

# TABLE OF CONTENTS

- 6.1 EXECUTIVE SUMMARY ..... 1
- 6.2 INTRODUCTION ..... 34
  - 6.2.1 OVERVIEW .....34
  - 6.2.2 PURPOSE AND AUTHORITY OF THE HOUSING ELEMENT .....34
  - 6.2.3 AUTHORITY AND SCOPE OF THE HOUSING ELEMENT.....36
  - 6.2.4 PUBLIC PARTICIPATION .....37
  - 6.2.5 CALIFORNIA ENVIRONMENTAL QUALITY ACT .....39
  - 6.2.6 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS .....39
- 6.3 HOUSING NEEDS ASSESSMENT ..... 40
  - 6.3.1 COMMUNITY PROFILE.....40
  - 6.3.2 EMPLOYMENT TRENDS.....43
  - 6.3.3 HOUSEHOLD CHARACTERISTICS .....45
  - 6.3.4 REGIONAL HOUSING NEEDS ASSESSMENT.....50
  - 6.3.5 EXTREMELY LOW-INCOME HOUSEHOLDS.....51
  - 6.3.6 SPECIAL-NEEDS GROUPS .....53
  - 6.3.7 HOUSING PROFILE .....64
  - 6.3.8 SUMMARY OF HOUSING NEEDS .....72
- 6.4 FAIR HOUSING ASSESSMENT ..... 74
  - 6.4.1 OUTREACH.....74
  - 6.4.2 ASSESSMENT OF FAIR HOUSING ISSUES (AFFIRMATIVELY FURTHERING FAIR HOUSING) .....79
  - 6.4.3 PATTERNS OF INTEGRATION AND SEGREGATION.....81
  - 6.4.4 ACCESS TO OPPORTUNITY.....90
  - 6.4.5 DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK .....95
  - 6.4.6 SOUTH PASADENA HISTORY ..... 101
  - 6.4.7 ENFORCEMENT OF FAIR HOUSING AND OUTREACH CAPACITY ..... 107
  - 6.4.8 ANALYSIS OF SITES INVENTORY FOR FAIR HOUSING ..... 110
  - 6.4.9 CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES ..... 126
- 6.5 HOUSING CONSTRAINTS..... 129
  - 6.5.1 MARKET CONSTRAINTS ..... 129
  - 6.5.2 GOVERNMENTAL CONSTRAINTS..... 131
  - 6.5.3 ENVIRONMENTAL CONSTRAINTS..... 152
- 6.6 HOUSING DEVELOPMENT RESOURCES ..... 155
  - 6.6.1 ZONING CODE RESOURCES ..... 155
  - 6.6.2 LAND RESOURCES..... 169
  - 6.6.3 FINANCIAL RESOURCES ..... 241
  - 6.6.4 OPPORTUNITIES FOR ENERGY CONSERVATION ..... 243

6.7	REVIEW OF 2014-2021 HOUSING ELEMENT PAST PERFORMANCE .....	245
6.8	HOUSING PLAN AND QUANTIFIED OBJECTIVES .....	259
6.8.1	GOALS, POLICIES, AND PROGRAMS .....	259
6.8.2	SUMMARY OF QUANTIFIED OBJECTIVES.....	292

**APPENDICES**

Appendix A	– Sites Exhibits
Appendix B	– Public Participation Summary
Appendix C	– Letter to Property Owners
Appendix D	– Qualified Entries
Appendix E	– Accessory Dwelling Unit Projection Methodology
Appendix F	– Realistic Capacity Analysis

**TABLES**

Table VI-1	QUANTIFIED HOUSING IMPLEMENTATION SUMMARY .....	4
Table VI-2	SUMMARY OF HOUSING PROGRAMS FOR THE 2021-2029 HOUSING ELEMENT .....	5
Table VI-3	HISTORIC POPULATION ESTIMATES AND FUTURE PROJECTION 1970 – 2045 .....	41
Table VI-4	POPULATION CHARACTERISTICS .....	42
Table VI-5	RACE AND ETHNICITY CHARACTERISTICS .....	43
Table VI-6	2019 OCCUPATIONS EMPLOYED PERSONS 16 YEARS OF AGE AND OVER .....	44
Table VI-7	2045 EMPLOYMENT PROJECTIONS SOUTH PASADENA AND LOS ANGELES COUNTY .....	44
Table VI-8	PERSONS PER HOUSEHOLD – 2019 .....	45
Table VI-9	AVERAGE HOUSEHOLD SIZE.....	46
Table VI-10	TENURE BY HOUSEHOLD SIZE .....	46
Table VI-11	PERSONS PER ROOM.....	47
Table VI-12	2018 HOUSEHOLD INCOME BY TENURE.....	48
Table VI-13	HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER.....	49
Table VI-14	2020 INCOME LIMITS, LOS ANGELES COUNTY (4-PERSON HOUSEHOLD) .....	50
Table VI-15	SOUTH PASADENA REGIONAL HOUSING NEEDS ASSESSMENT 2021-2029 .....	51
Table VI-16	HOUSEHOLDS WITH SPECIAL HOUSING NEEDS.....	53
Table VI-17	DISABILITIES BY TYPE AND AGE OF RESIDENT .....	54
Table VI-18	EMPLOYMENT AMONG POPULATION WITH DISABILITY .....	55
Table VI-19	PERSONS WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE TYPE .....	56
Table VI-20	HOUSING UNIT TENURE BY AGE OF HEAD HOUSEHOLDER.....	57
Table VI-21	FAMILY HOUSEHOLD COMPOSITION .....	60
Table VI-22	HOUSING UNITS BY OCCUPANCY STATUS.....	65

Table VI-23 HISTORIC HOUSING TRENDS: 1980-2019 .....	65
Table VI-24 HOUSING UNITS BY TYPE AND OCCUPANCY STATUS.....	66
Table VI-25 OCCUPIED HOUSING UNITS BY AGE OF HOUSING STOCK – AS OF 2018 .....	67
Table VI-26 HOUSING CONDITION SURVEY SUMMARY 2022 .....	68
Table VI-27 RESIDENTIAL RENTAL PRICES .....	69
Table VI-28 HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME – 2018 OWNER-OCCUPIED HOUSING UNITS.....	70
Table VI-29 HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME – 2016 RENTER-OCCUPIED HOUSING UNITS.....	71
Table VI-30 AFFORDABLE HOUSING INCOME LIMITS AND COST PROJECTIONS .....	71
Table VI-31 SUMMARY OF EXISTING AND PROJECTED HOUSING NEEDS .....	72
Table VI-32A HRC DISCRIMINATION INQUIRIES AND CASES.....	109
Table VI-32B DISTRIBUTION OF RHNA CAPACITY BY CENSUS TRACT .....	115
Table VI-33 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES .....	127
Table VI-34 GENERAL PLAN RESIDENTIAL LAND USE CATEGORIES .....	132
Table VI-35 RESIDENTIAL SITE DEVELOPMENT STANDARDS BY ZONING DISTRICT .....	133
Table VI-36 MULTI-FAMILY COMMON OPEN SPACE .....	136
Table VI-37 RESIDENTIAL PARKING REQUIREMENTS .....	138
Table VI-38 2022 PLANNING FEE AND IMPACT FEE SCHEDULE .....	140
Table VI-39 ESTIMATED TOTAL FEE COSTS FOR NEW HOUSING* .....	142
Table VI-40 ALLOWED RESIDENTIAL USES AND PERMIT REQUIREMENTS.....	147
Table VI-41 TYPICAL TIMEFRAMES FOR PERMIT PROCEDURES .....	151
Table VI-42 COMMERCIAL, MIXED-USE, AND BUSINESS PARK DISTRICT DEVELOPMENT STANDARDS (From SPMC 36.230.040) .....	162
Table VI-43 INCLUSIONARY HOUSING REQUIREMENT OPTIONS .....	167
Table VI-44 VACANT AND NONVACANT SITES THAT ALLOW RESIDENTIAL DEVELOPMENT FOR MODERATE AND ABOVE-MODERATE .....	173
Table VI-45 REPRESENTATIVE MEDIUM AND LOWER DENSITY PROJECTS IN SOUTH PASADENA.....	176
Table VI-46 ACCESSORY DWELLING UNIT PROJECTION .....	177
Table VI-47 POSSIBLE HIGHER ACCESSORY DWELLING UNIT PROJECTION .....	179
Table VI-48 REPRESENTATIVE PROJECTS ON NON-VACANT SITES IN SOUTH PASADENA .....	182
Table VI-49 REPRESENTATIVE PROJECTS ON SMALL SITES IN REGION.....	184
Table VI-50 SITES SUITABLE TO ADDRESS THE LOWER-INCOME RHNA <sup>1</sup> .....	188
Table VI-51 DOWNTOWN SPECIFIC PLAN REZONING CAPACITY ANALYSIS <sup>1</sup> .....	190
Table VI-52 COMPARISON OF SITE CAPACITY AND RHNA .....	240
Table VI-53 FINANCIAL HOUSING RESOURCES.....	241
Table VI-54 COMPARISON OF 2014-2021 RHNA AND UNITS PERMITTED.....	245
Table VI-55 2014-2021 HOUSING ELEMENT PROGRAM PERFORMANCE.....	248
Table VI-56 QUANTIFIED HOUSING IMPLEMENTATION SUMMARY .....	293

**FIGURES**

Figure VI-1 POPULATION GROWTH TRENDS: SOUTH PASADENA AND SCAG\*  
 REGION .....41

Figure VI-2 2022 LAHSA HOMELESS COUNT RESULTS: SOUTH PASADENA .....61

Figure VI-2 (continued) 2022 LAHSA HOMELESS COUNT RESULTS: SOUTH PASADENA  
 .....62

Figure VI-3 MEDIAN HOME SALES PRICE FOR EXISTING HOMES .....69

Figure VI-4 TCAC/HCD OPPORTUNITY AREAS.....82

84

Figure VI-6 LOCAL POVERTY RATES 2015–2019.....84

Figure VI-5 LOCAL POVERTY RATES 2010–2014.....84

Figure VI-7 REGIONAL POVERTY RATES 2015–2019.....84

Figure VI-8 REGIONAL MEDIAN INCOME 2015–2019 .....85

Figure VI-9 LOCAL MEDIAN INCOME 2015–2019.....86

87

Figure VI-11 REGIONAL ETHNIC PREDOMINANCE.....87

Figure VI-10 REGIONAL DIVERSITY INDEX 2018.....87

Figure VI-12 REGIONAL CHANGE IN DIVERSITY INDEX 2010-2018.....87

Figure VI-13 PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS  
 LIVING ALONE .....88

Figure VI-14 REGIONAL PERCENT OF POPULATION LIVING WITH A DISABILITY...89

Figure VI-15 APPROXIMATE WALKING DISTANCE TO SOUTH PASADENA  
 ELEMENTARY SCHOOLS.....90

Figure VI-16 APPROXIMATE WALKING DISTANCE TO SOUTH PASADENA MIDDLE  
 SCHOOL.....91

Figure VI-17 APPROXIMATE WALKING DISTANCE TO SOUTH PASADENA HIGH  
 SCHOOL.....91

Figure VI-18 REGIONAL JOBS PROXIMITY INDEX.....93

Figure VI-19 LOCAL HOUSING OVERCROWDING.....96

Figure VI-21 CHANGE IN RENTER OVERPAYMENT OVER A FIVE-YEAR PERIOD....97

Figure VI-20 LOCAL OVERPAYMENT BY RENTERS .....97

Figure VI-22 LOCAL OVERPAYMENT BY OWNERS .....97

Figure VI-23 CHANGE IN OWNER OVERPAYMENT OVER A FIVE-YEAR PERIOD.....97

Figure VI-24 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH CITY  
 POVERTY RATES .....118

Figure VI-25 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH RACIAL  
 IDENTIFICATION .....119

Figure VI-26 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH CITY  
 DISABILITY RATE .....120

Figure VI-27 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH JOB  
 PROXIMITY INDEX SCORE.....121

Figure VI-28 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH  
 CALENVIROSCREEN PERCENTILE.....122

Figure VI-29 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH RATE OF  
 HOMEOWNER OVERPAYMENT .....123

Figure VI-30 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH RATE OF  
 RENTER OVERPAYMENT.....124

Figure VI-31 SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH CITY RATE  
OF OVERCROWDING.....125  
Figure VI-32 HIGHER DENSITY PRECENT PROJECTS WITHIN 45 FOOT-BUILDINGS  
.....145

This page intentionally left blank.

# City of South Pasadena

## 2021-2029 HOUSING ELEMENT

### 6.1 EXECUTIVE SUMMARY

#### *A New Approach to Increased and Inclusive Housing Production*

The 2021-2029 housing element cycle for the Southern California region departs significantly from past housing element cycles, with additional State requirements to boost housing production and provide more affordable housing units. Accordingly, this housing element update for the City of South Pasadena has some important additions to address the City's obligation to plan for its share of the regional housing need. This update introduces new policies and programs consistent with State law based on a comprehensive, inclusive strategy to encourage housing production and retention to serve the entire community. The eight-year term of this housing element is not a finite goal; rather, it is the beginning of a continuum during which the policies contained herein will set a course for a longer period over which housing will be prioritized for households of all income, particularly those who need support to afford the high cost of living in the city.

This housing element includes strategies and programs designed to accommodate the development of 2,067 units as allocated in the Southern California Association of Government's (SCAG) Regional Housing Needs Allocation (RHNA).

Preservation of existing housing continues to be a fundamental goal for the City of South Pasadena. Preserving housing supports sustainability objectives and it is also less expensive to create affordable units in existing housing stock. It will be important to find those opportunities in the coming years. However, to accommodate the RHNA, the City must determine policies and zoning thresholds that allow and encourage production of new housing units in a manner that South Pasadena has not contemplated in the past. The multi-pronged strategy that this housing element relies on includes inclusionary housing requirements that Council adopted in 2020, encouragement for Accessory Dwelling Units (ADUs), with simpler, objective requirements, and rezoning for higher density and mixed-use commercial/residential development. The rezoning of non-residential parcels to allow densities that support and encourage both market rate and affordable housing units will follow the adoption of a revised General Plan Land Use Element together with the Downtown Specific Plan, an update and expansion of the 1996 Mission Street Specific Plan.

The role of ADUs is also more prominent in this housing element than the previous cycle. While ADUs have been part of the housing mix for several years, they were not permitted on most single-family parcels until the 2020 Zoning Code update. ADUs are particularly important in South Pasadena because of the large amount of land zoned and developed for single-family housing and the built out nature of the city overall, with a lack of available vacant land for new construction. ADUs are also permitted on multi-family properties, but it is the strong single-family homeowner interest in ADUs that is expected to drive construction of these units in the next eight years and promote widespread distribution of new housing across all parts of the city.

## *New State Housing Legislation*

The governor signed significant housing bills in recent years, including SB 8, SB 9, SB 10, and SB 381 in 2021, and AB 2011 and AB 2097 in 2022. The City anticipates that the expanded development potential that the state has offered through this legislation will likely result in additional units in some single-family neighborhoods, which would contribute toward housing element implementation, as reported annually to HCD.

SB 8 is a follow-up to SB 330, also known as the Housing Crisis Act of 2019, which took effect on Jan. 1, 2020, and was set to expire in 2025. SB 330 streamlines the creation of housing in jurisdictions and allows developers to submit a preliminary application on a form developed by HCD ahead of providing the full amount of information required by the local government for a housing development application. Upon submittal of a pre-application and payment of the permit processing fee, a housing developer is allowed to “freeze” the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. SB 8 now extends SB 330’s applicability to 2030. South Pasadena processes SB 330 pre-applications as required by State law, and this bill does not impact preparation of the housing element.

SB 9, which went into effect in January 2022, has potentially significant implications for housing development in California, and particularly in the City of South Pasadena due to the high number of single family lots already in existence. This bill allows development of two units on single-family properties, and allows these lots to be sub-divided into two parcels, each of which may then have two units and rights to build ADUs as already allowed by State law. Properties located within a half-mile of transit are exempt from providing parking for these units, and many single-family properties in the City of South Pasadena would qualify for that exemption. Developments on properties that are not within this proximity to transit would need to provide one on-site space per unit. The City will need to clarify and provide information for the community regarding properties located in the City’s many historic districts to which the new provisions do not apply. The annual progress report (APR) will document the number of duplex developments approved and constructed over the coming years to provide an understanding of the reaction to this new opportunity.

