**Survey Available from
June 14th-August 6th, 2021
759 Total Participants**

616
English
Participants

143
Chinese
Participants



16



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Online Community Survey Common Themes

- Leave Established Single-Family Neighborhoods intact/Minimize changes to these areas;
- Primary Challenges identified include a shortage of senior housing and affordable housing for low income;
- Housing Growth to be concentrated in zones near transit, Mixed use areas, and in multi-family areas (evenly mixed opinions).

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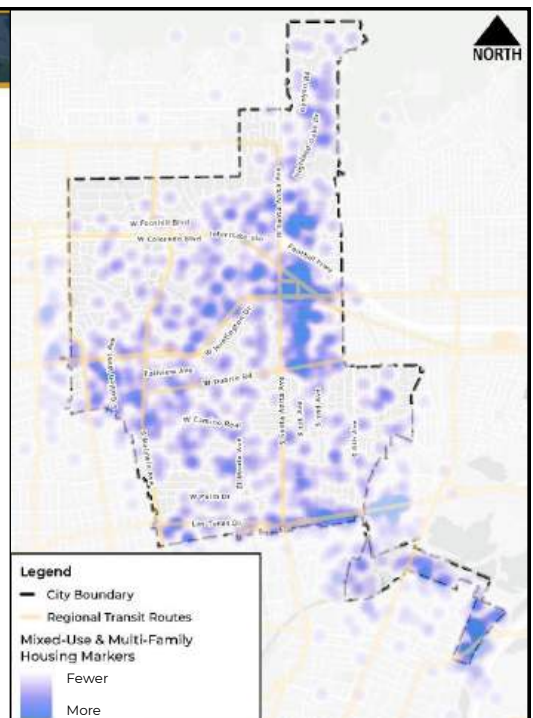


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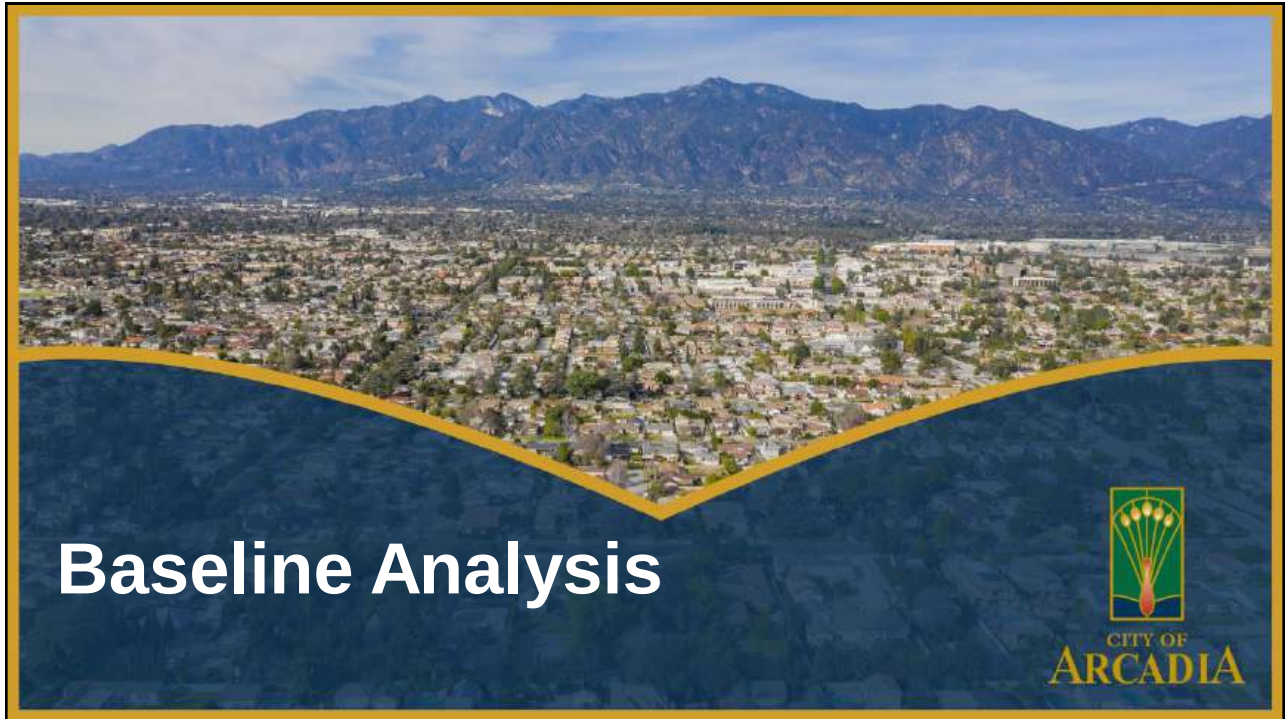
Online Community Survey Map Marker Activity

- Concentrate housing in the Downtown Area along N Santa Anita Ave near regional transit
- Concentrate housing in the Mixed-Use area along Live Oak Corridor and First Avenue

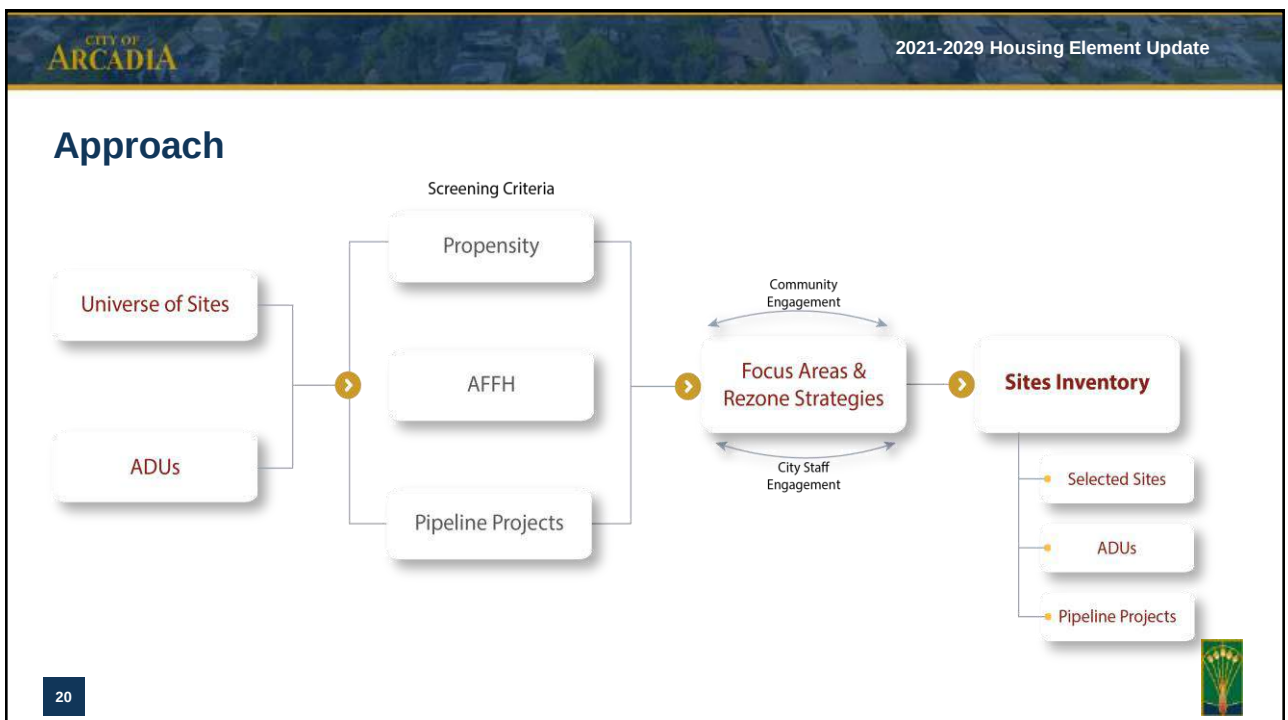
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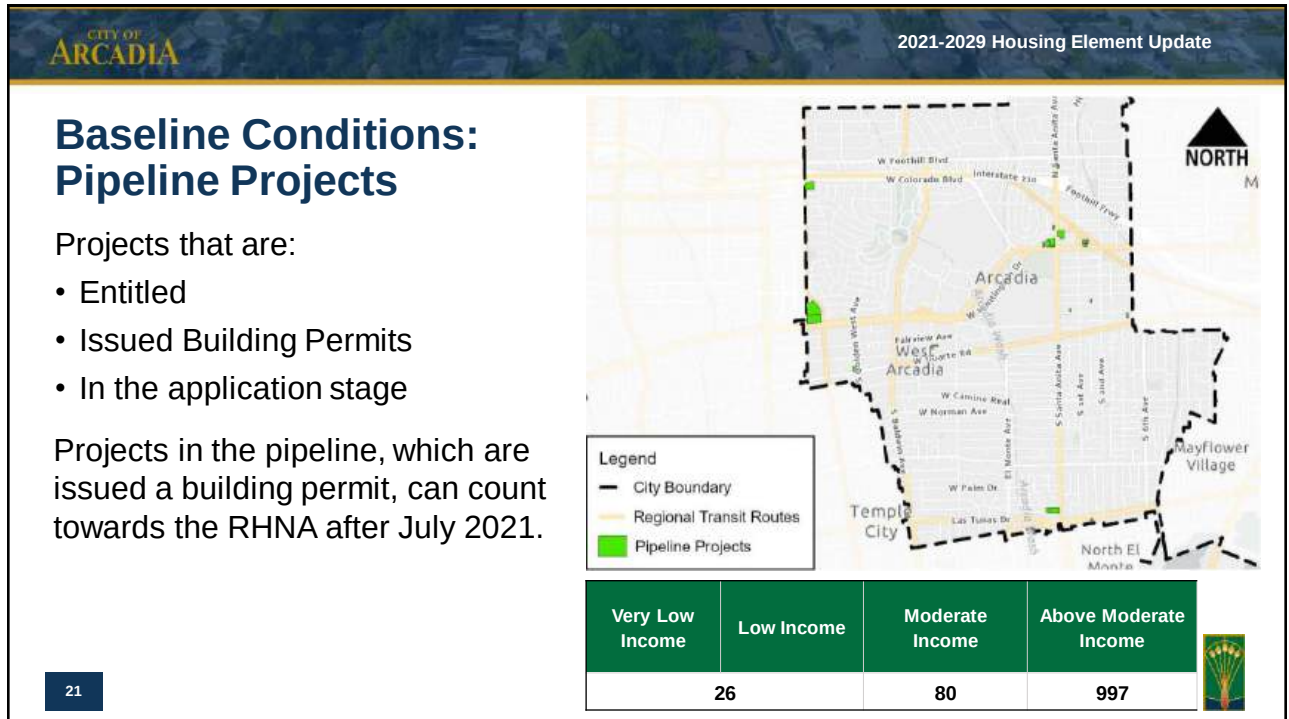
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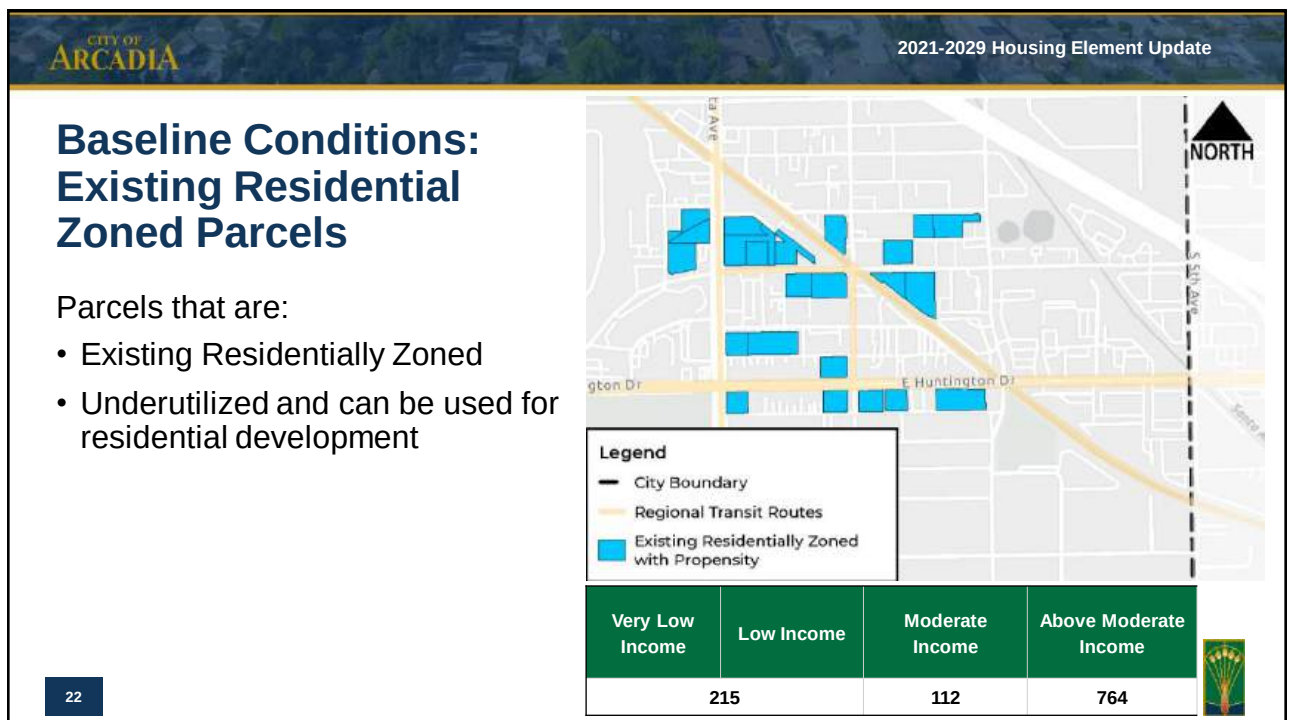
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Baseline Conditions: ADU Approach

Accessory Dwelling Units (ADUs), aka granny flats, are small units that are usually an addition to a primary dwelling unit

Approach:

Assumptions made by averaging ADUs permitted from 2019-2021 and multiplying by two for each year from 2021-2029 (around 39 per year)

Very Low Income	Low Income	Moderate Income	Above Moderate Income
239		8	104

23



23

Baseline Analysis Summary Table:

	Very Low Income	Low Income	Moderate Income	Above Moderate Income
RHNA (2021-2029)	1,102	570	605	937
Baseline Capacity				
Pipeline Projects	26		80	997
Existing Residentially Zoned Land	215		112	764
Accessory Dwelling Unit Projection	239		8	104
Total Capacity	480		200	1,865

24



24



25

**CITY OF
ARCADIA**
2021-2029 Housing Element Update

Potential Rezone Strategies

Strategies to Achieve RHNA:

1. **Strategy 1:** Downtown Mixed-Use Expansion
2. **Strategy 2:** Mixed-Use Upzone
3. **Strategy 3:** Live Oak Residential Flex Overlay
4. **Strategy 4:** C-G Residential Flex Overlay
5. **Strategy 5:** R-3 Upzone
6. **Strategy 6:** Arcadia Golf Course

26

26



2021-2029 Housing Element Update

Strategy 1: Downtown Mixed Use (DMU) Expansion

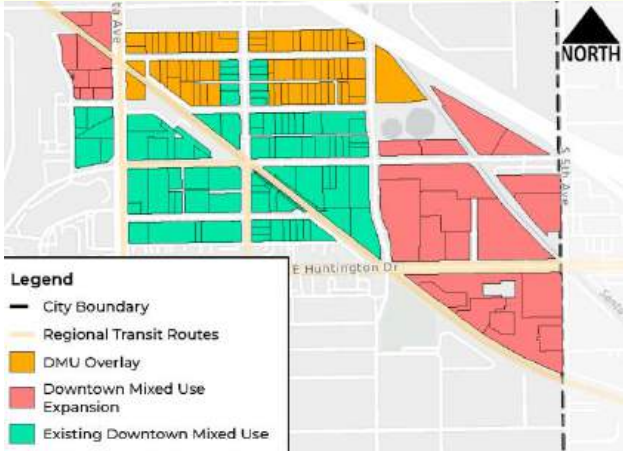
Strategy Assumptions

Max Density	80 du/acre



For Illustrative Purposes Only

Photo Source: Metropolitan Council. Visualizing Housing Density.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	540
Moderate	253
Above Moderate	1,757

27



2021-2029 Housing Element Update

Strategy 2: Mixed-Use Upzone

Strategy Assumptions

Max Density	50 du/acre



For Illustrative Purposes Only

Photo Source: Metropolitan Council. Visualizing Housing Density.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	162
Moderate	134
Above Moderate	965

28

**CITY OF
ARCADIA**
2021-2029 Housing Element Update

Strategy 3: Live Oak Residential Flex Overlay

Strategy Assumptions	
Max Density	30 - 50 du/acre



For Illustrative Purposes Only

Photo Source: Metropolitan Council. Visualizing Housing Density.



Legend

- City Boundary
- Regional Transit Routes
- Live Oak - R-F Overlay

Income Category	Capacity to Accommodate RHNA
Low and Very Low	124
Moderate	118
Above Moderate	782

29

**CITY OF
ARCADIA**
2021-2029 Housing Element Update

Strategy 4: C-G Residential Flex Overlay

Strategy Assumptions	
Max Density	30 du/acre



For Illustrative Purposes Only

Photo Source: Metropolitan Council. Visualizing Housing Density.



Legend

- City Boundary
- Regional Transit Routes
- C-G Residential Flex Overlay

Income Category	Capacity to Accommodate RHNA
Low and Very Low	198
Moderate	100
Above Moderate	694

30

**CITY OF
ARCADIA**
2021-2029 Housing Element Update

Strategy 5: R-3 Upzone

Strategy Assumptions	
Max Density	40 du/acre



For Illustrative Purposes Only

Photo Source: Metropolitan Council. Visualizing Housing Density.



Income Category	Capacity to Accommodate RHNA
Low and Very Low	142
Moderate	70
Above Moderate	470

31

**CITY OF
ARCADIA**
2021-2029 Housing Element Update

Strategy 6: Arcadia Golf Course

Strategy Assumptions	
Max Density	N/A*

*Numbers for density have been previously determined and do not follow the same formulas as previous rezones





Income Category	Capacity to Accommodate RHNA
Low and Very Low	48
Moderate	72
Above Moderate	72

32

CITY OF ARCADIA		2021-2029 Housing Element Update		
	Very Low Income	Low Income	Moderate Income*	Above Moderate Income
RHNA (2021-2029)	1,102	570	605	937
Unit Capacity on Site Inventory				
Baseline Totals (Pipeline, Existing Residential, ADUs)	480		200	1,865
Rezone Strategies				
Downtown Mixed-Use	540		253	1,757
Mixed-Use Upzone	162		134	965
Live Oak Residential Flex	124		118	782
C-G Residential Flex	198		100	694
R-3 Upzone	142		70	470
Arcadia Golf Course	48		72	72
Rezone Strategies	1,214		747	4,740
Total Potential Development Capacity	1,694		947	6,605
Sites Surplus/Shortfall	22		342	5,668
Percentage Buffer	1%		56%	605%

33



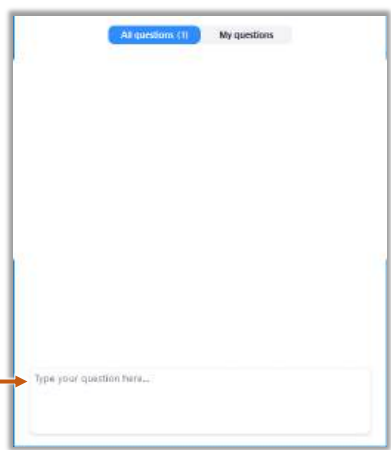
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**CITY OF
ARCADIA**
2021-2029 Housing Element Update