SB 10 creates a voluntary process for local governments to access a streamlined zoning process for new multi-unit housing near transit or in urban infill areas, with up to 10 units per parcel, without need for California Environmental Quality (CEQA) analysis. Given the ongoing provisions of SB 330, extended by SB 8, it may be advantageous for South Pasadena to utilize these provisions for rezoning, in conjunction with objective design standards. However, much more analysis, consideration and public involvement would be required to determine if SB 10’s provisions are appropriate for South Pasadena. Program 3.m has been added to implement SB 9 and to explore options pursuant to SB 10.

Additionally, Senate Bill 381 (SB 381) was signed into law in September 2021, which relates specifically to surplus residential properties owned by the California Department of Transportation (Caltrans) located in South Pasadena. SB 381 creates a new priority order for the sale of surplus properties located in the City of South Pasadena through Caltrans’ existing SR 710 Affordable Sales Program. SB 381 requires that Caltrans offer occupied homes to the current tenants of the homes. If those tenants are lower or moderate (up to 150% AMI) income households, the homes shall be offered at a price affordable to the tenants. If those tenants are above moderate income (above 150% AMI), the homes shall be offered at a fair market price. SB 381 requires that Caltrans offer



unoccupied homes in South Pasadena for sale to the City of South Pasadena. If the City does not purchase the properties, Caltrans will offer them for sale to the Los Angeles County Development Authority (LACDA), and if LACDA does not purchase the homes, they will be offered to a Housing Related Entity (HRE). State law requires Caltrans to place a deed restriction on the unoccupied surplus properties without a historic designation, ensuring that they are made available for purchase by moderate-income households or for rent to lower income households. SB 381 allows for the City to sell the unoccupied surplus properties that do have a historic designation at fair market value with the accompany requirement that the City use the proceeds of the sales to finance the production or acquisition of three affordable units for every historic property sold.

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, was signed into law on September 28, 2022. AB 2011 allows for ministerial, by-right approval of affordable housing on commercially-zoned lands, and allows for mixed-income housing along commercial corridors so long as the project meets certain labor and environmental criteria.

AB 2097 was signed into law on September 22, 2022. AB 2097 removes parking requirements for new developments located within a half-mile of a major transit stop as defined in Section 21155 of the Public Resources Code. This provision is being incorporated into the South Pasadena Municipal Code along with other amendments for State law consistency.

### ***The Public Outreach Process***

The South Pasadena community began an ongoing discussion about future land use and transportation decisions that would affect the community in 2017 through the General Plan and DTSP planning processes. On March 21, 2018, the City Council held a study session on pending State affordable housing bills, the City’s housing element compliance, and a Keyser Marston Associates report that introduced options for regulatory tools to respond to state affordable housing mandates. The City Council requested that inclusionary housing issues be included in future public outreach on housing policy. The overlap of these policies with the General Plan/DTSP was recognized, causing a shift in the approach to land use policy, the planning process and the public discussion.

As the 6<sup>th</sup> Cycle Housing Element got underway in January 2019, the Planning Commission approved a community outreach strategy. Following release of a Draft General Plan and DTSP, based on development that preceded the State’s intention to determine RHNA numbers that were much higher than in the past, the planning process was put on hold in order to align these inter-related general plan elements.

From the outset, it was clear that the housing element update needed to be approached as a broader discussion about housing initiatives that would be needed to develop a housing element that would comply with State certification criteria. Meetings to inform and involve the community about the housing element and related initiatives commenced in the spring of 2020 (see Appendix B). These meetings were held in an on-line format due to restrictions imposed by COVID-19 pandemic emergency orders. The Planning Commission hosted numerous subsequent study sessions on the housing element, with opportunities for public input. Staff also presented updates to Council on a regular basis, as well as public hearings to adopt South Pasadena’s first inclusionary housing ordinance (South Pasadena Municipal Code (SPMC) 36.375) and to revise the ADU provisions in the zoning code. Public meetings on inclusionary housing and ADUs consistently connected the relationship of

these initiatives to the wider housing element strategy. Planning Commission study sessions and public hearings of the Commission and Council for recommendation and adoption provided multiple opportunities for public involvement. The Planning Division received written comments from community members and housing advocacy groups related to the housing element and to the zoning ordinance changes. These public comments resulted in several meaningful modifications to the final ordinances.

***Quantified Objectives***

The housing plan includes quantified objectives for housing preservation and rehabilitation, as required by State law. The table below summarizes the quantified objectives, which are consistent with the City’s RHNA allocation and other housing program goals.

**Table VI-1  
QUANTIFIED HOUSING IMPLEMENTATION SUMMARY**

<b>INCOME CATEGORY</b>	<b>NEW CONSTRUCTION</b>	<b>PRESERVED</b>	<b>REHABILITATED</b>
Extremely Low/ Very Low Income	757	7	8
Low Income	398	24	8
Moderate Income	334	4	9
Above Moderate	578	6	10
<b>Total</b>	<b>2,067</b>	<b>41</b>	<b>35</b>

1. Note that no housing units have been identified as at risk of conversion to market rate in South Pasadena within 10 years of the beginning of the 6th-cycle planning period, however there are preservation and rehabilitation needs in the community; therefore, units have been included in both columns.

***Summary of the Housing Plan***

Table VI-1 lists all of the Housing Element programs, summarizing the housing plan that is presented in detail in Section 6.8. The housing programs are grouped by the five goals, which represent the five major areas as required for housing elements by of the Government Code Section 65583. For the objectives and policies associated with the programs, please see Section 6.8.

**Table VI-2  
SUMMARY OF HOUSING PROGRAMS FOR THE 2021-2029 HOUSING ELEMENT**

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b>Goal 1.0 Conserve the Existing Housing Stock and Maintain Standards of Livability</b> Conserve and maintain the existing housing stock so that it will continue to meet livability standards and sustain the community’s housing needs.</p>				
<p><b><i>Program 1.a - Energy Efficiency</i></b> The City will continue to implement Title 24 of the California Code of Regulations on all new development and will continue to ensure that local building codes are consistent with State-mandated or recommended green building standards. The City will also continue to encourage retrofitting existing housing units with innovative energy conservation techniques, such as active and passive solar systems, insulation, orientation, and project layout in an endeavor to further reduce dependence on outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use and programs available to residents, including San Gabriel Valley Energy Wise Partnership, SoCalGas, Southern California Edison, and Clean Power Alliance programs.</p>	<p>Ensure consistency with State green building standards triennially when the California Building Code is adopted.</p>	<p>General Fund; grants</p>	<p>Community Development Department, Public Works Department</p>	<p>Every three years; next building code adoption expected in 2023.</p>
<p><b><i>Program 1.b - Convert Caltrans Homes to Affordable Housing</i></b> The City will leverage the Caltrans surplus properties that have resulted from the State’s cancellation of a proposed route to extend the 710 freeway through South Pasadena to generate capital <b>for the rehabilitation and creation of deed restricted, affordable housing units throughout the city by a development partner.</b> The Caltrans and the City have initiated a property sales program for the 710 freeway surplus properties. The City worked with Senator Portantino to pass SB 381 and the emergency rulemaking regulations were released on March 28, 2022. The City will have priority to purchase unoccupied Caltrans surplus properties, as well as occupied Caltrans surplus properties if the existing tenants do not purchase the properties.  The City has been working with Caltrans to obtain property files and to inspect the properties in order to evaluate the surplus properties. It is anticipated that the City will purchase all or some of the Caltrans surplus properties once Caltrans provides purchase and sale agreements to the City. <b>To ensure the financial feasibility of acquiring the unoccupied properties and in turn leveraging them to expand housing opportunities in South Pasadena, staff will explore whether there might be any alternative solutions to those provided by SB381 that respond to the cost constraints of particular properties.</b></p>	<p><b>Acquire and</b> convert unoccupied, Caltrans-owned properties, <b>that are not sold at fair market value</b> to deed-restricted affordable housing units to expand housing mobility opportunities for lower-income households and revitalize underused areas.  Maximize the surplus Caltrans property portfolio in service of the City’s commitment to develop and expand housing mobility.</p>	<p>General Fund; HRE; public (federal, state, regional) grants, loans <b>and equity sources</b> (i.e. CalHome, LIHTC, SGVRHT, etc.)</p>	<p>Caltrans; Community Development Department/City Manager’s Office</p>	<p>Conduct feasibility study in 2022 and early 2023; technical assistance and work with nonprofits at least annually throughout planning period. Initiate a six-month tenant land sales information dissemination and purchase option process within 90 days following completion of implementation of necessary components of land transfer by State; target determination for City purchase of remaining surplus properties within 6 months of completion of tenant priority purchase period. Units will be available to occupants by October 2024.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>SB 381 allows the City to sell identified historic homes at fair market value, but requires that the City use the proceeds from the sale to provide three affordable units for each home sold at fair market value. Additionally, if the City purchases non-historic surplus properties from Caltrans, SB 381 provides the City the option to sell the properties to moderate or lower income households, or rent the properties to lower income households.</p> <p>Additionally, the City may consider the construction of additional units, either as ADUs or Missing Middle housing, on certain parcels to provide additional lower income units if feasible. These additional units are not accounted for in the City's RHNA calculation, and will provide an additional buffer if constructed.</p>				

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 1.c - Housing Rehabilitation and Code Enforcement</i></b></p> <p>The City will respond to tenant complaints regarding housing conditions and will proactively pursue abatement of substandard housing conditions in the Southwest Monterey Hills neighborhood and other neighborhoods with the oldest housing stock identified in the 2022 survey (Table VI-26), or as subsequently identified, to reduce displacement risk of tenants living in currently substandard housing.</p> <p>The City will continue to monitor opportunities and pursue funds annually, as available, through state and federal programs for rehabilitation to improve existing housing units serving lower-income households and will work with the private sector and nonprofit agencies to implement projects when opportunities arise. The City will also continue the code enforcement program to identify and correct situations of unsafe or dilapidated housing units. When violations are cited, code enforcement will offer property owners information to help them correct the identified deficiencies.</p> <p>To augment the City’s already established code enforcement work, Community Development staff will develop and propose for City Council’s approval a Rental Housing Inspection Program, which would entail systematic, proactive, and routine inspections of certain rental properties to ensure compliance with health and safety codes. This program will support the City’s inspection of rental properties in response to a tenant’s complaint of substandard conditions as required under AB 838 by not only providing the infrastructure and capacity for code enforcement, but also preventing tenant habitability issues before they emerge.</p>	<p>Correction and abatement of all identified Code violations; with particular effort to address the 46 units identified as needing moderate or higher level repairs to reduce displacement risk for current occupants.</p>	<p>HOME, SB 2 PHLA, program fees collected by covered rental property owners, others</p>	<p>Community Development Department/ City Manager’s Office</p>	<p>Correction of all properties needing more than minor rehabilitation by 2026; correction of all substandard conditions by 2029. Propose Rental Housing Inspection Program to City Council by October 2024.</p>
<p><b><i>Program 1.d – Assisted Housing Unit Preservation</i></b></p> <p>The City will maintain and monitor a list of all low-income housing units in South Pasadena that are subsidized by government funding or developed through local or state regulations or incentives. Note, that the City has not been tracking any affordable housing units with deed-restrictions and/or subsidized funding. The list will include, at a minimum, the project address; number of deed-restricted units, including affordability levels; associated government program; date of completion/occupancy; and the date on which the units are at risk to convert to market-rate. The City will work to reduce the potential conversion of any units to market rate through the following actions:</p> <ul style="list-style-type: none"> <li>▪ Monitor the status of affordable projects, rental projects, and manufactured homes in South Pasadena. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to</li> </ul>	<p>Preserve at least five units and any additional units that are subject to this program. Ensure communication with property owners, particularly when ownership changes.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Ongoing</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>incentivize long-term affordability.</p> <ul style="list-style-type: none"> <li>▪ If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.</li> </ul> <p>Pursuant to State law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City within 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, HCD, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the City. In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements that were part of a project granted a density bonus, or that were part of a project that received other incentives.</p> <p>If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.</p> <p>When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 55 years of the unit's initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market value is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing within the City. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 55 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.</p>				

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 1.e – Environmental Health</i></b></p> <p>Environmental health is an integral component of supporting healthy living conditions and preventing fair housing issues that can result from concentrations of contamination. To encourage place-based revitalization through improved environmental conditions, the City will meet annually, or by request, with water providers to identify funding opportunities to continue to implement mitigation measures at City water sources in San Gabriel and San Marino to bring the CalEnviroScreen percentile score below the 70<sup>th</sup> percentile impaired drinking water. As needed, the City will provide assistance to water providers to apply for funding for necessary improvements. Additionally, the City will review and revise, as necessary, siting and mitigation requirements for industrial and other uses that may contribute to contamination from diesel particulate matter exposure which is concentrated in the northern portion of South Pasadena north of Mission Street, and groundwater contamination which is isolated in the southeastern portion of the City south of Mission Street and east of Meridian Avenue to reduce the impact of these in areas with the highest scores to below the CalEnviroScreen 50<sup>th</sup> percentile.</p>	<p>Determine whether there are existing sources of water contamination and mitigate as appropriate in identified areas to bring the CalEnviroScreen percentile impaired drinking water score below the 70<sup>th</sup> percentile; and groundwater and diesel particulate matter scores in identified areas below the 50<sup>th</sup> percentile.</p>	<p>General Fund</p>	<p>Public Works</p>	<p>Meet with water providers by June 2023 to develop strategies and review siting and mitigation requirements by December 2024.</p>
<p><b>Goal 2.0 Encourage and Assist in the Provision of Affordable Housing</b></p> <p>Facilitate the development of deed-restricted affordable housing units in locations distributed throughout the city in order to provide housing for a diverse community, including low-income households that are least able to afford adequate housing.</p>				
<p><b><i>Program 2.a – Provide Technical Assistance for Projects with Affordable Housing</i></b></p> <p>The City’s Community Development Department currently offers handout materials and provides assistance to applicants to guide them through the Design Review process and the discretionary and ministerial permit process. The Community Development Department provides the same assistance to developers of affordable housing to ensure that applications for affordable housing projects are processed in a timely and expeditious manner and also provides information on state and federal financial assistance programs and other available assistance to facilitate development of affordable housing. Prior to permit application, staff will advise on the City’s Zoning Code provisions for approval of a planned development permit that allows for modifications to certain zoning requirements for projects that include affordable housing and the granting of density bonuses, incentives and concessions for projects that meet specific requirements in the inclusionary housing section of the Zoning Code. The City will reach out proactively to developers of affordable housing to identify and pursue opportunities on an annual basis. The City periodically updates applications and materials, and provides</p>	<p>Expand housing mobility opportunities by encouraging construction of affordable units in higher-income residential areas, as well as on sites with developer interest including higher density residential, mixed-use sites within the Downtown Specific Plan and other mixed-use areas, and non-residential sites with redevelopment potential on underutilized commercial properties. Accomplish this by facilitating expedited review of development proposals that include affordable housing and continuing to provide Zoning Code information to developers of affordable housing regarding special permit provisions and the</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Update materials by June 2023; Ongoing at the Planning Counter and as applications are received. Outreach to affordable housing developers annually.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>application forms and materials on-line at the Virtual Planning Desk to better assist housing project applicants and for implementation consistency.</p> <p>The City is a member of the San Gabriel Valley Regional Housing Trust (SGVRHT) to leverage resources and increase funding for affordable housing in South Pasadena and the region. One way this will be done is by providing information to developers regarding the SGVRHT and supporting their applications for available funding through those resources.</p>	<p>potential for the granting of density bonuses and incentives and/or concessions to qualifying affordable housing projects. Continue to provide information on State and federal financial assistance programs to developers of affordable housing projects and assistance to applicants of affordable housing projects during the preparation, submittal, and processing of applications to the City for discretionary or ministerial permit approvals. The City's objective is to assist with 100 applications across all income levels during the 2021-2029 planning period. Update materials by June 2023.</p>			
<p><b><i>Program 2.b - Affordable Housing Production</i></b></p> <p>The City will establish a Housing Division within the Community Development Department to manage and facilitate 100% affordable housing opportunities, using in-lieu fees and other available funding, and to monitor the City's inventory of affordable housing as it grows. The City will also continue to work with SGVRHT, connecting affordable housing developers to regional opportunities through its outreach efforts on an annual basis.</p>	<p>Fund and build 400 affordable units, at least 200 on sites with the highest access to resource areas within the City, such as near commercial corridors along Mission Street and Fair Oaks Avenue, and 200 affordable units on residentially zoned sites in higher-income neighborhoods to facilitate housing mobility in mixed-income neighborhoods, and limit potential for concentrating affordable housing in areas identified with higher rates of renter households and incidence of poverty.</p>	<p>Inclusionary in-lieu fees; General Fund; grant funding</p>	<p>City Manager's Office; Community Development Department</p>	<p>Participation in SGVRHT is ongoing; establish a Housing Division in FY 2022-23; Outreach to affordable housing developers annually.</p>
<p><b><i>Program 2.c - CalHome Program</i></b></p> <p>This program is a State Housing and Community Development program providing funds for home ownership programs to assist low- and very low-income households become or remain homeowners, to reduce displacement risk for current owners and expand housing mobility options for prospective homeowners. The program is administered for the City by the City's contracted housing rights and tenant protection agency.</p>	<p>Provide information to low- and very low-income households for funding within the timetables established by the California Department of Housing and Community Development (HCD) funding when funding is made available to the City. The</p>	<p>CalHome</p>	<p>State of California/City Manager's Office; City's contracted housing rights and tenant protection agency</p>	<p>Ongoing as NOFAs are released for CalHome; City's contracted housing rights and tenant protection agency will conduct outreach at least once a year.</p>



PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
	<p>City’s objective is to provide information to households in the areas with higher rates of homeowner overpayment and poverty and neighborhoods with a high proportion of renter households to facilitate housing mobility for a minimum of 50 low-income and 50 very low-income households to receive assistance during the 2021-2029 planning period. The status of availability of funding will be posted on the City’s website and updated as funding becomes available.</p>			
<p><b><i>Program 2.d - Section 8 Housing Choice Voucher Program for Rental Assistance</i></b></p> <p>The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher (HCV) Program, which subsidizes eligible participants to find their own housing on the private market. HCV provides housing subsidy payments to households at or below 50 percent of the median income for two or more persons living together, seniors, and disabled persons. The City maintains information about this program on its website, including a link to the County’s webpage for this program.</p>	<p>Continue to assist eligible South Pasadena renters with housing subsidy payments through the HCV program by assisting their access to the LA County Development Authority. Contract with a housing rights and tenant protection agency to provide a biannual educational workshop, beginning in 2023, for rental property landlords, property managers, and other rental housing providers on the benefits of making their units available to HCV holders. Prioritize outreach efforts to property owners and landlords with multifamily and single family rental units in higher-income residential neighborhoods to reduce existing concentrations of HCV renter households in the Fremont Avenue/Huntington Avenue/Meridian Avenue and Mission Street neighborhoods and maximize housing mobility opportunities in higher income</p>	<p>HUD</p>	<p>Los Angeles County Development Authority, Community Development Department</p>	<p>Ongoing</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
	neighborhoods, with the objective of at least 40 housing providers committing to pricing one or more of their units to be eligible to accept HCV holders			
<p><b><i>Program 2.e - Facilitate Density Bonus for Projects with On-site Affordable Housing</i></b></p> <p>The City requires provision of inclusionary housing units for most multi-family developments. Projects complying with the ordinance by including on-site affordable units may also take advantage of State-mandated density bonuses and other incentives offered in SPMC Division 36.375 that support project feasibility. The Municipal Code complies with State requirements and encourages density bonuses in conjunction with the inclusionary housing requirement. The City will update the Zoning Code provisions for density bonuses (SPMC Division 36.370) as needed to comply with changes in state law.</p>	Approve housing/mixed-use projects that include density bonuses along with on-site affordable housing units to support maximum unit capacity for RHNA implementation. The objective is to approve at least 600 affordable units during the planning period through density bonuses to facilitate mixed-income projects, and support expanded housing mobility opportunities for lower-income households.	General Fund	Community Development Department	Amend SPMC 36.370 by July 2023; Implement Inclusionary Housing Ordinance (Program 2.m): Ongoing
<p><b><i>Program 2.f - Offer Services to People without Housing</i></b></p> <p>The City will continue its participation in the regional mobile outreach program administered by San Gabriel Valley Council of Governments (SGVCOG). As part of this program, an outreach team spends three hours per week in South Pasadena to provide referrals and support to unhoused individuals. In addition, the South Pasadena Police Department will continue to perform its own outreach to unhoused individuals in South Pasadena, referring them to 211 for resources and services and providing its remaining emergency motel vouchers that were purchased with the City's formerly allocated Measure H funds.</p> <p>SGV CARE The City of South Pasadena is participating in San Gabriel Valley Crisis Assistance Response and Engagement Program (SGV CARE) with Arcadia and San Marino. Launched in August 2022 by the SGVCOG and Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), SGV CARE is the first multi-city regional effort to provide alternative mobile responses to 9-1-1 calls for people experiencing mental or behavioral health emergencies, including those who are unhoused. The SGV CARE response team is composed of a Licensed Clinical Social Worker, an Emergency Medical Technician, and a Substance Use Disorder Counselor, and it commits to a 30-minute maximum response time to non-violent, non-medical emergency service calls with a focus on serving a variety of needs related to mental and behavioral health and/or homelessness. The</p>	Assist the Police Department to refer individuals without housing to emergency shelters as appropriate and continue to evaluate the possibility of entering into participation agreements with other cities or entities that provide emergency shelter programs.	General Fund and grants	Police Department, Community Development Department	<p>Coordinate a meeting with neighboring jurisdictions by December 2023 to identify strategies and translate materials on homeless services to Spanish by March 2024.</p> <p>SGV CARE pilot program was launched in July 2022 with limited hours in the three cohort cities, and a co-response with law enforcement. Permanent SGV CARE program to begin June 2023.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>pilot phase of this program, also known as the Homeless, Mental Health and Crisis Response Pilot Program, entails a co-response with law enforcement and expires May 31, 2023.</p> <p>SGV CARE’s approach alleviates the burden on law enforcement, while ensuring that communities members experiencing a mental or behavioral health crisis and/or homelessness receive safe and effective crisis intervention and de-escalation services; emotional support and counseling; mental health assessments; safety planning with referrals to local resources; and, if needed, transportation to a treatment facility or service provider. In SGV CARE’s first quarter of operation, the average response was 10 minutes, and 64% of those served were unhoused individuals.</p> <p>Recognizing that crises do not end after a response call, a critical component of SGV CARE is following up with each client and connecting them to more appropriate on-going services, including those provided by the Los Angeles Homeless Services Authority (LAHSA), Union Station Homeless Services (USHS), the Los Angeles County Department of Health Services (DHS), the Los Angeles County Department of Mental Health (DMH), and other local organizations and entities that are critical participants in the homeless services system. L.A. CADA is already an active participant in the County’s coordinated entry system (CES), and the County’s mental health and substance use disorder (SUD) systems, so it is well-positioned to maximize these linkages. The City has already hosted several convenings of homeless services providers and other stakeholders to help build engagement and connections between the mobile response program. It is expected that this coordination will continue as the program roll-out advances.</p> <p>With the technical assistance of the Harvard Kennedy School Government Performance Lab, staff from SGV CARE cohort cities, SGVCOG, and L.A. CADA have been collecting and evaluating data and participating in regular implementation meetings to develop key performance metrics and improve the continued operation of SGV CARE beyond May 2023. The pilot program is fully funded by the Los Angeles County Board of Supervisors’ Measure H funds, and the permanent SGV CARE program has thus far secured \$850,000 in funding from State Senator Portantino’s office and \$1.5 million in federal funding.</p> <p>SGV CARE is an integral part of the City’s adopted 2021-2026 Strategic Plan and commitment to affordable housing and helping</p>				

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>persons of all income levels with housing options. The 2021-2026 Strategic Plan approved by Council on May 18, 2022 includes six key goals, including Goal 5: Plan for Affordable Housing to Comply with State Mandates and Respond to Community Needs. Additionally, item 5e, Homeless Initiatives, identifies several tasks including the City to continue working with the SGVCOG on region-wide solutions; participate in mental health/crisis intervention program (mobile crisis response program); and expand working relationships with community partners such as Union Station Homeless Services to help the unhoused..</p>				
<p><b><i>Program 2.g – Expand Senior Housing</i></b></p> <p>Encourage development of housing opportunities for seniors to accommodate a variety of independence levels and provide safe, comfortable living conditions. Explore opportunities to allow seniors wishing to downsize to remain in South Pasadena with access to services, transportation and community resources.</p>	<p>Develop more senior housing types, aiming for at least 50 units, both market-rate and affordable, in accessible locations that offer choices to aging South Pasadena residents to reduce displacement and enable them to remain in their community.</p>	<p>General Fund, grants, developer public funding sources</p>	<p>Community Development Department</p>	<p>Ongoing</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 2.h - Incentivize Special-Needs Housing</i></b></p> <p>City staff will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for persons with disabilities and developmental disabilities, seniors, large families, single parent-headed households with children, and extremely low-income households. The City will reach out to developers of special needs housing to identify opportunities to support them to pursue housing projects in the city. The City will seek to support special housing needs through a combination of regulatory incentives, zoning standards and supportive services programs. This will include implementation of the City’s existing reasonable accommodation ordinance to facilitate applications for modifications or exceptions to the rules, standards, and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice. Implementation will include staff training and informational materials for these programs, including forms that can be easily accessed and submitted at City Hall and on the City’s website. In addition, as appropriate, the City will assist and/or provide support for funding applications under state and federal programs designated specifically for special-needs groups. In addition, the City will amend the Zoning Code to comply with the Employee Housing Act, specifically Health and Safety Code Section 17021.5 that requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City will specifically define this type of employee housing in the zoning code and permit it in all zoning districts that allow single-family residences.</p>	<p>Encourage construction of at least 50 accessible units, 50 units with three or more bedrooms, and 50 units affordable to lower-income households to reduce displacement risk and expand mobility opportunities in areas in close proximity to transit systems, commercial uses, services and amenities on appropriately designated sites within the Downtown Plan area, the Fremont Avenue/Huntington Avenue/Meridian Avenue neighborhoods, within properties identified for mixed-use potential, vacant higher density residential sites, City-owned sites, and underutilized non-residential properties..</p>	<p>Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, State No Place Like Home Funds (administered by LACDA), and other State and federal programs designated specifically for special-needs groups</p>	<p>Community Development Department, City Council</p>	<p>Prepare reasonable accommodation procedure handout and application form and post on website by December 2023; Train staff to process reasonable accommodations by December 2023; Seek funding opportunities beginning in 2023 and annually thereafter; all implementation action components are ongoing. Amend the Zoning Code to comply with the Employee Housing Act within 120 days after the adoption of the Housing Element.</p>
<p><b><i>Program 2.i - Inclusionary Housing Regulations – Monitor for Effectiveness</i></b></p> <p>To ensure that affordable housing is included in all mixed-use and residential districts throughout the city that permit multifamily housing, the City adopted an Inclusionary Housing ordinance that added inclusionary requirements to the zoning code (SPMC 36.375) in May 2021. Due to economic conditions, the Council has directed an amendment to revise the requirement (See Program 2m). The requirements emphasize developing on-site inclusionary units as part of all projects with three or more residential units. The City will encourage projects that meet this threshold to locate within higher-income neighborhoods and neighborhoods with lower proportions of rental households to facilitate income integration and housing mobility opportunities for lower-income and renter households, and reduce</p>	<p>Produce affordable units as part of residential and mixed-use projects with three or more market-rate residential units.</p>	<p>General Fund (Code development); developer obligation (implementation)</p>	<p>Community Development Department</p>	<p>No later than June 30, 2025, review effectiveness of the Inclusionary Housing ordinance at producing affordable housing units and its impact on the viability of housing production. Make adjustments as necessary to the Inclusionary Housing ordinance based on the review findings no later than December 31, 2025.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>further concentration of affordable units in identified areas of lower-incomes, higher diversity index scores, and larger proportions of renter households. Smaller projects and all ownership projects may opt to pay an in-lieu fee as an alternative. SPMC 36.375 encourages and streamlines use of the State Density Bonus through incentives to comply with objective design standards.</p> <p>On an annual basis, in conjunction with the State Annual Progress Report (APR) process, the City will report to Council on the number of units approved and built that provide affordable units. Additionally, the City shall review the effectiveness of the Inclusionary Housing regulations and if revisions are deemed necessary, they will be made when such needs are identified. The review shall utilize constraints on development as a criteria, including housing costs and timing, and will ensure revisions do not act as a constraint on development.</p>				
<p><b><i>Program 2.j – General Plan Affordable Housing Overlay</i></b></p> <p>The City will create and map an Affordable Housing Overlay on the General Plan Land Use Map to be applied to selected sites outside of the Downtown and Mixed-Use districts, particularly in higher-income areas with lower proportions of renter households and sites with access to transit, commercial, services, higher performing educational facilities and amenities. The overlay will be applied including the specific state law requirements for the rezoning of the sites.</p>	<p>Develop at least 400 units of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied to reduce displacement risks for lower-income households due to housing shortages and provide housing, mobility and income-integration opportunities to high resourced areas.</p>	<p>General Fund, (for staff resources)</p>	<p>Community Development Department</p>	<p>Adopt overlay at the time of General Plan adoption, that will occur with 120 days of adoption of the Housing Element.</p>
<p><b><i>Program 2.k – Affordable Housing Overlay Zone</i></b></p> <p>The City will create an Affordable Housing Overlay in the zoning regulations to be applied to selected sites outside of the Downtown and Mixed Use districts. The overlay will allow up to 30 dwelling units per acre for projects that include deed-restricted affordable units. Program 3.a also addresses the sites where the overlay will be applied including the specific state law requirements for the rezoning of the sites.</p>	<p>Develop at least 30 units/acre of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied to reduce displacement risk for lower-income households due to housing shortages and provide housing mobility opportunities to high resourced areas.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Amend zoning to include overlay by October 15, 2024.</p>

<p><b><i>Program 2.1 – Facilitate Affordable Housing on City-Owned Property</i></b></p> <p>The City will utilize identified City-owned sites to develop 100% affordable housing projects (either residential or possibly mixed-use) that include extremely-low, very low, and lower income households. The City will sell such parcels to developers building affordable housing or otherwise ensure the development of housing on such sites. This process will begin with a review of assets to create an inventory of City-owned site for affordable housing inventory (will include list of surplus properties) by June 30, 2023. The process will then include outreach to create partnerships with affordable housing developers that can maximize the opportunities and number of units. This process will be undertaken by December 2023. Once an inventory and list of qualified developers is complete, the City will initiate the Surplus Lands Act (SLA) process to pursue affordable housing projects in the city. The City will require an affordability covenant recorded against the land stipulating a specified percent of the total units developed will be affordable to lower-income households, in accordance with State law. The City will comply with State law to implement the SLA process as follows:</p> <ul style="list-style-type: none"> <li>▪ The City will declare land “surplus” in accordance with the definition listed in Government Code, Section 54221, subdivision (b)(1).</li> <li>▪ The City will prepare and issue a Notice of Availability (NOA) to the required parties and provide 60 days to receive responses from interested parties.</li> <li>▪ The City will negotiate in good faith with any respondents for at least 90 days, prioritizing affordable housing uses in the order provided in Government Code section 54227.</li> <li>▪ The City will send the proposed disposition to the State for review.</li> <li>▪ The City will address any State findings, as needed.</li> <li>▪ Upon final State approval, the City will execute a sale or lease of the land and record an affordability covenant.</li> </ul> <p>The first RFP will be issued by March 31, 2024, in order to begin construction within two years and complete within the housing element cycle period. Three other RFPs on three additional inventory sites will be issued by 2026, with the goal of the City disposing of all identified and applicable surplus sites. Projects under this program will be expedited in compliance with the SB 35 streamlined ministerial</p>	<p>Sale of all City-owned surplus properties for housing. Issuance of RFPs on four projects and issuance of building permits for at least two projects, for a total of at least 40 ELI, VLI and LI units, 18 moderate income units, and 11 above moderate income units.</p>	<p>General Fund for staff resources to administer program; City-owned land; affordable housing developer partners to use multiple funding sources including eligibility for City’s affordable housing trust fund and City support for SGVHT applications.</p>	<p>Community Development Department (Housing Division)</p>	<p>Create a city-owned affordable housing site property list by June 30, 2023. Start outreach to developers by December 2023. Issue first RFP by 2024 and remaining three RFPs in 2026. Building Permit issuance for first project by 2025; two additional building permits issued by 2029.</p> <p>Bi-annually, review progress towards developing city-owned sites and identify alternative sites within 6 months if sites will not be developed within the planning period.</p>
---	---	---	--	---