Q&A Instructions

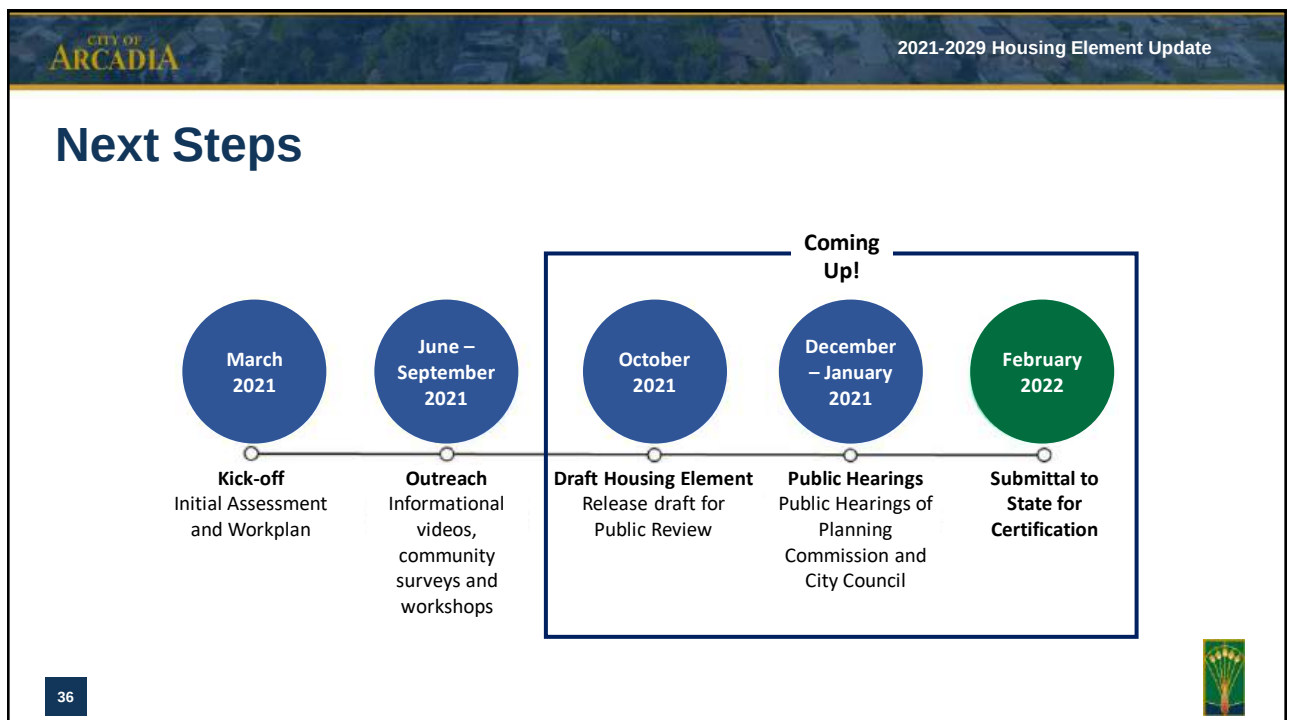
Question to Consider

Considering these strategies, where are there additional opportunities within Arcadia to accommodate the RHNA?



35


35



36

Thank you!

Questions?

Please Contact

Planning Services

(626) 574-5423

Planning@ArcadiaCA.gov

Or Visit the City's webpage at, www.ArcadiaCA.gov/housing





CITY OF ARCADIA 6TH CYCLE Housing Element Update

6. Social Media and Newsletters

Through the planning process, the City posted information related to the Housing Element update in the City's Spring and Summer newsletters as well as various social media channels such as twitter. This section contains snippets of the distribution of materials related to the Housing Element through the newsletters and social media channels.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

The City of Arcadia has a strong online, social media presence and often connects with residents through their multiple twitter accounts. Included in this section are examples of tweets that the City distributed to its residents in order to share information about events associated with the Housing Element Update.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

← Tweet



Shape Arcadia
@ShapeArcadia

The Housing Update Virtual Workshop is LIVE! Join via Zoom: kimley-horn.zoom.us/j/99512156792 | Join by telephone, at +1 (669) 900-6833 or +1 (253) 215-8782 and enter Webinar ID: 995 1215 6792. 🏠

HOUSING ELEMENT UPDATE VIRTUAL WORKSHOP

Thursday, September 23, 2021
6:00 p.m.

What is the "RHNA"?

State law provides a target for how many homes each region and city must plan for, based on current population, proximity to public transit and jobs, and expected population growth, etc. Called the Regional Housing Needs Allocation or RHNA (pronounced 'ree-nah'), Arcadia must plan for new housing based on these targets.

Let's talk housing! Arcadia is a great place to live, but throughout the region there is a shortage of homes that impacts all of us. That's why now is the time to plan together for current and future housing needs in our community.

Join us virtually for the Housing Element Update Workshop on **Thursday, September 23, 2021 at 6:00 p.m.** where participants will hear how and where the City can accommodate additional housing over the next eight years and be able to provide feedback on options and strategies.

We hope that you can join us!

Please visit the City's website at ArcadiaCA.gov/housing to view additional information and see the results of the **Community Housing Survey!**

**Questions?
Contact Us!**

Development Services Department
Planning Services
(626) 574-5423
Planning@ArcadiaCA.gov
ArcadiaCA.gov/housing

Workshop Information:

Date: Thursday, September 23, 2021
Time: 6:00 p.m.
To join via Zoom, go to: <https://kimley-horn.zoom.us/j/99512156792>
To join by telephone, please call +1
(669) 900-6833 or +1 (253) 215-8782
and enter the Webinar ID
Webinar ID: 995 1215 6792

6:00 PM · Sep 23, 2021 · Twitter Web App



8 tweets total about community workshop 2



CITY OF ARCADIA 6TH CYCLE Housing Element Update



10 tweets total about community survey

CITY OF ARCADIA

2021-2029 HOUSING ELEMENT UPDATE & PUBLIC SCOPING MEETING

The City of Arcadia is preparing the draft 2021-2029 Housing Element Update. The public is invited to attend this workshop to learn about the Housing Element Update and provide feedback.

This Community Workshop will discuss an overview of the Housing Element Update, overview of RHNA Allocation and a discussion on community outreach. This meeting will also serve as the City's Public Scoping meeting on the Program Environmental Impact Report (PEIR) that is being prepared for the Housing Element Update and will include an overview of the California Environmental Quality Act (CEQA) and issues to be covered in the PEIR. Please plan to join us virtually and provide your input!

Please visit the Housing Element Update website for more information at:

https://www.arcadiaca.gov/shape/development_services_department/planning___zoning/housing_element_update.php

WHEN: TBD

TIME: TBD

WHERE: TBD

For questions, please contact TBD





HOUSING ELEMENT UPDATE

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Friendly Pet Reminder!

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The Public Works Services Department is hosting a webinar on sustainable gardening and water conservation for Arcadia residents. The webinar is available to view for one month only, please RSVP by emailing mjiang@ArcadiaCA.gov.

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Residents that wish to submit questions regarding coyote behavior, pet safety, coyote mitigation strategies, or other coyote-related topics may do so before the start of the Town Hall meeting by e-mailing Coyotes@sgvcog.org. Submitted questions will be answered during the Coyote Safety Q&A Panel of the meeting. RSVP at **[SGVCOG.org/coyotes-events](https://www.sgvcog.org/coyotes-events)**. For more information, please contact Coyotes@sgvcog.org or call (626) 278-8039.



Amazing, Creative Programs at the Gilb Museum this Spring

The Gilb Museum is proud to present this year's first virtual exhibit: Community Collections Digital Exhibit. The Museum asks Arcadia community members to share their own personal collections to highlight and share with everyone, virtually. For more information, please visit **[ArcadiaCA.gov/Museum](https://www.ArcadiaCA.gov/Museum)** or call 574-5440.

The community's response to the Museum's free educational and preschool kits has been so positive that the Museum will continue to offer them to the Arcadia community through the 2021 calendar year. Applications for kits can be found on the Museum's website, starting on the day the application period is open, and are available for curbside pickup. Educational kits for ages 5-12, preschool kits for children ages 2-5 and for children with special needs are offered. Each kit will only be available for a limited time. Each kit explores topics relating to the history of Arcadia and includes all the materials necessary to create related crafts and activities. For the year of 2020, the Gilb Museum was able to provide a total of 928 kits to members of the community and is expected to distribute 2,000 kits this year. Information and applications for educational kits can be found on the Museum's website.

Have you ever wanted to jump in a time machine and explore Arcadia's past, from the time of the dinosaurs to the Arcadia of the future? The Gilb Museum is pleased to announce the 3rd annual Virtual Summer Enrichment Program for the year 2021. During select weeks in the month of July, the Museum staff will explore different periods in Arcadia's history, while highlighting items in the Museum's collection. This year's Virtual Summer Enrichment Program will include educational videos and educational kits available on a first-come-first-serve basis. Visit **[ArcadiaCA.gov/Museum](https://www.ArcadiaCA.gov/Museum)** for more information on how to apply for kits.

Annual Registration Fee for the Unoccupied Residence Registry Begins July 1, 2021



Beginning **July 1, 2021**, there will be an annual registration fee of \$1,492 required for the Unoccupied Residence Registration. The fee will allow the City to continue regular inspections of these properties to help ensure they remain secured, well-maintained, and do not become a nuisance to the community.

An unoccupied residence is a single-family residence that has not been occupied for at least 30 days. Houses that are actively under construction, in escrow to be sold or transferred, or being actively marketed by an identified listing agent are not considered unoccupied.

Registration of unoccupied residences is required and includes providing up-to-date contact information for the property owner, contact information for two authorized persons, with at least one being available on a 24-hour basis, as well as the annual fee. In lieu of providing two authorized contacts, property owners may designate a property management company as their contact. The property management company should be located within 20 miles of the unoccupied residence and be available on a 24-hour basis.

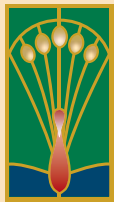
Property owners of unoccupied residences, including those that are already listed on the registry, can begin paying the annual registration fee starting July 1, 2021, and may register at Arcadia City Hall, or online at ArcadiaCA.gov/UnoccupiedReg.

For more information, please contact the Code Services Division at 574-5432, or email DSDCodeServices@ArcadiaCA.gov.



HOUSING ELEMENT UPDATE

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the Update is to plan for the current and future housing needs of all Arcadia residents. Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the Update. Please visit ArcadiaCA.gov/Housing to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view any upcoming announcements and opportunities for public participation.



Arcadia Transit Is Here for You!

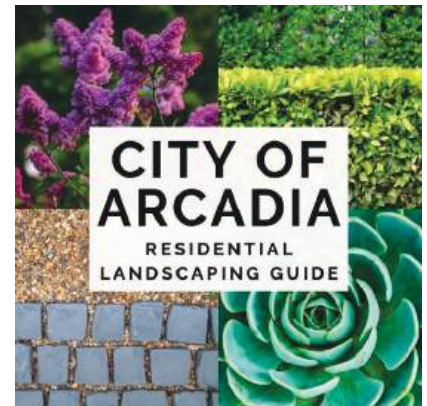
Arcadia Transit would like to thank all frontline workers including our very own transit bus drivers who have continued to provide uninterrupted service throughout the COVID-19 pandemic. We are running our regular fixed route schedules and Dial-A-Ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit ArcadiaCA.gov/Transit.

New to Arcadia Transit?

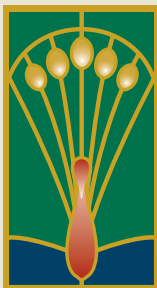
The Arcadia Transit app is a great way to learn about Arcadia's local transit system. The Arcadia Transit Fixed-Route provides general public transit service on three bus lines - Green, Blue, and Red. Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Dial-A-Ride

Arcadia Transit's Dial-A-Ride offers curb-to-curb shared transportation to seniors and persons with disabilities, responding to individual travel requests as they are received. Each Arcadia Transit vehicle is clearly marked and features comfortable seating, and is wheelchair accessible. The Arcadia Transit Dial-A-Ride service will take you to any destination within City limits! Visit the Community Center, Library, City Hall, or ArcadiaCA.gov/Transit for registration.



The Residential Landscaping Guide provides homeowners with the City's standards, requirements, and expectations for landscaping in the front yard and/or street side areas. To obtain a copy of the guide, visit the Development Services Department at City Hall, or go to ArcadiaCA.gov/RLG.



SPRING 2021 CITY OF ARCADIA NEWSLETTER

City Council

Roger Chandler, *Mayor*
Sho Tay, *Mayor Pro Tem*
Tom Beck, *Council Member*
Paul P. Cheng, *Council Member*
April A. Verlato, *Council Member*

City Officials

Gene Glasco, *City Clerk*
Dominic Lazzaretto, *City Manager*

City Council Meetings

The City Council meets the first and third Tuesday of the month at 7 p.m. in the Council Chambers at City Hall. Meetings are broadcast live on the City's government access cable channel - AT&T channel 99 and Charter Communications digital channel 15-257. Meetings are also available for viewing from the City website.

ArcadiaCA.gov

Follow Us on

@EnrichArcadia
@ProtectArcadia
@ShapeArcadia
@DiscoverArcadia

City Hall 574-5400
Building 574-5416
City Council 574-5403
City Manager 574-5401
Development Services 574-5415
Fire Administration 574-5100
Graffiti Hotline 821-4333
Historical Museum 574-5440
Library 821-5567
Planning 574-5423
Police Administration 574-5151
Public Works Services 254-2720
Recreation & Community Services 574-5113
Senior Citizen Services 574-5130
Shopping Cart Removal (888) 787-2278
Water Conservation Hotline 574-3000
Water Service 254-2700

ARCADIA

COMMUNITY NEWS



Please visit the County Public Health's website at **VaccinateLACounty.com** for the latest COVID-19 vaccine implementation information. The webpage includes:

- FAQs
- Responses to myths and misinformation
- Information about scams
- A place to sign up for email updates
- A Vaccine Distribution page that explains the phases and tiers of distribution
- A COVID-19 vaccine management dashboard where people can track how much vaccine has been distributed

Who Will Get Vaccine When

The Vaccine Distribution page describes the phases and tiers of vaccination, with more information about how these phases may roll out. This page is being updated regularly as the groups within each phase and tier are further refined.

Note: Additional groups may be added as more vaccinations become available. Check the Los Angeles County website at **VaccinateLACounty.com for the latest information and to book an appointment if you are in the eligible group.*

Improvements Around City Hall

The new project around City Hall will include construction of a new sidewalk, curb ramps, and minor landscaping improvements in the parkway along the west side of eastbound Huntington Drive from Centennial Way to the northeast corner of City Hall. With the completion of the Marriott's Le Méridien hotel, there will be a sidewalk link from the southwest corner of the Huntington Drive and Santa Clara Street intersection to Centennial Way, creating a nice loop along Huntington Drive for pedestrians to take a short stroll throughout the day. Construction around City Hall is expected to begin in April.



INSIDE THIS ISSUE

- 3 Arcadia Transit
- 4 Summer Watering Schedule
- 5 Coyote Safety Virtual Town Hall
- 6 Sports Camp
- 8 Follow Us on Facebook



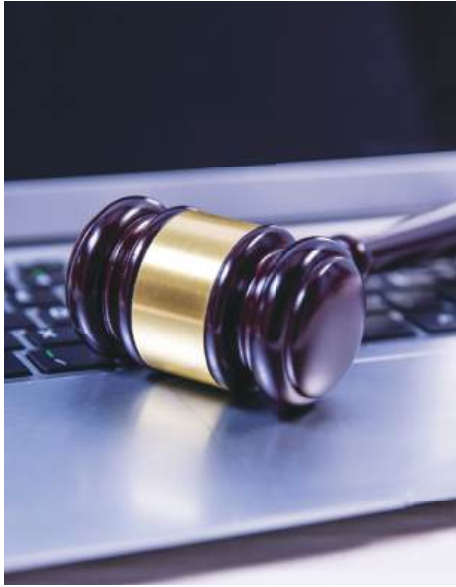
Home Improvement Grants 3



Housing Element Update 5



Community Connect Program 7



Candidates Being Sought for City Boards and Commissions

The Arcadia City Clerk's Office is currently accepting applications from residents who would like to serve on a City Board or Commission. Arcadia's Board and Commission members serve without compensation. To serve on a Board or Commission, applicants must be 18 years or older, a registered voter, and a resident of the City of Arcadia.

Arcadia's Board and Commission members serve in an advisory capacity and provide critical input on quality of life issues in Arcadia. The Arcadia Beautiful Commission, Human Resources Commission, Library Board of Trustees, and Senior Citizens' Commission each have openings.

Anyone with an interest in serving may obtain a Citizen Service Resume by visiting the City's website at **ArcadiaCA.gov/Service**. Applications must be mailed to the City Clerk's Office on or before the close of business on **Thursday, May 20, 2021**. Appointments are expected to be made at the **Tuesday, June 15, 2021**, City Council meeting.

Please contact the City Clerk's Office at 574-5455 if you would like further information about Board and Commission service in the City of Arcadia.

Home Safety During COVID



Though only 27% of fires happen in homes, these blazes are responsible for most fire deaths (79%) and injuries (73%). A combination of fewer working fire sprinklers and smoke alarms in residences and the presence of elderly individuals contribute to these statistics. With the uncertainty around COVID-19, more people are forced to stay home and work remotely, and the risk of fire continues to grow.

While 2020 data is still being collected, it is reasonable to assume we will see an annual increase in fires as more people spend more time in their residences, especially as cooking becomes more common.

The National Fire Protection Association's (NFPA) latest report on "Home Structure Fires" studied incidents between 2013-2017 and determined that of the average 354,400 home structure fires per year, most were caused by cooking (49%), followed by the following:

- Heating equipment (14%)
- Electrical distribution and lighting equipment (10%)
- Intentional (8%), this includes arson and fires started by children
- Smoking materials (5%)

Fire safety should always be of paramount concern for the home starting with the following reminders:

Cooking Fire Safety

- If you're cooking with quicker-acting equipment, stay in the room and keep an eye on things.
- Turn off the stove, fryer, broiler, or grill if you have to leave the kitchen.
- Use a timer for longer cooking tasks, such as baking, simmering, or roasting. Forgotten cooking leads to fires.
- Keep fuel sources, such as towels or empty boxes, away from the stove. Make sure pot and pan handles are not sticking outward.
- Always try to keep small kids out of an active kitchen.

Heater Fire Safety

- Keep combustibles at least three feet away from any type of heating equipment and enforce the same distance rule for kids.
- Turn off portable heaters if you leave or go to bed.
- Have your heating equipment inspected by a qualified contractor on a regular basis.

Electrical Fire Safety

- Never charge devices under covers or pillows.
- Avoid overloading electrical circuits by plugging numerous things into outlet adapters, and never use adapters for larger appliances such as refrigerators.
- Ensure all cords are in good shape and from the manufacturer. Remember, extension cords are merely temporary solutions to achieve plug-in distance.



Arcadia Transit Is Here for You!

Arcadia Transit is here for your essential trips during the ongoing COVID-19 crisis and Los Angeles County's path to recovery. We are running our regular fixed route schedules and dial-a-ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit ArcadiaCA.gov/Transit.

Have you downloaded the Arcadia Transit App?

- Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Protect Yourself When Using Arcadia Transit

- A Federal directive requires a face mask to be worn on public transit at all times. Wear a mask over your nose and mouth when in public settings.
- We ask riders to spread out whenever possible, allowing yourself six feet of physical distance from others.
- Please avoid riding Arcadia Transit if you are feeling sick.



HOME IMPROVEMENT GRANTS AVAILABLE

Arcadia residents in need of home repairs may be eligible for federal grant assistance under the Home Improvement Program. Qualified homeowners meeting income limits are eligible to receive assistance of up to \$20,000 for a single-family home, and up to \$15,000 for a condominium or townhome. The program can help fund general home repairs, replacement of heating and air conditioner units, home insulation, water heaters, window and exterior doors (limited to single-family homes), energy efficiency improvements, and more!

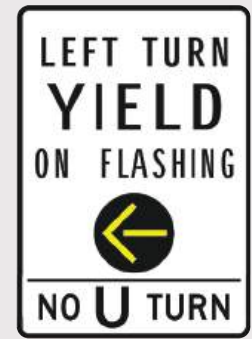
To qualify, property owners must own and occupy the residence and meet the household income limits and restrictions listed below.

Number of persons in the household	Maximum combined income per household*
1	\$63,100
2	\$72,100
3	\$81,100
4	\$90,100
5	\$97,350
6	\$104,550

**Income limits subject to change. Household income includes a percentage of all financial assets. No additional properties may be owned.*

This Program is funded in part by the U.S. Department of Housing and Urban Development through the Los Angeles County Community Development Commission's Community Development Block Grant Program.

An application and brochure can be obtained by contacting the Development Services Department at 574-5408 or HIP@ArcadiaCA.gov, or downloaded at ArcadiaCA.gov/HIP.