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>process and developers will be encouraged to utilize the inclusionary housing ordinance’s streamlined architectural incentives, as applicable.</p> <p>The City-owned or partially City-owned sites listed in Appendix A and Table VI-50 subject to this program are listed below in addition to the sites discussed in the next paragraph:</p> <ul style="list-style-type: none"> <li>▪ Site 8: Public works yard site</li> <li>▪ Site 13: City-Owned Parking Lot site (City owns three of the four parcels)</li> </ul> <p>There are no existing uses on these sites that impede additional development and there are no known conditions that preclude development in the planning period. The City is already coordinating with the owner of the other parcel on Site 13. Site 8 is completely City-owned and would not require coordination with any other owners. In addition, the City owns one of the parcels in Site 12 in Table VI-50 and will coordinate with the owner of the other parcel on Site 12 to encourage development of housing on that sites.</p> <p>Additionally, the City will commit to monitoring the continued progress of developing the city-owned sites every other year and will identify alternative sites within 6 months if necessary if sites will not be developed during the planning period.</p>				
<p><b><i>Program 2.m – Update Inclusionary Housing Regulations.</i></b></p> <p>In order to broaden the feasibility for projects to include on-site inclusionary housing, the City will revise the Zoning Ordinance to reduce the required percentage of inclusionary units from 20% of base units to 15% of base units. Other provisions of the ordinance will also be reviewed in the revision process including but not limited to the 10-unit threshold, in-lieu fees, cost of a comparable unit and how the inclusionary regulations relate to state density bonus law and other City development standards.</p> <p>As part of Program 2.i., the effectiveness of the Inclusionary Housing Ordinance will be in 2025 and additional changes will be made to the Ordinance if it is determined that it is an impediment to housing development.</p>	<p>Approve 137 inclusionary units during the planning period (15% inclusionary requirement on the moderate- and above moderate RHNA allocation of 912 units).</p>	<p>General Fund</p>	<p>Community Development Department and City Council</p>	<p>Adopt updates to the Inclusionary Housing Ordinance within 120 days of Housing Element adoption</p>
<p><b><i>Program 2.n – Citywide Height Limit Ballot Initiative</i></b></p> <p>Consistent with requirements under state law concerning cities placing measures on the ballot, the City will seek through voter approval in a local election, the repeal of the current height limit of 45 feet as to at least any residential or mixed-use (including residential) project on which the housing element anticipates a base density in excess of 50</p>	<p>Facilitate proposed densities on residential sites in the Housing Element where the height limit may be an impediment to development.</p>	<p>General Fund</p>	<p>Community Development Department and City Council</p>	<p>Place measure on ballot by December 31, 2024. If the ballot measure is not approved by the voters, within 9 months thereafter complete a</p>



PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>units/acre. Such measure will be brought to the City Council for consideration prior to being placed on the ballot. The measure may either eliminate the height limit for these parcels entirely, or be replaced by a new height limit localized in the areas of increased density to stated density goals. If the height limit is replaced, the new limit will be no less than 84 feet to achieve the densities identified in the DTSP. In addition, the City will facilitate residential projects that may exceed 45 feet by utilizing the existing options for exceptions to the citywide height limit, including state Density Bonus law. (See also Program 3.n.) If the ballot measure is not approved by the voters, the City will complete a mid-cycle revision to the housing element, reducing sites for which the housing element anticipates a base density in excess of 50 units/acre; the City will conduct additional rezoning to address the remaining RHNA on sites allowing densities greater than 50 dwelling units per acre. This will include preparing a mid-cycle Housing Element.</p>				<p>mid-cycle revision to the housing element, reducing sites for which the housing element anticipates a base density in excess of 50 units/acre</p>
<p><b>Goal 3.0 Provide opportunities to increase housing production</b>  Provide adequate sites for residential development with appropriate land use designations and zoning provisions, objective design standards, and energy efficiency requirements, and ensure efficient and transparent review processes for residential development, including accessory dwelling units, to accommodate the City’s share of the regional housing needs.</p>				
<p><b>Program 3.a - Rezone and Redesignate Sites to Meet RHNA</b>  Redesignating and rezoning the parcels listed in Table VI-50 and in the sites exhibits in Appendix A will address the shortfall of suitably-zoned sites to address the lower-income Regional Housing Needs Allocation (RHNA) once their General Plan land use and zoning is amended. As part of this rezoning, to improve housing mobility and increase new housing choices and affordability in higher resource or relatively higher income areas, the City will increase the allowable zoning within the Medium Density Residential zone to at least 30 dwelling units per acre (du/ac) and to at least 45 du/ac within the High Density Residential zone. Per California Government Code Section 65583.2(c), the City will also amend the zoning code to allow approval of projects that have at least 15-percent lower-income units in compliance with the inclusionary housing ordinance without discretionary review or “by right.” Additional zoning capacity will be achieved through the adoption of the Downtown Specific Plan (DTSP) and the increase in permitted density along the City’s arterial corridors either through including within the DTSP or through a zoning overlay district. Allowable densities within these areas will be 70 du/ac, except for the Fair Oaks zone within the DTSP, which will be 110 du/ac. In addition, comparable Zoning Code revisions outside of the DTSP area will implement this program. The types of standards and processes that will or may need revising include height limits, open space standards, parking requirements and findings for</p>	<p>Rezone sufficient sites to accommodate the City’s RNHA targets.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>General Plan amendments and rezoning; will occur within 120 days of adoption of a compliant housing element.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>design review. Sites that are planned to receive the Affordable Housing Overlays (see Programs 2.j and 2.k) in the General Plan and Zoning Code are also addressed by this program.</p>				
<p><b><i>Program 3.b - Mixed-Use Developments and Adaptive Re-Use</i></b></p> <p>As part of the rezoning and adoption of the DTSP through Program 3.a, the City will create development standards that encourage the development of high density residential uses. It is anticipated that the base density of the DTSP zones will be either 70 or 110 du/ac, depending on the zone.</p> <p>Both the Mission Street and Fair Oaks zones in the DTSP contain the following objective development standards:</p> <ul style="list-style-type: none"> <li>• Setbacks: 0 feet along the building frontage and sides, and no more than 15 feet in the rear of the building.</li> <li>• Floor Area Ratio: up to 2.5 to 1</li> <li>• Minimum unit size: 450 square feet.</li> <li>• Required parking: <ul style="list-style-type: none"> <li>○ No required parking for parcels within ½ mile of a high quality transit stop;</li> <li>○ One space per studio or one-bedroom unit;</li> <li>○ 1.5 spaces per two-bedroom or larger unit;</li> <li>○ Development incentive of 0.5 spaces for deed restricted affordable housing units.</li> </ul> </li> <li>• Private open space: 50 square feet minimum for Liner and Flex Building typologies.</li> </ul> <p>Additionally, development incentives that would encourage the construction of affordable units within market-rate projects, beyond those required by State Density Bonus law, will be included in the DTSP. These development incentives may include:</p> <ul style="list-style-type: none"> <li>• Reduced private open space requirements;</li> <li>• Reduced public open space requirements;</li> <li>• Reduced parking requirements;</li> <li>• Expedited processing.</li> </ul> <p>The City will analyze and consider a fee reduction or waiver at the mid-point review in the event that other efforts to facilitate affordable housing production are inadequate.</p> <p>▪</p>	<p>Increased production of housing units on properties located within the City’s commercial districts through the mixed-use development provisions of the Zoning Code and on vacant and reused properties in the Downtown Specific Plan area. Reduced time to process permits for mixed-use projects that include affordable housing and increased applicant understanding of the streamlined state density bonus, planned development permit and affordable housing incentive provisions of the Zoning Code to maximize the potential for a project to include affordable housing.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Adopt General Plan, Downtown Specific Plan, and other needed zoning changes with objective development and design standards within 120 days of adoption of a compliant Housing Element. See also Program 3.a. Modify City website to include revised process for streamlined processing of planned development permits for mixed-use and Downtown Specific Plan applications and post notification and educational materials for objective development and design standards by November 2023. Update handout materials by November 2023; Ongoing at the Planning Counter and as applications are received. Outreach to affordable housing developers annually (see Program 2.a.)</p> <p>Fee study if needed by December 2025.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 3.c – Replacement of Lost Units from Residential Demolitions</i></b></p> <p>In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. Currently, existing uses are not an impediment to additional residential development and will likely discontinue in the planning period.</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> <li>▪ Non-vacant sites</li> <li>▪ Vacant sites with previous residential uses that have been vacated or demolished.</li> </ul>	<p>Identify affected demolition proposals based on maintaining an inventory of affordable units and require replacement housing in compliance with State law to reduce displacement that occurs as a result of demolition and enable residents to remain in their community.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>
<p><b><i>Program 3.d – Enable Parcel Assemblage</i></b></p> <p>To create additional opportunities for redevelopment and affordable housing, the City will help facilitate lot consolidations to combine small lots (including lots on slopes) into larger developable lots for housing. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers.</p> <p>The City will support developers/owners who approach the City with interest in lot consolidation for the development of affordable housing by deferring certain fees, allowing more height or additional stories, waiving lot merger fees to enable the project, and providing concurrent/fast tracking of project application reviews. By 2023, the City will review the effectiveness of this program and revise as appropriate. The City will also pursue grant funding for parcel assemblage land banking when it is available.</p>	<p>Approval of more applications to merge parcels that result in feasible sites for multifamily housing during the planning period.</p>	<p>General Fund (legislative efforts); Grant funding (implementation)</p>	<p>City Manager’s Office; Community Development Department</p>	<p>Meet with developers and property owners starting in 2022 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months and review annually thereafter. Ongoing: Support consolidation as applicable housing applications are received; Pursue grant funding as feasible during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 3.e – Develop an Electronic Permitting System</i></b></p> <p>Introduce an electronic permitting system for Planning and Building permits, and other relevant permit functions to increase efficiency in processing residential and other permits and to provide accurate data to monitor housing production and other development.</p>	<p>All planning and building permits will be recorded in an electronic permit system with capability to provide data needed to analyze and report housing production including affordable housing units.</p>	<p>General Fund and grants</p>	<p>Community Development Department</p>	<p>Contract for EPS system – December 2022; approve and implement a system by September 2023; ongoing maintenance and system updates as needed.</p>
<p><b><i>Program 3.f – Allow and Facilitate ADUs</i></b></p> <p>The Zoning Code was amended in May 2021 and again in December 2021 to encourage the construction of accessory dwelling units (ADUs) in all zoning districts that permit residential development based on objective standards and a non-discretionary process, as required by state law, and to establish objective design standards and supporting guidelines to apply to ADUs on historic properties. The City will continue to work with HCD on their review of the City’s ADU ordinance. If revisions are found to be necessary, the City will make revisions to bring its ADU ordinance into compliance with State law.</p> <p>The City provided supporting brochures that explain the process and key provisions of the ADU ordinance and the historic preservation provisions. Application forms are submitted electronically along with plans to improve efficiency. In 2021, City increased its Planning staff specifically to review and process ADU applications more quickly, and there has been an increase in submittals and a decrease in processing time.</p> <p>As part of this program, the City will perform the following community outreach and education activities to facilitate ADU development by South Pasadena’s property owners:</p> <ul style="list-style-type: none"> <li>• Allocate staff time to distribution of educational materials in single family residential neighborhoods at public events such as street fairs and farmers’ markets;</li> <li>• Make brochures available at community center and libraries, and at “ADU Community Open House”;</li> <li>• Create short promotional videos or flyers and brochures (digital and print) by January 2024;</li> <li>• Distribute at least annually through social media promotions, direct mailings to property owners, with a particular emphasis on predominantly single-family neighborhoods</li> </ul>	<p>Maintain updated ADU regulations to promote development of an increasing number of ADUs year-over-year; issue permits for all legal ADUs, anticipated to be between 297 and 420 ADUs during the remainder of the 2021-2029 projection period (from January 2022 through October 15, 2029).</p>	<p>General Fund; SCAG grant</p>	<p>Community Development Department</p>	<p>Continue to monitor process and improve program to facilitate and encourage ADUs and JADUs on an ongoing basis. The City will revise their ADU ordinance within six months of receipt of the HCD response letter to their ADU ordinance, if updates are needed based on the HCD letter, and update ADU brochures in 2023, and update ADU Amnesty information and incentives based on any state law changes. Review the effectiveness of the ADU regulations every two years starting in December 2023, and if needed based on staff review and/or in response to changes to state ADU law, update the ordinance within 6 months of the review.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>and high resources areas; water bill inserts; and the dedicated City webpage (Program 3.k).</p> <p>This program aims to build on that progress and support property owners interested in building ADUs and JADUs to increase the overall housing stock in residential zones and to promote this housing type as a more affordable housing alternative. During the Housing Element planning period, the ordinance will be updated as appropriate in compliance with state law and adjusted as issues arise and new best practices develop. Some of the features of the program will include:</p> <ul style="list-style-type: none"> <li>▪ Online application process with staff intake for quality control</li> <li>▪ Maintain and amend materials for better applicant guidance, as needed</li> <li>▪ Provide consistent staff training and support</li> <li>▪ Look for all opportunities to provide certainty earlier in the process</li> <li>▪ Reduce the number of steps and shorten timeframes, and</li> </ul> <p>Continue to watch the prefabricated housing market, including companies that produce 3D-printed homes, repurposed shipping containers, and modular construction in order to integrate new ideas into the permitting process as appropriate.</p>				