New Flashing Yellow Arrow Coming to Duarte Road at Holly Avenue Traffic Signal

In the interest of improved safety and efficiency, as a pilot project, a Flashing Yellow Arrow (FYA) for the left turns on Duarte Road at the Holly Avenue traffic signal will be installed.



Steady Red:
Stop

Steady Yellow:
Prepare to Stop
Flashing Yellow:
Left turn after yielding
to oncoming
traffic/pedestrians

Steady Green:
Protected Left Turn

A FYA allows waiting motorists to make a left-hand turn after yielding to oncoming traffic. It tends to be more eye-catching and is a constant reminder to the driver to use caution in yielding to oncoming traffic, as opposed to the solid green light. This new FYA will provide more efficiency for left turners with the permissive left turns allowed in the off-peak hours but could also be turned off during heavy pedestrian activity periods where there is a greater potential interaction with permissive left turners. Be on the lookout as the City plans to install more FYAs at traffic signals throughout town!

Spring Cleaning

Free Bulky Item Pickup



Are you moving or simply looking to get rid of old furniture and appliances? Arcadia residents residing in single-family homes have four (4) free bulky item pickups per year. Multi-family complex residents have two (2) free pickups per unit, per year. Contact Waste Management at (800) 266-7551 or online at Home.WM.com/Arcadia to arrange your bulky item pickup today. These items may include:

- Couches, rugs, and other large furniture
- Refrigerators, washing machines, and other large appliances
- Mattresses and box springs
- Water heaters
- Large bundled branches that do not fit in your green waste container
- Bulky electronic waste (computers, TVs, printers, etc.)



The State of California has recently approved regulations for Senate Bill 1383. These regulations set a goal of reducing the state's landfilled organic waste by 50%-75% statewide. In order to achieve this goal, cities are tasked with having organics (food waste and green waste) recycling programs at all properties, including single-family residential properties. In addition, cities must work with counties to facilitate a food rescue program that creates a 20% increase in the recovery of currently disposed edible food from grocery stores, restaurants, and other large food generators to address food insecurity in California.

Stay tuned for more information on how you will play a part in the success of this organics recycling program in future announcements. For more information, please visit CalRecycle.CA.gov/Organics/slcp.



Composting at Home

Composting at home is a sustainable practice that turns unwanted food scraps and yard trimmings into a rich, pesticide-free soil conditioner. You can use a compost bin, worm composting bin, or create a free-standing compost pile in a shaded area of your backyard. For basic composting instructions, visit EPA.gov/Recycle/Composting-Home. The Public Works Services Department offers 3' x 2' compost bins at the reduced price of \$35 to Arcadia residents and worm composting bins for \$65. To reserve yours today, please call 254-2720.



SUMMER Watering Days

	Mon	Tues	Wed	Thur	Fri	Sat	Sun
SUMMER Watering Schedule May 1-October 31							

Starting on **May 1 through October 31**, the Summer Watering Schedule begins and allowed days for outdoor irrigation are Tuesday, Thursday, and Saturday, before 9 a.m. and after 6 p.m. Avoid watering during daytime hours when the sun, heat, and wind will quickly evaporate water. Additionally, please limit sprinklers to 10 minutes per station to avoid creating runoff, which is a sign of water waste and overly saturated soil. Trees and garden plants may be watered by hand any day of the week, as long as it is done within the allowed timeframe. When using a garden hose for outdoor watering, ensure a shut-off nozzle is attached to prevent waste.

Arcadia residents and businesses can qualify for indoor and outdoor water efficiency rebates, including Metropolitan Water District's Turf Replacement rebate offering \$2 per square foot. For more information, please visit SoCalWaterSmart.com or call (888) 376-3314.



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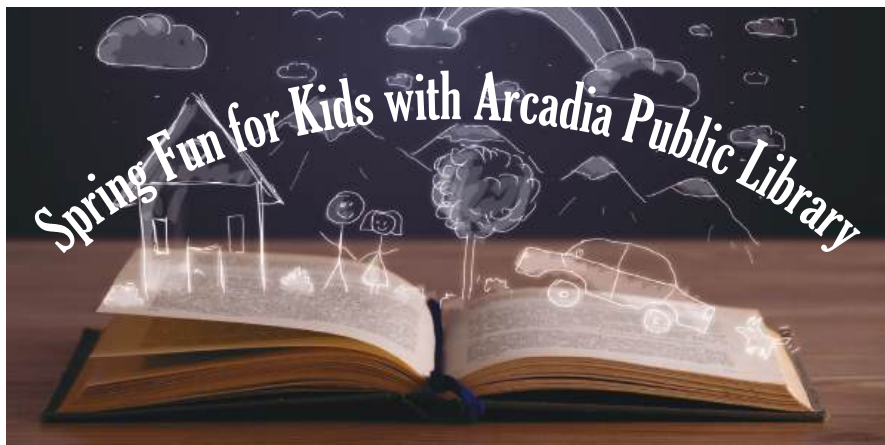


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Have you ever wanted to jump in a time machine and explore Arcadia's past, from the time of the dinosaurs to the Arcadia of the future? The Gilb Museum is pleased to announce the 3rd annual Virtual Summer Enrichment Program for the year 2021. During select weeks in the month of July, the Museum staff will explore different periods in Arcadia's history, while highlighting items in the Museum's collection. This year's Virtual Summer Enrichment Program will include educational videos and educational kits available on a first-come-first-serve basis. Visit ArcadiaCA.gov/Museum for more information on how to apply for kits.



It's a new season and time for two yearly favorites...but, first, something new! The Arcadia Public Library has added Dial-A-Story, a new service that enables you to dial in and listen to fun and engaging stories for kids. No Internet is needed, just a phone. Call 631-2300 anytime, anywhere and follow the voice prompts to select and listen to your choice of three stories read aloud by Library staff. New stories will be available every other week.

It wouldn't be spring without the annual Bookmark Contest. Children, ages 3 - 14 years, who are looking to creatively express themselves, are invited to submit their drawing for a bookmark on the colorful theme of "Reading Colors Your World". Entries will

be accepted through **Saturday, April 17, 2021**. Eight winning entries will be selected, professionally printed, and distributed throughout the summer months. Contest entry forms will be available at the Library's front entrance as well as on the Library's webpage at **ArcadiaCA.gov/Library**.

The Library is freshening up its traditional spring reading program. This year, the family that reads together also wins fun prizes by participating in the Arcadia Public Library's Family Reading Program. Those interested in participating may register online. Participants then read and log up to 25 book titles to earn virtual badges. There will be weekly drawings for kid participants. Kid, teen, and adult participants who earn at least one virtual badge will be automatically entered into a grand prize drawing for one of five \$25 gift cards. All reading and logging must be completed by **Saturday, May 1, 2021**. Grand prize winners will be contacted by **Friday, May 7, 2021**. Readers may access a host of great digital books through TumbleBook Library, Overdrive or Gale eBooks. All are accessible on the Library's website from the "eBooks and More" webpage.

Don't forget! The Library is still offering the popular front-door pick-up service. Order up to five items online at **Discovery.ArcadiaLibrary.org** and you'll be called to arrange a pick-up time when they are available. Happy family reading!

Half Day After School Camp



Baldwin Stocker Elementary School
Weekdays
2-6 p.m.
5-12 years of age
\$92 per week

The half day camp follows the Los Angeles County Public Health Order, including:

- Health screening and temperature check
- Face covering
- 1:10 staff to youth ratio
- Consistent weekly groups
- Cleaning protocols

For more information, please visit **ArcadiaCA.gov/Recreation** or call 574-5113.

WILDERNESS PARK day camp

June 7 - August 6

\$155 | 5-12yrs | 9:30am-3pm

Registration is on now at ArcadiaCA.gov/Recreation

For more information, call the Recreation Office at 626.574.5113.

Sports CAMP

July 19 - August 6

\$155 | 5-12yrs | 9:30am-3pm

Registration is on now at ArcadiaCA.gov/Recreation

For more information, call the Recreation Office at 626.574.5113



Expand Your Tech World with Arcadia Public Library

As our world becomes increasingly dependent on technology, so does our need to learn apps, tools, and products. That's where the Library comes in! Join our virtual Learning Lab classes to discover and become skilled at the technology our family, businesses, and community use. There's a class for everyone.

Can't make the live class time? Here are some other resources:

- Review the class handout and presentation by visiting **Arcadia.Libguides.com/Learninglabs**
- Watch the class micro-lesson on the Library's YouTube channel at **youtube.com/user/arcadiapubliclibrary**
- Book a Librarian for a one-on-one session in which we will work with you and answer your tech-related questions by visiting **forms.gle/ttr4WijKBMG8JkaT7**

Arcadia Public Library also offers a wide range of eResources on its webpage, including ebooks, magazines, movies, language classes, crafting instructions and ideas, reading advice, and more. It's like having your own personal library 24/7. Want to learn even more? Call the Adult Services division directly at 821-5569 or visit the Library's webpage at **ArcadiaCA.gov/Library**.

The Library Supports Arcadia Teens

Reviving the Library's Teen Advisory Group has given the Library's staff a chance to become more aware of how the Library can connect with teens, offering them the books, resources, and help they may need.

When speaking with teens, a common theme is how overwhelmed they are feeling. Being unable to hang out with friends, trying to keep up with online school, COVID worries, and the day to day stresses of being a teen add to these feelings. To help with this, the Library created a take-home de-stress kit for teens. The kit includes:

- A mini Zen garden
- A coloring bookmark
- A list of recommended books to read
- Bubble wrap- to pop when feeling stressed

This interactive kit will help teens reset. They can leave their mini Zen garden on their desk for easy access when needed. A curated list of books is included: fiction books for the health benefits that come from reading for pleasure and nonfiction books, as they relate directly to the mental wellness of teens.

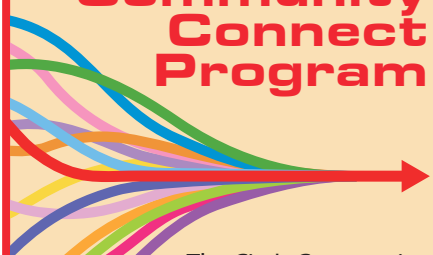


During this time of great uncertainty we've been comforted, encouraged, and humbled by the outpouring of generosity and support from our community.

Remarkable people, organizations such as the Arcadia Chinese Association, community groups, and small businesses have all stepped up to support our first responders and City staff with donations of meals, personal protective equipment, and more.

To us, you are our heroes and we thank you for helping us meet the challenges of this moment, so we can continue to provide the highest level of service to our residents.

Community Connect Program



The City's Community Connect Program is a free, secure, and easy way for our community to provide critical information about their households so that the Arcadia Fire Department can adequately respond to our residents during an emergency. Some of the helpful information you can provide includes your property's type, whether or not you have fire sprinklers, best contact in case of an emergency, potential hazards at your location, mobility issues in your household, and even your pet's information.

This is a completely voluntary program and it is up to you on how much information you would like to share with our first responders. Sign up any time by visiting **ArcadiaCA.gov/Connect**.



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ARCADIA POSTAL CUSTOMER

Support Arcadia Businesses

Shop & Dine Arcadia



如果您需要有人协助翻译本期中的文章, 请与朋友或邻居联系。本期提要:

新冠病毒疫苗接种信息	1
市政厅周围的翻新改进	1
诚征市政委员会成员	2
新冠病毒疫情期间家庭安全	2
阿凯迪亚公共交通为您服务!	3
可提供住宅翻新赠款	3
将在与Duarte Road 与Holly Avenue交界处的交通信号灯上增设闪烁黄箭头	3
春季大扫除: 免费取走大件物品	4
在家中做堆肥	4
SB 1383	4
夏季浇水日	4
新建住房比例更新	5
今春Gilb博物馆推出的令人惊奇并充满新意的计划	5
友好宠物提醒!	5
即时可持续性网络研讨会	5
郊狼安全虚拟市民会议	5
阿凯迪亚公共图书馆春季儿童娱乐活动	6
半日课后活动营	6
荒野公园 (Wilderness Park) 日间营	6
运动营	6
在阿凯迪亚公共图书馆扩大您的技术视野	7
图书馆支持阿凯迪亚青少年	7
谢谢!	7
社区联系计划	7
支持阿凯迪亚企业: 在阿凯迪亚购物和就餐	8
在脸书上查看我们的信息	8

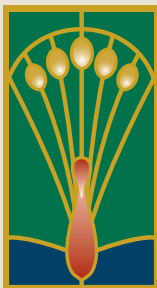
Follow Us on Facebook



[Facebook.com/ArcadiaGov](https://www.facebook.com/ArcadiaGov)

The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us.

facebook



SUMMER 2021 CITY OF ARCADIA NEWSLETTER

City Council

Sho Tay, *Mayor*
Paul P. Cheng, *Mayor Pro Tem*
Tom Beck, *Council Member*
Roger Chandler, *Council Member*
April A. Verlato, *Council Member*

City Officials

Gene Glasco, *City Clerk*
Dominic Lazzaretto, *City Manager*

City Council Meetings

The City Council meets the first and third Tuesday of the month at 7 p.m. in the Council Chambers at City Hall. Meetings are broadcast live on the City's government access cable channel - AT&T channel 99 and Charter Communications digital channel 15-257. Meetings are also available for viewing from the City website.

ArcadiaCA.gov

Follow Us on

@EnrichArcadia
@ProtectArcadia
@ShapeArcadia
@DiscoverArcadia

City Hall 574-5400
Building 574-5416
City Council 574-5403
City Manager 574-5401
Development Services 574-5415
Fire Administration 574-5100
Graffiti Hotline 821-4333
Historical Museum 574-5440
Library 821-5567
Planning 574-5423
Police Administration 574-5151
Public Works Services 254-2720
Recreation & Community Services
574-5113
Senior Citizen Services 574-5130
Shopping Cart Removal (888) 787-2278
Water Conservation Hotline 574-3000
Water Service 254-2700

ARCADIA

COMMUNITY NEWS



BRUSH FIRE PREPAREDNESS: FIRE RESISTANT PLANTS CAN HELP SAVE YOUR HOME

The Bobcat Fire of 2020 reminded all Arcadians of the ever present dangers of wildland fires to lives and property. If you live in an area that may be impacted by wildfire, the Arcadia Fire Department recommends the proactive measure of planting fire resistant plants to reduce the exposure to wildfires.

These plants are relatively non-flammable and burn less readily than typical chaparral plants such as Chamise or Scrub Oak. There is no such thing as a fireproof plant. Most substances – including green plants – will burn if subjected to a high degree of temperature for extended periods. The time and temperature characteristics of ignition and combustion vary considerably between species.

Most retail nurseries can provide you with more specific details on cost, planting, and maintenance of a given plant. Information on types of fire-resistant plants can also be obtained by contacting the Los Angeles County Arboretum at 821-3222, or by reviewing the websites of some of the following organizations:

California Fire Safe Council	cafiresafecouncil.org
California Native Plant Society	cnps.org
California Invasive Plant Council	cal-ipc.org
California Department of Forestry and Fire Protection	fire.ca.gov

In addition to the use and maintenance of fire resistive plants, the Arcadia Fire Department recommends the following proactive measures homeowners can do outside of their dwelling to protect it from possible damage from brush fires:

- Enclose the underside of eaves and decks with fire-resistant materials to keep out flying embers.
- Clean dead leaves and needles from the roof and rain gutters.
- Cover your chimney, attic vents, and stovepipes with 1/8-inch mesh screens.
- Move propane tanks and stack woodpiles at least 30 feet from all structures.
- Install dual-paned windows when financially feasible.
- Use only Class A or non-combustible materials when replacing your roof.

For additional fire safety information, please contact the Arcadia Fire Prevention Bureau at 574-5104 or visit the City website at ArcadiaCA.gov/Brushfire.

INSIDE THIS ISSUE

- 3 Housing Element Update
- 5 SB1383
- 6 Summer Enrichment Program
- 7 Passport Services Now Open
- 8 Follow Us on Facebook



Pool Safety

2



Summer Concerts & Movies

4

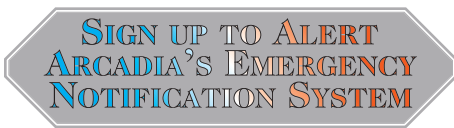


Summer Reading Program

6



As we celebrate this year's Fourth of July weekend, it is important to keep in mind that for the protection and safety of our residents, the Arcadia Municipal Code Section 3124.9 prohibits the use, sale or discharge of fireworks anywhere in the City, unless authorized by the Fire Chief.



The City of Arcadia's mass emergency notification system, Alert Arcadia, enables the City to provide secure, reliable, and relevant information to residents in real-time during emergency situations. Sign up for Alert Arcadia to receive local emergency information and other important community messages via phones, text messages, emails, and over the web. Messages may include safety alerts and instructions, shelter locations, and evacuation orders. Signing up to Alert Arcadia online is easy and fast by going to **ArcadiaCA.gov/Alert**.

SAVINGS for City of Arcadia Residents Join the Paramedic Membership Program (PMP)

A 9-1-1 call for emergency ambulance service can cost thousands of dollars. For \$51 per year, PMP provides savings with benefits to you and the rest of your family:

- ✓ Covers ALL permanent household members who live at the same address.
- ✓ Covers ALL out-of-pocket expenses not covered by insurance for emergency ambulance services.
- ✓ Reduced rates for those who live in a retirement facility (\$27 per year) or qualifying low-income residents (\$24 per year).

To get an application packet, please contact the Arcadia Fire Department at 574-5126 or download the form from **ArcadiaCA.gov/Paramedic**.

Pool Safety Tips

Swimming pools are great places for family fun especially during the summer periods. For everyone's safety, it is important to ensure everyone follows these simple safety steps to stay safer in and around water.

1. NEVER leave a child unattended in or near water.
 - Designate an official "Water Watcher," an adult tasked with supervising children in the water. This should be their only task – no reading, texting, or playing games on their phone.
 - Have a phone close by at all times in case you need to call for help.
 - If a child is missing, check the pool first.
2. Teach children how to swim. Swimming is not only fun, it's a lifesaving skill.
 - Enroll children in swimming lessons; there are many free or reduced-cost options available from your local YMCA or USA Swimming chapter.
3. Teach children to stay away from drains.
 - Do not play or swim near drains or suction outlets, especially in spas and shallow pools, and never enter a pool or spa that has a loose, broken, or missing drain cover.
 - Children's hair, limbs, jewelry, or bathing suits can get stuck in a drain or suction opening. When using a spa, be sure to locate the emergency vacuum shutoff before getting in the water.
4. Ensure all pools and spas – both in your backyard and any public pool you may visit have compliant drain covers.
 - Powerful suction from a pool or spa drain can even trap an adult.
5. Install proper barriers, covers, and alarms on and around your pool and spa.
 - Proper fences, barriers, alarms, and covers can be lifesaving devices. A fence of at least four feet in height should surround the pool or spa on all sides and should not be climbable for children.
 - The water should only be accessible through a self-closing, self-latching gate.
 - Teach children to never try to climb over the gate or fence. Install a door alarm from the house to the pool area, and keep pool and spa covers in working order.
6. Pool covers should cover the entire pool securely enough that a child or an animal cannot slip under them.
 - Make sure no standing water collects on top- children can drown in less than 2 inches of water.
 - Floating solar and winter covers are not safety covers and can increase drowning risk. Because a floating cover makes the pool surface appear solid, a small child might try to retrieve a ball or other light toy that landed on it and quickly slip underneath – often trapped and hidden from view.
7. Know how to perform CPR on children and adults.
 - Once you're CPR certified, make sure to keep your certification current.
 - CPR classes are available through many hospitals, community centers, or by contacting the American Red Cross.

For more resources in adopting essential water safety steps and ensuring that a great day at the pool does not turn into a tragic one, please visit **poolsafely.gov**.



Annual Registration Fee for the Unoccupied Residence Registry Begins July 1, 2021



Beginning **July 1, 2021**, there will be an annual registration fee of \$1,492 required for the Unoccupied Residence Registration. The fee will allow the City to continue regular inspections of these properties to help ensure they remain secured, well-maintained, and do not become a nuisance to the community.

An unoccupied residence is a single-family residence that has not been occupied for at least 30 days. Houses that are actively under construction, in escrow to be sold or transferred, or being actively marketed by an identified listing agent are not considered unoccupied.