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 3.g – Monitor ADU Production</i></b></p> <p>The City will monitor the interest in and production of ADUs on an ongoing basis, providing updates to the California Department of Housing and Community Development (HCD) through annual progress reports and to the public via an annual report to Council. In these reports, the City will summarize the level of interest expressed through the number of initial and approved applications, permits issues, and the number of constructed units (along with occupancy statistics). These reports will also include an evaluation of the effectiveness of ongoing and new ADU-related programs and identify potential changes based on ongoing outreach to property owners and the development community. Beginning in 2023, the City will initiate an annual survey of ADU owners to collect data on rental rates to determine how many moderate- and lower-income units have been produced. Survey data will inform as to whether additional measures might be taken, particularly if programs in other jurisdictions have succeeded in constructing more deed-restricted low-income ADUs. Starting in January 2024 and every two years thereafter, the City will ascertain whether the rate of ADU construction and the levels of affordability are sufficient to match the projected trendline of 95 ADU building permits between June 30, 2021, and the end of 2023. If the rate of construction and/or affordability is below 90 percent (85 ADUs), the City will revise its programs to further incentivize and fund ADUs (see Program 3.h).</p>	<p>Approve an additional 297 ADUs between January 1, 2022 and October 15, 2029.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Assess ADU approval progress in January 2024, again in January 2026, and again in January 2028 and adjust after each of those milestones if ADU numbers are not tracking with projections in Section 6.6.2 (Land Resources). If there is a very large gap between the projections and actual building permits then barriers will be identified and rezoning will be completed as called for in Program 3.h.</p>
<p><b><i>Program 3.h – Back-up to Address Shortfall in Anticipated ADUs</i></b></p> <p>The Housing Element is relying on ADUs to satisfy a portion of its RHNA allocation and has set a quantified goal based on the observed rising trend in recent years. As described in Program 3.g, the City will monitor ADU production starting in January 2024. If the number of ADUs permitted by that time isn't meeting anticipated numbers, the City will take further action to address its RHNA requirements. This may include rezoning additional land to address the gap in the lower-income RHNA between the number of ADUs produced and the number anticipated by the end of 2023. The City will also consider initiating other efforts, including direct funding to subsidize dedicated affordable ADUs or committing to additional outreach and promotion depending on the level of additional ADUs needed and barriers identified, if any, to ADU production during the first two years of the planning period. If rezoning is needed, it will be brought to Council for approval by the end of 2024. If rezoning is needed again after the first four years of the planning period, it will be brought to Council for approval by the end of 2026.</p>	<p>Monitor to achieve as many lower-income ADUs as possible and adjust programs for more effective strategies as needed. If ADU development doesn't occur at the rate projected, the City will identify sufficient land for rezoning, or other strategies, to accommodate the unmet lower-income RHNA that was projected to be met by ADUs.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>The City will annually monitor the ADU progress and assess barriers including any need for rezoning by the end of 2023 and present to Council for approval by the end of 2024. Determine whether other additional programs including rezoning are needed and implement them by the end of 2024. Assess barriers again by the end of 2025 and address by the end of 2026.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 3.i – ADU Amnesty Program</i></b></p> <p>To further encourage ADU creation, the City established an ADU amnesty program in July 2021 in compliance with Senate Bill 13 to facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit. Under certain circumstances specified by SB 13 and other provisions, enforcement of violations related to unpermitted ADUs may be delayed for five years if correcting the violations is not necessary to protect health and safety. City staff works closely with applicants to implement this program, providing information and application assistance to help them identify the necessary upgrades to bring the unit up to minimum building code health and safety standards. In addition to improving the records of ADUs in the City, the City’s amnesty program will also improve tenant safety by ensuring the units are habitable. A potential further development for the program would be to consider providing some incentives to owners who will commit to deed-restricting their ADU to rent to lower-income households. The City has already advertised the program widely, including providing a brochure in utility bills and ongoing web page information, and Planning staff has begun to receive inquiries from homeowners.</p>	<p>Provide assistance to homeowners with a goal to convert 50 identified existing unpermitted accessory dwellings to compliant ADUs, unless infeasible.</p>	<p>General Fund (for staff resources)</p>	<p>Community Development Department</p>	<p>Allow legalization of ADUs on an ongoing basis. Monitor annually to determine need for additional outreach. Identify neighborhoods with relatively high proportions of unpermitted ADUs by July 2024 to target outreach. Determine incentives for legalizing ADUs with deed-restricting commitment by January 2024. Update brochures with legalization process information and incentives in concert with ADU Ordinance update timeframe</p>
<p><b><i>Program 3.j – Adjust ADU Permit, Utility Connection, and Impact Fees</i></b></p> <p>Planning fees for ADUs are already low at \$159 for planning review/inspection. The City will consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time. The City will conduct additional analysis to determine the feasibility and legality of fee reductions for developments that meet affordability requirements and address special needs of the community. Through the annual fee schedule adoption process, the City Council will make appropriate recommendations for fee updates.</p>	<p>Evaluate fee waivers as part of an economic study for developing an affordable housing program and act upon recommendations, as appropriate.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Develop affordability covenant program by July 1, 2023.</p>
<p><b><i>Program 3.k – ADU Education, Promotion and Homeowner Outreach</i></b></p> <p>A recent study from the University of California (UC) Berkeley Turner Center for Housing Innovation noted that education and information are crucial to the success of ADU creation.<sup>[1]</sup> The City will encourage and publicize the accessory dwelling unit program on the City’s website to increase public awareness. The City has developed a brochure based on the revised ADU ordinance that answers</p>	<p>Facilitate the process for the development of 297 ADUs through promotion of City programs and connecting ADU owners to resources to encourage increased housing opportunities in high resource areas.</p>	<p>General Fund, grant funding</p>	<p>Community Development Department</p>	<p>Created historic property guidelines and brochure. Built up the Virtual Planning Desk with complete ADU information, including examples of ADUs on webpage. Develop list of</p>

<sup>[1]</sup> Chapple, Garcia, et al. *Reaching California’s ADU Potential: Progress to Date and the Need for ADU Finance*, 18.

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>frequently asked questions (FAQs) and outlines the steps in the application process. A Virtual Planning Desk webpage launched in 2021 concentrates all support materials and an application form that guides applicants toward Code compliance in their proposals. Design guidelines and a second brochure focused on building ADUs on historic properties will be posted on the Virtual Planning Desk. The City will create a list of resources for interested homeowners, including contacts for designers, architects, builders, lenders, etc.</p> <p>The City will also make the following efforts to promote ADU development:</p> <ul style="list-style-type: none"> <li>▪ Research and coordinate with non-profit organizations, builders, and banks regarding funding/assisting with construction costs and inform ADU owners and renters of such information. This will include encouraging financial institutions to appoint an “ADU Ambassador” who will be the local representative within the financial institution. The City would provide training and educational materials to the ambassadors. The City will maintain a list of ADU Ambassadors and distribute the list to interested homeowners seeking information about finding loans for ADU development.</li> <li>▪ Expand educational efforts to include active property owner outreach. Marketing and promotional materials will be prepared to inform eligible homeowners of new ADU programs as they are adopted and launched. The City will work to identify the types of homeowners most likely to be interested in building an ADU and reach out to them directly.</li> <li>▪ Reach out to local homeowners that have added an ADU to involve them in supporting other homeowners who are considering adding an ADU to their property. Hold a community “ADU Open House” to share ideas and inspire homeowners to build ADUs.</li> <li>▪ Create short promotional videos and flyers and brochures (digital and print). Distribute through social media promotions, direct mailings to property owners, water bill inserts, and the dedicated City webpage.</li> <li>▪ Establish an ADU point person at the City to serve as a central point of information and a resource for enhancing awareness.</li> </ul>				<p>resources, and coordinate with ADU development and financing community and directly reach out to potential owners by 2023.</p>



PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p><b><i>Program 3.l – Increase and Maintain Planning and Housing Staff Resources</i></b></p> <p>The Community Development Department will hire three additional staff members to increase the Planning Division’s ability to facilitate processing of housing applications, in particular to process ADUs and applications that include affordable housing. Additionally, a dedicated housing division will be added to the department to focus on implementing the goals and programs of the housing element. These additional staff will allow the City to implement programs to incentivize and promote housing development.</p>	<p>Augment and support staff resources to expedite housing projects and implement housing programs.</p>	<p>General Fund</p>	<p>Community Development Department, City Council</p>	<p>The Housing Division was included in the 2022-2023 budget and new staff was hired by November 2022. Planning unit is operating with 5 FTE and recruiting for one additional person.</p>
<p><b><i>Program 3.m – Implement SB 9 and SB 10</i></b></p> <p>These two 2021 State housing bills, SB 9 and SB 10, were signed in September 2021. SB 9 requires the City to permit construction of two dwelling units on single-family lots (with some exceptions) and SB 10 allows local authorities to increase densities for multi-family properties and allow up to 10 units with a CEQA exemption to expedite housing mobility opportunities and increase the supply of affordable units in neighborhoods with higher incomes and resource opportunities.</p> <p>The City took action by urgency ordinance to establish objective standards in December 2021, and will adopt a permanent ordinance, with updates based on more recent State guidance by fall 2023. The City will also adopt a user-friendly and objective administrative process in compliance with SB 9 within the context of other City development requirements. The City will monitor approvals of SB 9 units and report on the number of building permits issued every year as part of the annual progress report to HCD.</p> <p>Additionally, the City will create a “Missing Middle” housing program. This program will establish objective design standards for certain housing types in low-density residential zones along high-quality transit corridors and/or transit stops, except for in high fire hazard areas. Missing Middle housing types contemplated for this program may include duplexes, triplexes, four-plexes, and cottage courts. At the time of program development and Ordinance adoption, the community, Planning Commission and City Council will determine the scope of the program. Eligible property owners within these designated areas will be able to opt into this program.</p>	<p>Administration of SB 9 ordinance is ongoing; specific administrative process and guidelines for SB 9 to be developed; implement Missing Middle housing types – including duplexes, triplexes, four-plexes, and cottage courts –along high quality transit corridors and/or transit stops, except for in high fire hazard areas.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>SB 9 implementation began in December 2021, and a revised permanent ordinance and materials will be prepared within 120 days after the adoption of this Housing Element; Development Standards for “Missing Middle” housing will be prepared within 120 days after the adoption of this Housing Element.</p>
<p><b><i>Program 3.n – Zoning Changes</i></b></p> <p>This program will be achieved through inclusion of new or revised development standards or updates to processes and procedures to address constraints identified in this Housing Element and facilitate</p>	<p>Update zoning to facilitate the needed housing units.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>General Plan amendments and rezoning will occur within 120 days after</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
increased densities in the updated General Plan and the Downtown Specific Plan (DTSP). In addition, comparable Zoning Code revisions outside of the DTSP area will further implement this program. The types of standards and processes that will be revised to reduce the constraints on development including, but not limited to, height limits, open space standards, and parking requirements. Additionally, subjective approval findings will be removed in compliance with State law to facilitate administrative approval of residential developments.				adoption of a compliant Housing Element.
<p><b>Program 3.o – No Net Loss</b></p> <p>The City will evaluate the sites inventory identifying the zoning, size, and number of vacant and underutilized parcels suitable for residential development for each income category. If the sites inventory indicates a shortage of available sites to accommodate the remaining RHNA for an income category, the City shall rezone sufficient sites with appropriate densities to accommodate its remaining RHNA for each income category.</p>	n/a	General Fund	Community Development Department	No later than December 31, 2024 and December 31, 2026, the City shall evaluate the effectiveness of identified sites and make adjustment as necessary such as increasing densities, modifying development standards, removing sites and rezoning additional sites.
<p><b>Goal 4.0 Compliance with State Housing Laws</b></p> <p>Adopt and implement policies and regulations that comply with State laws to facilitate housing for people living with disabilities or experiencing homelessness, and to accelerate the approval processes for housing projects, particularly projects that include affordable housing units.</p>				
<p><b>Program 4.a – Land Use Controls – Emergency Shelters</b></p> <p>In accordance with State law, the City allows emergency shelter without discretionary review in the BP zone. The City will amend the Zoning Code to update standards for emergency shelters in Section 36.350.250 for consistency with Government Code Section 65583(a)(4)</p>	The City will adopt an amendment to the Zoning Code to revise the operational standards for compliance with state law in regard to parking and distance between shelters and to establish a higher, economically feasible maximum number of beds permitted in any one emergency shelter and accommodate the increased homeless population documented in the 2022 Point in Time count.	General Fund	Community Development Department	Adopt zoning amendments within one year of Housing Element adoption.
<p><b>Program 4.b – Land Use Controls – Transitional and Supportive Housing/Low-Barrier Navigation Centers</b></p> <p>In accordance with State law (SB 2 - 2007) Zoning Code regulations must consider transitional and supportive housing as a residential use in any zone where residential uses are allowed and subject to the same</p>	The City will adopt an amendment to the Zoning Code for consistency with SB 2 and AB 2162. Revise the Zoning Code to define and specifically reference low-barrier navigation	General Fund	Community Development Department	Complete amendments to Zoning Code within 120 days after adoption of the Housing Element.

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>development regulations as other residential uses in the same zone. In addition, per newer State law (AB 2162 [2018]), the City’s Zoning Code will be reviewed and amended if needed to permit the development of supportive housing by-right in areas zoned for either multifamily or mixed-use development. The City has amended the Zoning Code to partially address SB 2 regarding transitional and supportive housing. This program requires additional amendments to the Zoning Code to fully address SB 2 regarding how transitional housing is allowed and if needed, to address AB 2162 for supportive housing.</p> <p>Low-barrier navigation centers fall into the transitional and supportive housing classification but the term has not been incorporated explicitly by reference into the SPMC. The use is not currently permitted in commercial (mixed-use) zones. In accordance with AB 101, the City will amend the Zoning Code to define and specifically reference low-barrier navigation centers as permitted without discretionary review in areas zoned for mixed use and nonresidential zones permitting multifamily uses.</p>	<p>centers as a permitted use in residential and mixed-use districts.</p>			
<p><b><i>Program 4.c – Land Use Controls – Flexible Zoning Regulations</i></b></p> <p>The City’s Zoning Code provides for flexibility in the application of development regulations pertaining to affordable multifamily housing developments and senior citizens’ projects through the use of the planned development permit process. The planned development permit is intended to facilitate development of affordable housing in mixed-use and residentially zoned areas by permitting greater flexibility in the design of projects than generally is possible under conventional zoning or subdivision regulations.</p>	<p>The City will continue the application of flexible zoning regulations to promote the development of affordable housing through the planned development permit process, as provided for in the Zoning Code.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Ongoing as applications are received.</p>
<p><b><i>Program 4.d – ADA Accessibility Standards</i></b></p> <p>Revise the zoning code to specify ADA requirements for new construction of a certain size and establish a minimum proportion of units that are ADA accessible upon building occupancy.</p>	<p>Facilitate expanded housing mobility for persons with disabilities by ensuring that new mixed-use and medium- to large-scale residential projects are ADA compliant and provide an adequate number of units that allow for disabled access, with all new buildings of more than six units being ADA compliant and no less than 10 percent of new units being immediately accessible to disabled individuals for a minimum of 207 accessible</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Amend zoning by 2024.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
	units over the 2021 – 2029 planning period.			
<p><b>Program 4.e – Universal Design</b></p> <p>Exceed the accessibility requirements of the ADA and California Title 24 Disabled Access Regulations by encouraging new construction and rehabilitation to incorporate the use of technologies and design features that create universal accessibility. Provide homebuilders and property managers with information and resources related to universal design principles. Identify suitable universal accessibility standards for multifamily housing projects and develop incentives to encourage construction of a variety of housing types suitable for people with disabilities, including residents with developmental disabilities and housing suitable for larger households with a disabled member in areas with access to transit, commercial services, and amenities to improve mobility opportunities.</p>	<p>Maximize, to the extent feasible, the number of new or rehabilitated homes that incorporate universal design principles that make units accessible to/adaptable for those with disabilities, with a goal of 15 percent of new homes incorporating universal design. Within the Downtown Specific Plan and mixed-use zones, target development of 300 new homes incorporating universal design.</p>	<p>General fund, grants</p>	<p>Community Development Department</p>	<p>Three years for development of zoning standards and incentives with completion by July 2025; ongoing application and enforcement of accessibility requirements; ongoing education efforts and information added to ADA requirements on City website.</p>
<p><b>Program 4.f – Senate Bill 35 Procedure or Policy</b></p> <p>Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.</p>	<p>Streamline housing projects as required by SB 35.</p>	<p>General Fund</p>	<p>Community Development Department</p>	<p>Complete by June 2024.</p>
<p><b>Goal 5.0 Promote fair housing while acknowledging the consequences of past discriminatory housing practices</b></p>				
<p>Acknowledging that throughout much of the 20th century, discriminatory housing and lending practices excluded non-white people from purchasing housing in the city, and that such history continues to have implications for the community’s racial and cultural diversity today. Promote fair housing through policies and programs to promote inclusion of low-and moderate-income households.</p>				
<p><b>Program 5.a – Fair Housing Education, Outreach, and Services</b></p> <p>Provide fair housing education, outreach, mediation, and referral services through the Housing Division and a contracted fair housing and landlord-tenant legal organization and make information and services available in English, Spanish, Mandarin, Cantonese, and/or other languages as appropriate. Educational materials/services may include webpages and FAQs, brochures, videos, seminars/webinars, and/or one-on-one counseling, among others. Distribute informational materials to community organizations and neighborhood gathering spots in areas with higher rates of protected groups, particularly in the South Pasadena Southwest neighborhoods with higher rates of disabled persons; the South Pasadena North/Garfield Park areas with a higher proportion of seniors with disabilities and renter populations; and the South Pasadena Southeast neighborhoods with higher rates of poverty, renter households and lower incomes. The City may consider partnering with local</p>	<p>Reduce the annual average of fair housing complaints in the next eight years as compared with the period between 2015 and 2022 by providing assistance or referrals to 40 residents, or as needed; respond to or forward all fair housing complaints within five business days of receipt; and work with partner agencies to achieve resolution within three months for all fair housing complaints received by City staff. Meet annually with the City’s contracted housing rights and tenant protection agency staff, beginning in 2023, to assess</p>	<p>General fund, State, and federal funds</p>	<p>Community Development Department, federal and State agencies</p>	<p>Ongoing; Meet annually with the City’s contracted fair housing and landlord-tenant legal organization, beginning in 2023, to assess patterns of fair housing issues, and plan and target outreach, education, and services to address ongoing and new issues. Ensure all information and services are available in appropriate languages by June 2023, updating annually or as needed.</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
community-based organizations, real estate interests, and/or schools to disseminate relevant information.	patterns of fair housing issues and target outreach, education, and services to address ongoing and new issues. Ensure all information and services are available in appropriate languages by June 2023, updating annually or as needed.			
<p><b><i>Program 5.b – Encourage a Variety of Housing Types</i></b></p> <p>Review and revise South Pasadena’s zoning regulations as needed to ensure they allow for a variety of housing types that can meet the needs of diverse residents. Consider zoning revisions that allow a wide range of unit sizes while encouraging the provision of an adequate supply of larger units for families, multi-generational households, and intentional communities (e.g., cohousing). Review the zoning code’s ability and incorporate the provisions of SB 9 to allow for classic California housing types, such as bungalow courts and stacked or side-by-side duplexes, which can help provide housing diversity in a residential neighborhood context. (See also programs under Goals 2 and 3.) To affirmatively promote more inclusive communities, the City will also review and revise the City’s requirements for Residential Care Facilities with seven or more persons by June 2022 and permit them as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The zoning districts where this change is needed include RE, RS, RM, and RH. These types of facilities are still subject to State licensing requirements, when a state license is a requirement for the residential care facility.</p>	Diversify housing types in new development throughout South Pasadena, including: residential care facilities; roughly equal proportions of efficiency, one-bedroom, two-bedroom, and three- or more bedroom units; and roughly equal proportions of for-rent and for-sale housing.	General fund, State, and federal funds	Community Development Department	First zoning text amendment within 120 days after adoption of a compliant housing element. Make additional zoning revisions within three years of Housing Element adoption; ongoing monitoring and encouragement.
<p><b><i>Program 5.c – Removal of Racially Restrictive Covenants from Property Deeds Citywide</i></b></p> <p>In the 1940’s, covenants that restricted the sale of property to white people only were prevalent in the City, especially on residential properties. Although such covenants were declared unconstitutional and have not been enforceable since 1948, many remain on recorded property deeds. Furthermore, there may still be racially restrictive covenants on properties owned by the City of South Pasadena. In compliance with City Council Resolution No. 7750, the “Sundown Town” Resolution, adopted on February 2, 2022, the City will review the deeds of all City-owned properties and remove any existing racially restrictive housing covenants found on them. In the future, any property purchased will require removal of any racially restrictive housing covenant prior to recording the property in the City’s name. Additionally, a new State law (AB 1466), gives property owners the opportunity to remove racially restrictive covenants from their own</p>	Remove all racially restrictive covenants from South Pasadena City-owned properties by June 2023 and from privately-owned properties by the end of the planning period. Advertise County program as soon as the County releases details in 2022; launch website and social media campaigns to support property owners to voluntarily remove these covenants by December 2022, with ongoing reminders in City publications and at City events. Support County enforcement of this State requirement as appropriate	General Fund; grants if offered through a State or County program	Community Development Department; Los Angeles County Recorder	Remove all covenants on City-owned properties by June 2023; launch informational campaign between June and December 2023; encouragement of removal from private properties: ongoing.