Registration of unoccupied residences is required and includes providing up-to-date contact information for the property owner, contact information for two authorized persons, with at least one being available on a 24-hour basis, as well as the annual fee. In lieu of providing two authorized contacts, property owners may designate a property management company as their contact. The property management company should be located within 20 miles of the unoccupied residence and be available on a 24-hour basis.

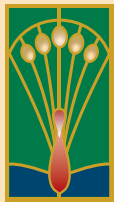
Property owners of unoccupied residences, including those that are already listed on the registry, can begin paying the annual registration fee starting July 1, 2021, and may register at Arcadia City Hall, or online at ArcadiaCA.gov/UnoccupiedReg.

For more information, please contact the Code Services Division at 574-5432, or email DSDCodeServices@ArcadiaCA.gov.



HOUSING ELEMENT UPDATE

Earlier in the year, the City of Arcadia began the important process of updating its 6th Cycle Housing Element, covering the years 2021-2029. The goal of the Update is to plan for the current and future housing needs of all Arcadia residents. Community participation is a vital part of the update process. Therefore, the City has developed a community survey to find out which housing issues are important to the community, and to help the City develop a plan that best reflects the community's housing needs. The survey is anonymous and takes about 5-10 minutes to complete. The City has also developed a Frequently Asked Questions (FAQ) page to provide more detailed information on the Update. Please visit ArcadiaCA.gov/Housing to provide your input by taking the community survey, view the FAQ page, learn more about the update process, sign up for email updates, and view any upcoming announcements and opportunities for public participation.



Arcadia Transit Is Here for You!

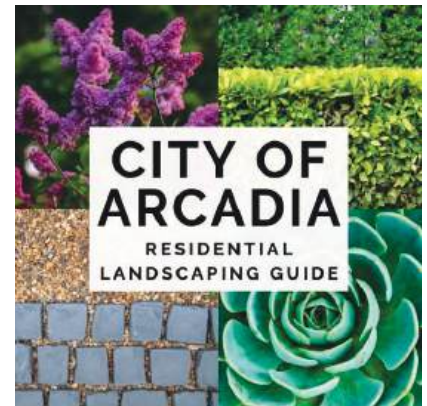
Arcadia Transit would like to thank all frontline workers including our very own transit bus drivers who have continued to provide uninterrupted service throughout the COVID-19 pandemic. We are running our regular fixed route schedules and Dial-A-Ride service. Arcadia Transit is committed to the safety and health of our riders. Our buses are clean, safe, and convenient. For more information on our services, please visit ArcadiaCA.gov/Transit.

New to Arcadia Transit?

The Arcadia Transit app is a great way to learn about Arcadia's local transit system. The Arcadia Transit Fixed-Route provides general public transit service on three bus lines - Green, Blue, and Red. Plan your trip, get real-time schedules, and rely on our essential transportation services to get you where you need to go. Download DoubleMap Bus Tracker on the App Store or Google Play first, then select Arcadia as the transit system to view.

Dial-A-Ride

Arcadia Transit's Dial-A-Ride offers curb-to-curb shared transportation to seniors and persons with disabilities, responding to individual travel requests as they are received. Each Arcadia Transit vehicle is clearly marked and features comfortable seating, and is wheelchair accessible. The Arcadia Transit Dial-A-Ride service will take you to any destination within City limits! Visit the Community Center, Library, City Hall, or ArcadiaCA.gov/Transit for registration.



The Residential Landscaping Guide provides homeowners with the City's standards, requirements, and expectations for landscaping in the front yard and/or street side areas. To obtain a copy of the guide, visit the Development Services Department at City Hall, or go to ArcadiaCA.gov/RLG.

Free Turf Transformation Classes

With a second dryer than normal winter in a row, it's important we remember the key role landscapes play in water use efficiency. If you are looking to revamp your front or backyard, sign up for a free turf transformation class at greengardensgroup.com/turf-transform. These classes are now being offered online in English, Mandarin, and Spanish. Simply sign up for a scheduled time and an instructor will walk you through the process of removing turf grass, building a healthy soil sponge, and selecting the right plant palette. The class will also cover the \$2 per square foot turf removal rebate offered by Metropolitan Water District on socalwatersmart.com.

NEW!
CODE COMPLIANCE GUIDES
NOW AVAILABLE ONLINE

YARD SALE
Residents are advised to use caution at City Hall for the sale of property.

REPORT GRAFFITI
When graffiti vandalism goes unreported, it can contribute to the decline of the neighborhood. Be the eyes of the community and help defeat vandals by denying them visibility. If you see graffiti within the City limits, note the location, and call the Graffiti Hotline.

Call for Removal
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The City of Arcadia, through the Arcadia Municipal Code (AMC), requires that minimum standards be maintained related to the health, safety, and welfare of community residents. The new Code Compliance guides provide useful information on the City's codes, safety tips, and programs. They are also available in Chinese. Check them out at ArcadiaCA.gov/CodeGuides.

Carcadia - SGV's Most Eclectic Car Show

Now in its eighth year, Carcadia is one of the longest-running and biggest regularly scheduled car meets in not only the San Gabriel Valley but the entire Southern California area. Founded by Arcadia natives, Carcadia is a family-friendly environment where you'll find incredible diversity of cars and car lovers who attend. The City has partnered with Carcadia to offer a free used oil kit (used oil container, rags, and used oil funnel), while supplies last. Come and get your used oil kit Arcadia car enthusiasts! See below for location details:

Location: 733 West Naomi Avenue, Arcadia 91007 (Arcadia Hub Center)

Time: **Last Sunday of the month, 7:00 a.m.-9:00 a.m.**

Website: Carcadia.org

Instagram: [Carcadia66](https://www.instagram.com/Carcadia66)

Free Summer Concerts and Movies

Back to Back

CONCERTS	MOVIES
6:30pm	Dusk
COLD DUCK August 5	THE CROODS: A NEW AGE
Plus National Night Out and Arcadia's 118th Birthday	
THE ANSWER August 12	RAYA AND THE LAST DRAGON

CITY HALL WEST LAWN
240 WEST HUNTINGTON DRIVE
PARKING AVAILABLE AT CITY HALL LOT AND SANTA ANITA RACE TRACK, GATE 5

DROUGHT

This past April, Governor Newsom declared a drought emergency in 41 California counties. As of May 2021, Los Angeles County has not yet been declared under a drought emergency, although the U.S. Drought Monitor (droughtmonitor.unl.edu) already shows the County to be in extreme drought.

The City continues to monitor the drought situation and would like to remind the community that the most impactful way to use water efficiently is by being mindful of outdoor irrigation. To that end, the Summer Watering Schedule is effective through **October 30** and allows outdoor irrigation on **Tuesdays, Thursdays, and Saturdays**. To prevent evaporation, please water between **6:00 p.m. and 9:00 a.m.** when sunlight and wind are weakest. Limit sprinklers to 10 minutes per station to avoid creating runoff and ensure that leaks are fixed in a timely manner. Trees and plants may be watered manually every day within the allowed hours by a garden hose with a shut-off nozzle attachment.

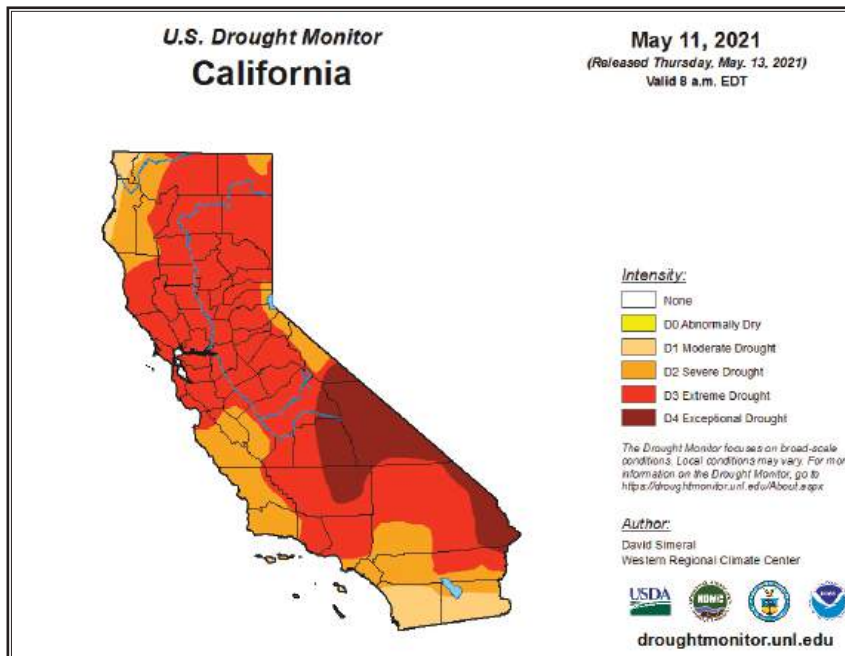
If you have questions on the codified Seasonal Watering Schedule or would like to learn more about available resources, please visit ArcadiaCA.gov or contact Public Works Services at 254-2706.



SB 1383

Greenhouse gases are on the rise largely due to the increase of food waste in landfills. The California Department of Resources Recycling and Recovery (CalRecycle) found that food waste makes up 17-18% of landfilled disposal. Reducing food waste aids in decreasing methane emissions and helps repurpose resources.

1. Meal plan for the week to identify what groceries you need to purchase to avoid over-purchasing perishable foods.
2. Organize and store your fruits and vegetables so they can stay fresh for as long as possible.
3. Be mindful of fruits that emit gases ripening other produce, i.e. keep bananas away from apples, etc.
4. Try your hand at composting, it's a great way to repurpose leftover produce and yard clippings. Plus, you are upcycling your food waste into fertilizer! Check greengardensgroup.com/events for available classes and visit the Arboretum for educational resources.
5. If you have safe, unexpired, and unopened canned food that you can't consume, consider donating to local homeless shelters and nonprofits.



Summer classes have started.
Check out the Summer Buzz on our website for more information.



TRASH

CONTAINERS



Trash Containers should be removed from the curb and stored away no later than 5:00 a.m. on the day following trash collection.



This year's Children's Summer Reading Program theme, "Reading Colors Our Community", encourages Arcadians to come together and read, explore, create, and stay safe. The program runs through **Saturday, July 31, 2021**.

Kids can register online, then pick up a free summer pack from the Library. Kids (infant to 5th grade) can log their time spent reading and youth (6th to 8th grade) can complete fun challenges to earn virtual badges, and a reading reward. Participants then visit the Library to collect the reward for their highest earned virtual badge. Prizes range from Glop & Dots to light-up spinning wheels for younger kids, and checker sets and paddle ball games for youth. The Library will also offer weekly virtual storytimes, craft kits, family paint parties, and more throughout the summer. Visit the Library's website at **ArcadiaCA.gov/Library** for more information.



Summer Enrichment Program 2021

This July, the Gilb Museum will be holding its 3rd annual Summer Enrichment Program. For select weeks in the month of July the Gilb Museum will offer a live, virtual learning experience via Zoom. Lessons will be themed around different time periods in Arcadia's history. Each lesson will also include a free educational kit that students can use at home.



Arcadia Public Library Welcomes Back the Public!

Arcadia Public Library reopened to the public on May 3, over a year after it closed its doors due to the COVID-19 pandemic. The Library will be open Mondays-Tuesdays, from 4 p.m. to 8 p.m.; Wednesdays-Thursdays, from 10 a.m. to 2 p.m.; and Saturdays, from 11 a.m. to 5 p.m., until fully staffed. Library users are asked to follow masking guidelines, appropriate social distancing, and to not visit the Library if experiencing any COVID-19 symptoms, if they have been exposed to COVID-19, or have any other contagious illness. The popular front-door pick-up service will continue from 10 a.m. – 2 p.m. on Mondays-Tuesdays; 3 p.m.-7 p.m. on Wednesdays-Thursdays; and 10 a.m.-5 p.m. on Fridays. "Grab-and Go" browsing, public computers, Wi-Fi access, Passport Services, as well as printing, faxing, and copying, are also available. The Friends of the Library will continue holding their outdoor book sale on Tuesdays, Thursdays, and Saturdays.



Do you remember participating in reading programs when you were a kid? Do your children or grandchildren currently participate? Feeling a little left out of the fun? Did you know that the Arcadia Public Library has a Summer at Your Library program just for adults? Join us in June and July for our virtual reading program themed: Reading Colors Your World!

The Library uses the online platform and mobile app called Beanstack where you can keep track of your reading, complete online badges, and enter to win one of three raffle prizes at the end of the summer. Writing short book reviews to share your reading with the community earns you bonus entries for the raffle. The raffle prizes include a Kindle Fire 7, Bluetooth earbuds, and a craft kit bundle. These prizes will be on display over the summer, so be sure to stop by to check them out.

If you're not sure what to read next or need help getting started, please reach out to a librarian. We're happy to help with book recommendations and connect you to materials of interest. We've got something for everyone, so be sure to join us for Summer at Your Library! We also offer helpful and fun newsletters that will keep you up to date on bestsellers and what's new at Arcadia Public Library. Please call the Arcadia Public Library at 821-5569 for information.

Passport Services Open for Business at Arcadia Public Library

As the world slowly reopens for travel and summer wanderlust beckons, Arcadia Public Library's Passport Services Office is open for business! The Passport Services staff is available for processing new passports for adults and children, assisting with renewing passports for children, taking photos, and answering your questions. As the State Department is estimating that it will take 10 to 12 weeks to process a new passport and 4 to 6 weeks to process an expedited passport, allowing enough time to submit and receive your passport is crucial.

There are few things to keep in mind:

- Appointments are required. Please call 294-4848 to schedule an appointment.
- Appointments are available Monday through Thursday evenings, Monday and Tuesday mornings, and Saturdays from 10 a.m. to 1 p.m.
- Please, for the time being, wear a mask and observe social distancing.
- Fillable forms, essential information, and timely updates are available on the State Department's Passport Services website at **Travel.State.gov**. The website also lets customers look for open Passport agencies and acceptance offices by zip code.
- Adult Passport renewals are accepted and processed by mail only. If your passport expired within the last five years, visit **Travel.State.gov** for the necessary form (DS-82) and instructions. Children under 16 must apply for a new passport when their passports expire.
- Passport services staff are here to help! Please call 294-4848 for assistance, appointments, and information.

Seniors, Teen Interns Contribute to Arcadia Oral History

In 2020, Museum staff worked with Girl Scout Kira Camacho on her Gold Award. Ms. Camacho created the Senior Series Project, collecting oral histories from residents in the City of Arcadia. Having to modify her original plans of creating a physical exhibit, Ms. Camacho created a virtual exhibit of her project. The virtual launch of the exhibit is now live and you can find the virtual exhibit link on the Museum's website at **ArcadiaCA.gov/Museum**. The Faces of Arcadia Oral History Project lets teen interns interview members of the Arcadia community, including business owners, members of civic organizations, educators, members of local government, and more. The Faces of Arcadia Oral History Project will help preserve the history of Arcadia by asking members of the Arcadia community to contribute their stories. These oral histories will be added to the Gilb Museum's collections. For more information on the internships or to participate in 30-minute oral history interviews on topics relating to Arcadia's past and present, please contact the Gilb Museum at 574-5440.

Anthony Wilkinson Collection Transcription Project

The Anthony W. Wilkinson Letter Collection is composed of approximately 700 letters and postcards which were written to and by Edith Hartzell Grandy, a former army medic in the U.S. Civil War, between the 1860s and 1960s. These letters have been assessed by Gilb Museum staff as invaluable for their inclusion of the perspective of a woman living in California during the Civil War. Thus, the Gilb Museum intends to digitize these letters to make the information more available for a wider audience. Through the digitization and transcription of Hartzell-Grandy's 700 letters and postcards, the Gilb Museum intends to make these letters available for researchers and reach a state-wide, national, and international audience. If you wish to help transcribe these letters, check out the Museum's website and look at the Transcription Project for more information.

2021 Gilb Museum Kits

Kits are available for preschoolers, children aged 5 to 12, and children with special needs. Each kit includes a history lesson and challenges children to be creative.

Register today for your free kits!



Preschoolers and students ages 5-12 can apply to participate in the wildly popular "Community Kits" program sponsored by the Museum. So far this year, the Gilb Museum has provided 458 kits to local children and is happy to continue to offer free kits to the Arcadia community throughout the 2021 calendar year. Each kit will only be available for a limited time. Applications for kits can be found on the Museum's website starting on the day the application is open and are available for curbside pickup. We offer Community Kits for ages 5-12 and Preschool Kits for children ages 2-5 and for children with special needs.

Community Connect Program

The City's Community Connect Program is a free, secure, and easy way for our community to provide critical information about their households so that the Arcadia Fire Department can adequately respond to our residents during an emergency. Some of the helpful information you can provide includes your property's type, whether or not you have fire sprinklers, best contact in case of an emergency, potential hazards at your location, mobility issues in your household, and even your pet's information.

This is a completely voluntary program and it is up to you on how much information you would like to share with our first responders. Sign up any time by visiting **ArcadiaCA.gov/Connect**.



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如果您需要有人协助翻译本期中的文章, 请与朋友或邻居联系。本期提要:

灌木丛火灾预防工作: 防火植物可保护您的住宅	1
本市禁止的事项	2
请登记以便收到阿凯迪亚市紧急情况通知系统发出的警示	2
帮助拯救阿凯迪亚市居民的生命	2
参加医疗救护队 (PMP)	2
泳池安全提示	2
从2021年7月1日开始, 空置住所登记收取年度登记费	3
阿凯迪亚市公共交通局为您服务!	3
新建住房比例更新	3
阿凯迪亚市居民住宅园林景观指南	3
免费草坪改造课程	4
Carcadia SGV “新能源车”车展	4
法规合规指南	4
免费暑期音乐会和电影	4
干旱	5
暑期课程已经开始	5
SB 1383	5
垃圾桶	5
2021年暑期阅读课程	6
2021年暑期加强课程	6
阿凯迪亚市公共图书馆重新开放!	6
图书馆成人暑期网上活动	6
阿凯迪亚市公共图书馆开放护照服务	7
年长者和青少年实习生为阿凯迪亚市口述历史做出贡献	7
Anthony Wilkinson藏品转录项目	7
2021年吉尔伯特博物馆资料集	7
社区联系计划	7
在阿凯迪亚市购物和用餐	8
在脸书上查看我们的信息	8

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The City of Arcadia has launched an official Facebook page in the ongoing effort to enhance communications with the community and provide additional access to City information. Get the latest information on news items, events, and emergency information by following us.

facebook



CITY OF ARCADIA 6TH CYCLE Housing Element Update

7. Public Review Draft Comments

[Section to be updated once Public Review Draft Comments have been received, processed, and incorporated where possible]



CITY OF
ARCADIA

Technical Background Report

Appendix C

Glossary of Terms





CITY OF ARCADIA 6TH CYCLE Housing Element Update

Appendix C: Glossary of Terms

Above Moderate Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low or moderate income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

Extremely Low Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

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

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor’s Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low and moderate income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City’s statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SCAG’s definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Low Income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile home” and “Modular Unit.”)

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Moderate Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city’s planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.



CITY OF ARCADIA 6TH CYCLE Housing Element Update

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means



CITY OF ARCADIA 6TH CYCLE Housing Element Update

adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low and Low income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low and low income housing. Arcadia currently allocates 30 percent of its tax increment to increase and improve the community's supply of very low and low income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

ACRONYMS USED

ACS: American Community Survey

BMPs: Best Management Practices

CALTRANS: California Department of Transportation

CEQA: California Environmental Quality Act

CHAS: Comprehensive Housing Affordability Strategy

CIP: Capital Improvement Program

DDS: Department of Developmental Services

DIF: Development Impact Fee

DU/AC: Dwelling Units Per Acre

EDD: California Employment Development Department

FAR: Floor Area Ratio



CITY OF ARCADIA 6TH CYCLE Housing Element Update

FEMA: Federal Emergency Management Agency

HCD: Department of Housing and Community Development

HOA: Homeowners Association

HUD: Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

MFI: Median Family Income

NPDES: National Pollutant Discharge Elimination System

RTFH: Regional Task Force on the Homeless

RTP: Regional Transportation Plan

SCAG: Southern California Association of Governments

SPA: Sectional Planning Area

STF: Summary Tape File (U.S. Census)

TOD: Transit-Oriented Development

TDM: Transportation Demand Management

TSM: Transportation Systems Management

WCP: Water Conservation Plan