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
<p>deeds. Beginning on July 1, 2022, county recorders must provide a Restrictive Covenant Modification form to every person purchasing a property with a restrictive covenant, and establish an implementation plan to identify unlawful restrictive covenants in the records of their office. The City will develop a program to support and encourage individual property owners to remove such restrictions from their deeds and provide information about accessing the County process to do so. The City will use its social media platforms, website and other communications tools to conduct outreach and provide information at community events to assist homeowners to identify and remove restrictive covenants.</p>	<p>through City actions. Work with at least 10 property owners annually to support their efforts to remove restrictions from their deeds.</p>			
<p><b>Goal 6.0 Expand and strengthen tenant protections for South Pasadena’s existing renters</b></p> <p>South Pasadena renters are important members of the community and make up about 53.5% of the city’s population. The City’s efforts to advance housing that is affordable to people of all income levels must include not only longer-term strategies like facilitating housing production, but also policies and programs that help South Pasadena’s existing renters remain in (or return to) their homes and their broader community. To that end, the City is committed to ensuring that all of its renter households maintain housing stability and affordability so that they can stay and thrive in South Pasadena.</p>				
<p><b><i>Program 6.a – Rent Registry</i></b></p> <p>Staff will research, develop, and propose to City Council a local rent registry program. The program would require owners of certain rental property types (those with a minimum number of units, for instance) to register their units and pay a per-unit registration fee on an annual basis. Staff envision the rent registry serving initially as a database that the City would use to collect and track rental data on units, including affordable units, and to disseminate information to property owners about tenant protections. However, the utility of the rent registry could be expanded over time to incorporate additional monitoring, compliance, and enforcement activities as new programs are established and linked to it.</p> <p>Staff will draw from thorough analysis to develop the details of the program, which will be subject to the approval of City Council.</p>	<p>City will have a comprehensive online database of all affordable and market-rate rental housing units in South Pasadena subject to the registration requirement with a user interface and fee payment system for rental property owners. The registry will be updated annually and serve as a streamlined platform for Community Development staff to track the City’s rental housing inventory and provide information to rental housing property owners. City will decide whether to link this registry to the administration of other activities and programs.</p>	<p>General fund (staff time for development and administration); registration fees from property owners</p>	<p>Community Development Department (Housing Division)</p>	<p>Propose policy to City Council by February 2024</p>
<p><b><i>Program 6.b – Right to Return Policy</i></b></p> <p>Staff will research, develop, and propose to City Council a policy that establishes a tenant’s legal right to return to a property after eviction and/or relocation due to substantial remodel or other other just cause reasons.</p> <p>This program, along with Programs 6.c and 6.c, if approved, could be included in a single Tenant Protections Ordinance.</p>	<p>In qualifying circumstances, all tenants who are temporarily displaced from their units due to construction work and wish to return upon completion will be able to do so under the law. Thus, this policy will stem permanent the permanent displacement of renters from</p>	<p>General fund (staff time to develop the program)</p>	<p>Community Development Department (Housing Division)</p>	<p>Propose policy to City Council by December 2023</p>

PROGRAM	EIGHT-YEAR OBJECTIVE	FUNDING SOURCE	RESPONSIBLE AGENCY	TIMEFRAME
	South Pasadena due to just cause no-fault evictions and/or relocation for certain reasons.			
<p><b><i>Program 6.c – Relocation Assistance</i></b></p> <p>In 2019 and 2021, in response to the COVID-19 pandemic, City Council passed two urgency just cause ordinances that require the landlord to pay relocation assistance to the tenant when evicting the tenant for a just cause no-fault reason. Staff will review these urgency ordinances and draft and propose to City Council a new permanent ordinance with permanent and/or temporary relocation assistance requirements.</p>	South Pasadena renters will have local tenant protections that reduce the financial burden placed on tenants when they are (temporarily or permanently) displaced from their homes for legally permitted reason and instead place financial obligations onto the property owners.	General fund (staff time to develop the program); property owners	Community Development Department (Housing Division)	Propose policy to City Council by December 2023
<p><b><i>Program 6.d – Rent Stabilization</i></b></p> <p>Staff will research, develop, and propose to City Council a local rent stabilization program that would establish a low cap on rent increases that that set by the Tenant Protection Act or AB 1482.</p>	Reduce high rent burdens and forced moves among South Pasadena’s tenants due to excess rent increases and, in turn, increase their financial security and housing stability.	General fund (staff time to develop the program)	Community Development Department (Housing Division)	Propose policy to City Council by December 2023

## **6.2 INTRODUCTION**

### **6.2.1 Overview**

The Housing Element is one of the eight General Plan Elements mandated by the State of California. In addition to the Housing Element, the City of South Pasadena General Plan contains a Land Use & Community Design Element, a Circulation & Accessibility Element, an Economic Development & Revitalization Element, a Historic Preservation Element, an Open Space & Resource Conservation Element, and a Safety & Noise Element. The City of South Pasadena (City) is currently updating all General Plan elements to be adopted in close coordination with the Housing Element. Each General Plan Element is designed to be consistent with the remaining elements.

The California Government Code considers the availability of housing and the attainment of a suitable living environment for every California family a priority of the highest order. The Housing Element is the only General Plan Element subject to review and “certification” by the State of California for compliance with all statutory requirements. State law is more specific about the content of local Housing Elements than the remaining General Plan Elements. The State agency responsible for review and certification of Housing Elements is the California Department of Housing and Community Development (HCD). The Housing Element is required to identify and analyze existing and projected housing needs and contain goals, policies, quantified objectives, and planned programs for the preservation, improvement, and development of housing.

The City of South Pasadena General Plan Housing Element provides a framework for meeting the housing goals of the City and serves as an informational document for current and prospective residents of the community, businesses, and developers. General Plan Housing Elements became mandatory in 1969. The City of South Pasadena adopted its first Housing Element in 1984 and subsequently adopted General Plan Housing Element Updates on March 7, 2001, for the planning period covering March 2001 through March 2006, on January 18, 2012, for the planning period of June 2006 to June 2014, and on January 15, 2014, for the planning period of October 2014 to October 2021. This General Plan Housing Element Update covers the planning period from October 2021 to October 2029.

### **6.2.2 Purpose and Authority of the Housing Element**

The General Plan Housing Element is required to include an assessment of housing needs of all economic segments of the community and an implementation program formulated to meet those needs. Local governments should consider economic, environmental, and fiscal factors as well as the community goals set forth in the General Plan in preparing a Housing Element and should cooperate with other local governments and the State in addressing regional housing needs. Housing Elements are required to address the local government’s “fair share of regional housing need” as reflected in the Regional Housing Needs Assessment (RHNA) as determined by the local Council of Governments (COG). The COG for the Southern California region, including South Pasadena, is the Southern California Association of Governments (SCAG). A local government’s identified RHNA includes both the existing and projected housing needs of the locality. To address South Pasadena’s respective fair share of regional housing need, this Housing Element must include an assessment of available suitable housing sites based not only upon the existing zoning and land use



restrictions of the locality, but also on the potential for increased residential development under alternative zoning and land use restrictions and based on new housing policies aimed at addressing a historic lack of inclusivity.

The following minimum components are required for the General Plan Housing Element and form the basis for the structure of this document.

### ***Housing Needs Assessment (Section 6.3)***

The housing needs assessment addresses the existing needs of a jurisdiction and includes an analysis of the number of households overpaying for housing, households living in overcrowded conditions, or households with special housing needs, such as seniors, those with developmental disabilities, large households, and homeless. The number of housing units that need rehabilitation and the number of assisted affordable units at risk of converting to market rate must also be identified. The housing needs assessment also must analyze a jurisdiction's projected housing need, as established by the COG, identifying the number of new units needed by income category to accommodate expected population growth over the eight-year planning period of the Housing Element. This provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure that the City is providing sufficient, appropriately designated land and opportunities for housing development to address population growth and job generation.

### ***Fair Housing Assessment (6.4)***

A Housing Element must include an assessment of fair housing impacts on different geographic areas and different groups who live in the City. This section focuses on analysis of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. It also includes information about fair housing services available, local history related to fair housing and how the sites inventory interfaces with the fair housing issues.

### ***Analysis of Constraints on Housing (6.5)***

A Housing Element must include an assessment of both the governmental and non-governmental constraints to development of housing, such as land-use controls, fees and other exactions, on-site and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities.

### ***Site Inventory and Analysis (Section 6.6)***

A Housing Element must include a detailed land inventory and analysis of properties suitable for residential development, a general analysis of environmental constraints, the availability of infrastructure, and an evaluation of the suitability, availability, and realistic development capacity of sites to accommodate the jurisdiction's RHNA by income level. To meet this statutory requirement, local governments must either provide a detailed analysis demonstrating how adopted residential densities accommodate the regional housing need for lower-income households, or as an option and alternative to preparing the analysis described previously, Government Code Section 65583.2(c)(3)(B)

allows local governments to elect the option of using “default” density standards that are “deemed appropriate to accommodate housing for lower-income households.” The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and HCD must accept that density as appropriate in its review. The minimum default residential density established for South Pasadena by HCD to accommodate the RHNA for lower-income residential development is 30.0 dwelling units per acre (du/ac.).

If the Housing Element does not demonstrate adequate sites, appropriately zoned at the HCD-established default density to meet the jurisdiction’s RHNA by income level, the Housing Element must include a program to address the needed units. This could include programs to provide suitable zoning on additional sites that allows owner-occupied and rental multifamily uses.

### ***Performance Review of the Previous (2014-2021) Housing Element (Section 6.7)***

The Housing Element must include a section that reviews the goals and policies contained in the 2014-2021 General Plan Housing Element and assesses achievement of those goals along with a review of the achievement of the Housing Element’s quantified objectives.

### ***Housing Programs (Housing Plan) (Section 6.8)***

A Housing Element must identify programs designed to assist in the development of housing for low- and moderate-income households, remove or mitigate governmental constraints, conserve and improve the existing affordable housing stock, promote equal housing opportunity, and preserve any units identified as at risk of conversion from affordable housing.

### ***Quantified Objectives***

A Housing Element must include estimates of the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the Housing Element.

## **6.2.3 Authority and Scope of the Housing Element**

Adopted policies and guidelines affecting the preparation and content of the Housing Element, in addition to California’s Housing Element guidelines, include the City’s General Plan Land Use Element adopted in 1998, which has been undergoing an update process that affects and is affected by this Housing Element update. The General Plan Land Use Element identifies general housing goals, policies, and programs to implement the community’s vision for the ultimate build-out of the City and establishes acceptable residential densities for development in the City. The Land Use Element also contains plans for each neighborhood of the City, identifying existing and projected housing units and population. The current comprehensive update of the General Plan, including the Land Use Element, is being conducted concurrently with this Housing Element to ensure consistency and facilitate the implementation of Housing Element policies.

## 6.2.4 Public Participation

South Pasadena is a community of active residents and business owners, and public participation is always encouraged and valued in the planning process. Public participation is particularly important for this housing element cycle, which coincides with one of the City's most important long-range planning efforts in recent years, the updates of the General Plan and the Downtown Specific Plan (formerly Mission Street Specific Plan). South Pasadena's particularly high RHNA allocation has created the need to integrate the land use decisions in these plans with the Housing Element. Therefore, public participation for these efforts is part and parcel of the outreach for the housing element.

To introduce the community to the requirements and process that would need to be undertaken to produce the Housing Element, and to receive feedback and answer questions about community housing needs and actions the City could take to address them, the City conducted a series of community meetings and public hearings starting in May 2020. Although initially scoped as in-person meetings, due to the social distancing requirements enacted by the California Governor's Office of Emergency Services and the County of Los Angeles in March 2020 in response to the COVID-19 pandemic, public workshops were held online to provide a way for residents to engage with the Housing Element update while not gathering in a single physical location. The City drafted and dispersed online flyers providing notice of these meetings, which contained a link where attendees could request an invitation. The invitations for these public workshops were electronically shared with the Eventbrite platform. The invitation contained a URL link that connected workshop attendees to the virtual meeting space on the Zoom platform. About 80 people participated in an on-line workshop. The City also conducted two online community surveys that were launched prior to the public workshops and held multiple study sessions with the Planning Commission.

Appendix B contains detailed notes from the public workshops, surveys, study sessions and hearings. A summary of all written comments and how the comments on the public draft were addressed in this draft is also included in Appendix B.

At the beginning of the planning process, the City established a dedicated Housing Element webpage, (<https://www.southpasadenaca.gov/government/departments/planning-and-building/housing-element-update-2021-2029>) which was updated regularly, with information on outreach events, recordings from past workshops and meetings, RHNA information, background on the Housing Element Update, and a contact email for communication with the Planning Division ([housingelement@southpasadenaca.gov](mailto:housingelement@southpasadenaca.gov)). Drafts released to the public are posted on this site as well. The webpage includes a link to request project updates, and Planning has regularly sent emails about hearings and project milestones to this list. Although translation is offered at City meetings if requested, no requests have been received for meetings for the Housing Element Update. Translation to Chinese, Spanish and Korean has been offered as part of past City projects.

The Public Review Draft Housing Element was released for public review including posting on the City of South Pasadena's website on October 12, 2021. The City submitted the draft to HCD for their first review On October 22, 2021. In addition to holding a workshop and three Planning Commission and City Council meetings to received comments on the draft (details are provided in Appendix B), multiple news items published in the South Pasadenan and South Pasadena Review in

Fall 2021 highlighted the Housing Element process and the availability of the draft for public review and input.

During the months of January through March 2022, staff researched affordable housing developers and homeless service providers and added them to the list of interested stakeholders. Additionally, staff had meetings with the San Gabriel Valley Habitat for Humanity Executive Director and the Director of Real Estate Development to explore opportunities for potential future partnerships. Staff also met with the Los Angeles County Development Authority to explore use of Permanent Local Housing Allocation funds to benefit South Pasadena residents in need of affordable housing. Finally, staff held several meetings with local developers, including a church, to discuss affordable housing development.

During the months of April 2022 through August 2022, the following public meetings and hearings occurred where the status and content for the Housing Element was discussed to obtain additional feedback:

- April 27 Chamber Economic Development Meeting, planning staff presented on General Plan, Downtown Specific Plan and Housing Element
- June 14 Chamber Economic Development Meeting, Community Development Director attended with City Manager and Deputy City Manager to discuss Economic Development and City initiatives and answer questions on any topic including the Housing Element
- June 15, City Council presentation, update on 2nd draft of the Housing Element
- July 21, 2022, Community Development Director attended Mission District Business Stakeholders Quarterly Meeting to give update on draft Housing Element
- July 26, Planning Commission meeting on the draft Housing Element
- July 27 Special City Council Meeting on the draft Housing Element
- Aug. 10, Special joint meeting with City Council and Planning Commission on the draft Housing Element

#### ***Developer Forum, August 15, 2022 (Workshop 6)***

In August 2022, the City conducted a Developer Forum. There were 8 community members, including two Planning Commissioners in attendance at the City's Developer Forum on August 15, 2022. The City provided a brief presentation that included a status update of the draft Housing Element and the draft General Plan and asked for input on several topics including input on development standards and processes and procedures, input on the City's Inclusionary Housing Ordinance and input on likelihood of development on lower-income housing sites identified in the land inventory. See Appendix B for the notes from the forum.

#### ***Community Outreach at SP Farmers' Market, August 18, 2022 (Workshop 7)***

On Thursday, August 18, 2022, the Community Development Department set up a booth in the South Pasadena Farmers' Market from 4:00 to 8:00 pm to discuss the Housing Element. The late afternoon/evening market attracts hundreds of residents and many local employees and is a casual atmosphere for sharing ideas. Over the four-hour duration of the Market, Community Development

staff discussed various aspects of the housing element with visitors to the booth, including: the sites inventory; ADUs; the regional housing crisis; the need for rezoning and mixed-use development and where it would be located; and reconsideration of the voter-approved height maximum through a new ballot initiative within the next two years. Those who stopped by expressed appreciation for the opportunity to talk to City staff about the issues. See Appendix B for a full list of comments received.

### ***Community Forum and Informational Workshop, August 20, 2022 (Workshop 8)***

The City held a hybrid public workshop on Saturday, August 20, 2022, from 10:00 to 11:30 am. Participants had the choice to attend in person at City Hall or to attend virtually. The purpose of the forum was to provide a brief overview of the Housing Element process; provide an update to the community on the status of addressing HCD’s comments to the second draft of the Housing Element; and to solicit feedback from the community on the draft document and proposed programs. After a brief overview of the housing element process, the presentation focused on the bigger issues that needed to be addressed in the Housing Element, including the site analysis, development constraints including the height limitations, and Affirmatively Furthering Fair Housing.

After the presentation, the public was invited to ask questions and share comments. The meeting had approximately sixteen participants, including nine in-person and seven on Zoom. Thirteen participants spoke. Please see Appendix B for a full list of comments and questions received.

## **6.2.5 California Environmental Quality Act**

The California Environmental Quality Act (CEQA) requires that local jurisdictions evaluate the environmental impacts of any General Plan Update. The City has prepared a Program Environmental Impact Report (PEIR) for certification prior to adoption of the General Plan Update, Downtown Specific Plan and Housing Element.

## **6.2.6 Relationship to Other General Plan Elements**

The City of South Pasadena General Plan consists of seven elements: (1) Land Use & Community Design; (2) Circulation & Accessibility; (3) Economic Development & Revitalization Element; (4) Historic Preservation; (5) Open Space & Resource Conservation; (6) Housing; and (7) Safety & Noise. The Housing Element builds upon the other General Plan elements and is consistent with the policies and goals set forth by the entire General Plan. The City is currently partway through a comprehensive update to its General Plan. All of the other elements of the General Plan are currently being updated for consistency with recent updates to state law, including those related to environmental justice, a new General Plan requirement since the City last conducted a comprehensive General Plan Update. South Pasadena does not need to conduct an analysis in response to Senate Bill (SB) 244 because the City’s sphere of influence is coterminous with the City limit, so no residential communities exist within the sphere of influence. In addition, the City will review for and confirm internal consistency as part of its annual general plan implementation report required under Government Code section 65400.

## 6.3 HOUSING NEEDS ASSESSMENT

Ensuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal for South Pasadena. An analysis to determine the programs needed to plan for housing for the community must be based on data that describes the current population and depicts current housing conditions. The following section of the Housing Element describes and analyzes the current demographic, socio-economic, and housing characteristics of South Pasadena in an effort to determine the nature and extent of the City's specific housing needs.

Data sources include the US Census, which is completed every 10 years, and is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the US Census American Community Survey (ACS) data to assess changes since the year 2010 because the data sets required for the Housing Element were not available from the 2020 US Census at the time this document was prepared.

The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to smaller sample sizes, the estimates reported by the ACS can have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. The California Department of Finance (DOF) is another source of data that is more current than the census. However, the DOF does not provide the depth of information that can be found in the US Census. SCAG released data for Housing Elements in late 2020, and selective data from that data packet has also been used in this section. When reviewing the data in this section, it should be noted that numbers for the same type of data (e.g., households) may not exactly match in different tables and sections because of the various data sources and samples used.

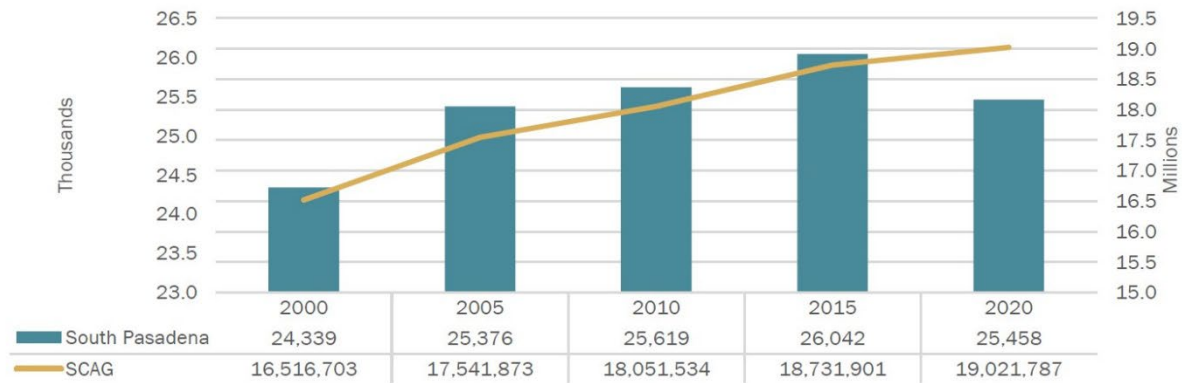
### 6.3.1 Community Profile

The characteristics of a city's population are important factors affecting the housing market in the community. Issues such as population growth, age, race, ethnicity, and employment all help determine the city's housing needs. Table VI-3 compares the population estimates of the City of South Pasadena and Los Angeles County from 1970 to 2019 and shows the projected increase in population growth by 2045. The 1970, 1980, 1990, 2000, and 2010 figures are provided by the U.S. Census and the 2019 figures are an estimate provided by the California DOF. The 2045 figure comes from SCAG's 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The City's population increased between 1970 and 2019 by 14.2 percent with an average annual growth of 0.2 percent. In 2019, the City's population was 26,245. The City's population has represented a small percentage of the County's population at an average of 3 percent since 1970. Since 2010, however, the City's share of the County's population has substantially decreased, indicating that South Pasadena has grown at a slower rate than many other jurisdictions in the County. From the high-level regional perspective provided by SCAG in its local housing data profile for South Pasadena, the city experienced continuous population growth through from 2000 to 2015, increasing by an average of 2.3 percent every five years across this 15-year period, until the population declined slightly by approximately 2.2 percent from 2015 to 2020. The six-county jurisdictional area of SCAG

as a whole, on the other hand, has continued to see continuous population growth rate from the beginning of the 21<sup>st</sup> Century to the year 2020, increasing by an average of 3.6 percent every five years across this 20-year period. Overall, from 2000 to 2020 both the city and the SCAG region saw their populations increase by approximately 4.6 percent and 15.2 percent, respectively. Figure VI-1 is a chart from SCAG’s Pre-Certified Local Housing Data prepared for South Pasadena showing the population growth trends for the city and compares them with the entire SCAG region. Based on projections from SCAG in the 2020 Regional Transportation Plan/Sustainable Communities Strategy, by 2045, South Pasadena’s population could increase to 27,200 residents, an approximate 3.7 percent increase from 2019.

**Figure VI-1  
POPULATION GROWTH TRENDS: SOUTH PASADENA AND SCAG\* REGION**

**Population Trend, 2000-2020**



CA DOF E-5 Population and Housing Unit Estimates

Source: SCAG, Pre-Certified Local Housing Data – South Pasadena, 2021

\*SCAG includes all city and county governments located within boundaries of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

**Table VI-3  
HISTORIC POPULATION ESTIMATES AND FUTURE PROJECTION  
1970 – 2045**

YEAR	CITY OF SOUTH PASADENA			LOS ANGELES COUNTY	
	POPULATION	PERCENTAGE OF COUNTY	AVERAGE ANNUAL GROWTH	POPULATION	AVERAGE ANNUAL GROWTH
1970	22,979	3%		7,041,980	
1980	22,681	3%	-0.1%	7,477,421	0.6%
1990	23,936	3%	.06%	8,832,500	1.8%
2000	24,292	3%	0.2%	9,519,338	0.8%
2010	25,619	3%	0.5%	9,818,605	0.3%
2019	26,245	0.3%	0.3%	10,253,716	0.5%
Average	--	3%	0.2%	--	0.8%
2045	27,200	0.2%	--	11,673,600	--

Source: U.S. Census - California DOF, SCAG 2020 RTP/SCS

Table VI-4 describes the population’s age composition as provided by the 2010 U.S. Census and 2015-2019 ACS. According to the 2019 ACS, persons aged 18 to 69 make up the largest age demographic (67 percent) in the City, followed by youth ages 0 to 17 (26.1 percent). The median age of the City’s population as of 2019 was 40.1 years.

**Table VI-4  
POPULATION CHARACTERISTICS**

CITY OF SOUTH PASADENA	2010		2019		
	PERSONS	% POP.		PERSONS	% POP.
Total Population:	25,619	100%	Total Population:	25,661	100%
Age Structure:			Age Structure:		
0-17	3,354	23%	0-9	3,453	13%
			10-19	3,234	13%
18-69	16,032	67%	20-29	2,416	9%
			30-39	3,667	14%
			40-49	4,693	18%
			50-59	3,424	13%
			60-69	2,465	10%
65+	2,772	12%	70-79	1,313	5%
			80+	996	4%
Median Age:	40.1	--	Median age (years)	40.1	--

Source: 2010 U.S. Census and 2015-2019 ACS S0101: Age and Sex

Table VI-5 describes the population’s racial and ethnic composition as provided by the 2015-2019 ACS. According to the 2019 ACS, white residents made up a slight majority (55.5 percent) of all residents, which is slightly higher than the overall countywide portion of white residents at 51.3 percent. Black or African American residents make up 3.6 percent of the population, lower than the countywide portion of Black or African American residents at 8.1 percent. Asian residents comprise 30.5 percent of the city’s population, more than twice the countywide rate of 14.6 percent. In both the American Indian and Alaska Native as well as the Native Hawaiian and Other Pacific Islander groups, these residents consist of less than one percent of both the city’s and county’s populations. In terms of ethnicity, 18.5 percent of South Pasadena’s residents claim Hispanic ethnicity, far lower than the 48.5 percent of the county’s population that claims Hispanic ethnicity.



**Table VI-5  
RACE AND ETHNICITY CHARACTERISTICS**

RACE OR ETHNICITY	CITY OF SOUTH PASADENA		LA COUNTY	
	POPULATION	PERCENT OF CITY	POPULATION	PERCENT OF COUNTY
White	14,239	55.5%	5,168,443	51.3%
Black or African American	922	3.6%	820,478	8.1%
American Indian and Alaska Native	59	0.2%	73,393	0.7%
Asian	7,818	30.5%	1,473,221	14.6%
Native Hawaiian and Other Pacific Islander	0	<1%	27,720	<1%
Some Other Race or Two or More Races	2,623	10.2%	2,518,315	25.0%
<b>ETHNICITY</b>	--	--	--	--
Hispanic	4,745	18.5%	4,888,434	48.5%
Non-Hispanic	20,916	81.5%	5,193,136	51.5%
<b>Total Population</b>	25,661	100.0%	10,081,570	100.0%

Source: 2015-2019 ACS DP05: Demographics and Housing Estimates

### 6.3.2 Employment Trends

According to the 2015-2019 ACS, 14,041 South Pasadena residents were in the labor force. The labor force includes employed and unemployed persons aged 16 years and over. Table VI-6 describes the City’s 2019 employment trends. At approximately 30 percent, the educational services, and health care and social assistance sector employs the largest section of the City’s employed population. The second-largest employment sector, professional, scientific, and management, and administrative and waste management services, accounts for approximately 17 percent of the City’s employed population. Table VI-7 shows the City’s anticipated growth in employment for 2045 and relies upon SCAG’s regional projections from its 2020 RTP/SCS. According to SCAG’s 2020 RTP/SCS, South Pasadena’s employed persons totaled approximately 11,400 in the RTP/SCS’s baseline year of 2016 and it expects that this number will grow by approximately 6 percent to 12,100 by the projection horizon year of 2045.

**Table VI-6  
2019 OCCUPATIONS  
EMPLOYED PERSONS 16 YEARS OF AGE AND OVER**

OCCUPATION, CITY OF SOUTH PASADENA	PERSONS	PERCENTAGE OF TOTAL
Agriculture, forestry, fishing and hunting, and mining	43	<1%
Construction	449	3%
Manufacturing	520	4%
Wholesale trade	420	3%
Retail trade	998	7%
Transportation and warehousing, and utilities	496	4%
Information	771	6%
Finance and insurance, and real estate and rental and leasing	1,179	9%
Professional, scientific, and management, and administrative and waste management services	2,247	17%
Educational services, and health care and social assistance	4,036	30%
Arts, entertainment, and recreation, and accommodation and food services	1,111	8%
Other services, except public administration	729	5%
Public administration	487	4%
Civilian employed population 16 years and over	13,486	100%

Source: 2015-2019 ACS DP03: Selected Economic Characteristics

**Table VI-7  
2045 EMPLOYMENT PROJECTIONS  
SOUTH PASADENA AND LOS ANGELES COUNTY**

YEAR	CITY OF SOUTH PASADENA		LOS ANGELES COUNTY
	EMPLOYMENT	PERCENTAGE OF LOS ANGELES COUNTY	
2016 (Baseline)	11,400	0.2%	4,743,800
2045 (Horizon)	12,100	0.2%	5,382,200

Source: 2020 SCAG RTP/SCS

South Pasadena is primarily a suburban residential community with a relatively small employment base. It is not anticipated that employment growth within the City will be a major stimulus to housing demand.

A general measure of the balance of a community’s employment opportunities with the needs of its residents is through a “jobs-housing balance” test. A balanced community would have a match between employment and housing opportunities allowing most of the residents to work in the community. Data from the ACS and the U.S. Census Bureau’s OnTheMap tool indicate that there is a ratio of 0.56 jobs-to-housing balance. In other words, there are only 7,560 jobs within South Pasadena for the City’s employed labor force of 13,486.

### 6.3.3 Household Characteristics

The characteristics of a community’s households provide important information about the housing needs in the community. Income and affordability are best measured and examined at the household level, as are the special needs of certain groups, such as large-family households or female-headed households.

#### *Household Composition and Size*

The U.S. Census defines a “household” as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a city.

According to the 2015-2019 ACS, approximately 74 percent of the 9,827 households in South Pasadena in 2019 consisted of two or more persons (see Table VI-8). Single-person households comprised an approximate 26 percent and two-person households represented approximately 28 percent of all households, representing the largest segments of households in South Pasadena.

**Table VI-8  
PERSONS PER HOUSEHOLD – 2019**

PERSONS PER HOUSEHOLD	2010 SOUTH PASADENA	PERCENTAGE	2019 SOUTH PASADENA	PERCENTAGE	2019 LA COUNTY	PERCENTAGE
1 person	3,016	29.20%	2,530	26%	851,304	26%
2 persons	3,235	31.40%	3,042	31%	931,426	28%
3 persons	1,998	19.40%	1,882	19%	559,373	17%
4 persons	1,488	14.40%	1,805	18%	500,882	15%
5 persons	470	4.50%	466	5%	263,210	8%
6 persons	70	0.70%	66	1%	115,989	3%
7 or more persons	41	0.40%	36	<1%	94,611	3%
<b>Total</b>	<b>10,318</b>	<b>100%</b>	<b>9,827</b>	<b>100%</b>	<b>3,316,795</b>	<b>100%</b>

Source: 2010 U.S. Census Matrix H 13 Household size (SF 1) and 2015-2019 ACS B25009: Tenure by Household Size

Household size is defined as the number of persons living in a housing unit. A visible change in the average household size over time reflects a change in the household composition of a city. For example, a city’s average household size will increase over time if there is a trend towards larger families. In a community with a growing number of senior households, the average household size will usually decline. Table VI-9 presents household size data from the California DOF for the City of South Pasadena and Los Angeles County.

**Table VI-9  
AVERAGE HOUSEHOLD SIZE**

LOCATION	PERSONS PER HOUSEHOLD	PERSONS PER HOUSEHOLD	PERSONS PER HOUSEHOLD
	2007	2012	2019
<b>City of South Pasadena</b>	<b>2.42</b>	<b>2.44</b>	<b>2.47</b>
Los Angeles County	3.13	2.99	3.01

Source: California DOF (2007, 2012, 2019)

Between 2007 and 2019, the average household size in South Pasadena increased slightly from 2.42 to 2.47 persons per household. This increase contrasts with Los Angeles County, which has experienced a decrease in average household size from 3.13 to 3.01 persons per household during the same time period. However, the average household size still remains below the county average.

***Overcrowding***

HCD defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding occurs primarily because households “double-up” to afford high rents and because of a lack of available housing units of adequate size to accommodate families with larger numbers of children. Units with more than 1.5 persons per room are considered severely overcrowded and should be recognized as a significant housing problem. Table VI-10 describes the number of persons per household for owner- and renter-occupied households in the City in 2018.

**Table VI-10  
TENURE BY HOUSEHOLD SIZE**

	NUMBER	PERCENTAGE
<b>Owner</b>	<b>4,670</b>	<b>47%</b>
Householder Living Alone	823	18%
Households 2-4 persons	3,511	75%
Large Households 5+ persons	336	7%
<b>Rental</b>	<b>5,337</b>	<b>53%</b>
Householder Living Alone	1,965	37%
Households 2-4 persons	3,147	59%
Large Households 5+ persons	225	4%
<b>Total</b>	<b>10,007</b>	<b>--</b>
Householder Living Alone	2,788	28%
Households 2-4 persons	6,658	67%
Large Households 5+ persons	561	6%

Source: 2014-2018 ACS: B25009 Tenure by Household Size

Table VI-11 identifies the number of persons per room by owner and rental units. Approximately 97 percent of all occupied units had one or less than one person per room in 2018. As a whole, South Pasadena had a relatively low rate of overcrowding in 2018 with approximately 2 percent of all households considered overcrowded, and only 1 percent considered severely overcrowded. Of the renter-occupied units, 213 units (about 4 percent) were overcrowded, and 66 (about 1 percent) were severely overcrowded. Of the owner-occupied units, 42 units (less than 1 percent) were overcrowded,

and 18 units were severely overcrowded. Given such low percentages, it is evident that overcrowding is not a significant housing problem in South Pasadena.

**Table VI-11  
PERSONS PER ROOM**

PERSONS PER ROOM	OWNER-OCCUPIED		RENTER-OCCUPIED		TOTAL	OCCUPIED
	UNITS	%	UNITS	%	UNITS	%
0.50 or Less	3,478	74%	3,044	57%	6,522	65%
0.51 to 1.00	1,150	25%	2,080	39%	3,230	32%
1.01 to 1.50	24	<1%	147	3%	171	2%
1.51 to 2.00	10	<1%	50	1%	60	1%
2.01 or More	8	<1%	16	<1%	24	<1%
Total	4,670	100%	5,337	100%	10,007	100%

Source: 2014-2018 ACS: B25014 Tenure by Occupants per Room

***Household Income and Income Distribution***

Income is a major factor influencing the demand for housing, and to a large extent, reflects the affordability of housing in a community. According to data obtained from the 2015-2019 ACS, the median household income for the City was \$104,308, well above the County median of \$68,044. Table VI-12 illustrates the distribution of household income by tenure for South Pasadena. About one-third of South Pasadena households were in the highest income category (more than \$150,000), with more than half (52 percent) of owner-occupied households earning this level of income. The high end of the income threshold for extremely low income households is \$33,800 (See Table VI-14). The data in Table VI-12 does not break out at that dollar amount so an estimate of extremely low income households is based on those making \$34,999 or less in the data shown in Table VI-12. Based on that group, 10 percent of owner-occupied households and 19 percent of renter households are extremely low income.

Table VI-13 examines income distribution based on age of the householder, defined as the primary rent or mortgage payer in a household.

**Table VI-12  
2018 HOUSEHOLD INCOME BY TENURE**

HOUSEHOLD INCOME	OWNER-OCCUPIED HOUSEHOLDS		RENTER-OCCUPIED HOUSEHOLDS		TOTAL HOUSEHOLDS	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
Less than \$10,000	92	2%	346	7%	438	4%
\$10,000 to \$14,999	70	2%	94	2%	164	2%
\$15,000 to \$19,999	90	2%	188	4%	278	3%
\$20,000 to \$24,999	47	1%	80	2%	127	1%
\$25,000 to \$34,999	189	4%	282	5%	471	5%
\$35,000 to \$49,999	315	7%	306	6%	621	6%
\$50,000 to \$74,999	261	6%	941	18%	1202	12%
\$75,000 to \$99,999	462	10%	920	18%	1382	14%
\$100,000 to \$149,999	701	15%	1072	21%	1773	18%
\$150,000 or more	2,432	52%	939	18%	3371	34%
Total Households	4,659	100%	5,168	100%	9,827	100%
So. Pasadena Median Household Income:	104,308					
LA County Median Household Income:	68,044					

Source: 2015-2019 ACS: DP03 Selected Economic Characteristics, B25118 Tenure by Household Income

**Table VI-13  
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER**

INCOME	AGE OF HOUSEHOLDER									
	BELOW 25 YEARS		25 TO 44 YEARS		45 TO 64 YEARS		65 YEARS AND ABOVE		TOTAL	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$10,000	15	15%	173	5%	109	3%	141	7%	438	4%
\$10,000 to \$19,999	4	4%	90	3%	131	3%	217	10%	442	5%
\$20,000 to \$24,999	-	0%	33	1%	66	2%	28	1%	127	1%
\$25,000 to \$34,999	-	0%	128	4%	105	3%	232	11%	465	5%
\$35,000 to \$44,999	-	0%	98	3%	139	3%	173	8%	410	4%
\$45,000 to \$59,999	32	33%	221	6%	232	6%	134	6%	619	6%
\$60,000 to \$74,999	-	0%	353	10%	256	6%	185	9%	794	8%
\$75,000 to \$99,999	-	0%	489	14%	682	17%	211	10%	1,382	14%
\$100,000 to \$124,999	-	0%	361	10%	342	8%	229	11%	932	9%
\$125,000 to \$149,999	45	46%	344	10%	338	8%	114	5%	841	9%
\$150,000 to \$199,999	1	1%	359	10%	482	12%	194	9%	1,036	11%
\$200,000 or more	-	0%	817	24%	1,209	30%	309	14%	2,335	24%
<b>Total Households*</b>	97	100%	3,466	100%	4,091	100%	2,167	100%	9,821	100%

\*Due to sample size and margins of error in sampling, some of these totals may not reflect accurate counts and should be considered estimates.  
Source: 2015-2019 ACS: B19037 Age of Householder by Household Income in the Past 12 Months

### ***Support for Lower Income Households***

For the purpose of determining eligibility for housing assistance through State, Federal and local programs, HCD publishes income limits for the following categories annually, as described in Table VI-14.

- Extremely low income: Household income of less than 30 percent of County median income.
- Very low income: Household income of 50 percent of the County median income.
- Low income: Household income between 50 and 80 percent of the County median income.
- Moderate income: Household income of 120 percent of the County median income limit.

Table VI-14 provides the 2020 income limits for Los Angeles County for these income categories.

**Table VI-14  
2020 INCOME LIMITS, LOS ANGELES COUNTY (4-PERSON HOUSEHOLD)**

<b>INCOME GROUP</b>	<b>INCOME LIMITS</b>
Extremely Low Income	Income of \$33,800 or less
Very Low Income	Income between \$33,801 and \$56,300
Low Income	Income between \$56,301 and \$90,100
Moderate Income	Income between \$90,101 and \$92,750
Above-Moderate Income	Income above \$92,750
<i>Area Median Income</i>	<i>\$77,300</i>

Source: HCD, Division of Housing Policy Development, April 30, 2020

According to 2021 data provided by HCD (ACS, 2019), South Pasadena has 879 extremely low-income households, representing an approximate 8.9 percent of all households in South Pasadena.

### **6.3.4 Regional Housing Needs Assessment**

SCAG’s RHNA process is conducted pursuant to the requirements of SB 375, which requires each Metropolitan Planning Organization (MPO) to create a “Sustainable Communities Strategy” (SCS) that demonstrates how the region will meet California’s greenhouse gas emission targets through coordinated transportation and land use planning. SCAG’s SCS generally allocates more housing near transit stations and along transit corridors, more housing in jobs-rich areas, and more jobs in housing-rich areas. The relatively high RHNA allocation for South Pasadena also results from the city’s proximity to many jobs-rich areas, primarily Downtown Los Angeles, and its transit accessibility due to the L-Line station (formerly known as Gold Line).

SCAG’s RHNA development process extended over more than a year and a half, beginning with hearings on proposed methodology in Summer 2019. The proposed methodology was discussed in an extensive public review process before receiving approval from HCD and adoption by the SCAG Regional Council on March 4, 2020. SCAG issued the draft RHNA allocation on September 3, 2020, with South Pasadena receiving 2,062 units (in addition to the existing 10,678 housing units in the city). The City of South Pasadena filed an appeal based on strong evidence that the number was not realistic given certain characteristics of the local geography and development patterns. However, the appeal was rejected, along with the vast majority of appeals filed by other cities in the SCAG region. A few other appeals were approved, resulting in a reallocation of units to other jurisdictions within the region. Through that process, five additional units were reallocated to South Pasadena, with a final allocation of 2,067 units (see Table VI-15 below) in the Final RHNA that SCAG adopted on March 3, 2021.



The City must adopt this housing element with goals, policies and programs to include these 2,067 new units. This housing element has been developed to include goals, policies, and programs that are consistent with meeting the RHNA targets.

Over the eight-year period of this housing element, these goals, policies, and programs are designed to allow the market to provide units in all income categories, to meet the RHNA as a minimum goal. Based on the SCAG 2021-2029 RHNA, South Pasadena needs 2,067 new units, distributed across the four income levels established by HCD.

Table VI-15 identifies South Pasadena’s housing need by income group.

**Table VI-15  
SOUTH PASADENA REGIONAL HOUSING NEEDS ASSESSMENT 2021-2029**

INCOME GROUP	NUMBER OF NEW UNITS	PERCENTAGE
Very Low Income	757	37%
Low Income	398	19%
Moderate Income	334	16%
Above-Moderate Income	578	28%
<b>Total</b>	<b>2,067</b>	<b>100%</b>

Source: SCAG RHNA, Adopted March 3, 2021

To clarify the requirements of state law concerning the RHNA allocation and the housing element, no city is not obligated to *construct* any of the units, but rather cities are required to establish goals, plans and programs that realistically encourage the private sector to develop the RHNA allocation.

**6.3.5 Extremely Low-Income Households**

Extremely low income households are defined as those with incomes less than 30 percent of the area median income, or AMI (Table VI-14, above). Extremely low-income households generally tend to experience housing insecurity and need assistance to obtain affordable housing. For example, most families and individuals whose sole source of income is from public assistance, such as social security insurance (SSI) or disability insurance live on extremely low-incomes. Households supported by a California minimum wage worker, even full-time, may fall into the extremely low-income category. According to Comprehensive Housing Affordability Strategy (CHAS) 2014-2018 data provided by HUD, approximately 77 percent of extremely low-income renter households in South Pasadena paid more than 30 percent of their income for housing and approximately 85 percent of extremely low-income homeowner households paid more than 30 percent of their income for housing (Table VI-15).

For purposes of the Housing Element, it is assumed that 50 percent of the City’s RHNA allocation of 757 very low-income units (378 units) represents the additional housing needed to be provided for extremely low-income households. Some extremely low-income households could include household members with mental, physical or developmental disabilities, and special needs. A single senior citizen on a limited amount of fixed income, such as SSI, could also be considered extremely low income. As detailed earlier in this chapter, a greater percentage of extremely low-income households in the city are renter households. Extremely low income households are second only to very low income households in terms of paying more than 30 percent of monthly income towards housing. To address the needs of extremely low-income households with mental, physical, or developmental disabilities, the Housing Element includes a program for providing for housing types for this special-needs group

(see Program 2.h) in addition to other programs that would also address extremely low-income households (Programs 2.d - Section 8 Housing Choice Voucher Program for Rental Assistance, Program 2.f - Offer Services to People without Housing, Program 2.g – Expand Senior Housing, Program 2.j – General Plan Affordable Housing Overlay, Program 2.k – Affordable Housing Overlay Zone, Program 3.f – Allow and Facilitate ADUs and the other ADU-related programs, Program 4.a – Land Use Controls – Emergency Shelters, Program 4.b – Land Use Controls – Transitional and Supportive Housing/Low-Barrier Navigation Centers, Program 4.d – ADA Accessibility Standards, Program 4.e – Universal Design, and Program 5.a - Fair Housing Education, Outreach, and Services)

In recent years, the City undertook the following actions to support extremely low-income households, including those experiencing homelessness and the lowest-income households in the City:

- The City received a \$30,000 grant from Los Angeles County and United Way of Greater Los Angeles to hire a consultant to develop a plan to support unhoused individuals in conjunction with a larger effort with the San Gabriel Valley Council of Governments (SGVCOG). Lesar Development Consultants prepared the plan on behalf of the City in 2018. It was unanimously adopted by Council on June 12, 2018. Accordingly, the City was eligible to apply for and receive Measure H grant funds from Los Angeles County as well as homelessness grant funding from the SGVCOG. Programs are currently being implemented in partnership with others in the San Gabriel Valley region.
- In response to the COVID-19 pandemic, the City received \$165,000 to implement emergency programs to address the needs of unhoused individuals, including motel vouchers, housing placement services, clean up, facilities and safety measures for encampments, and cash assistance to people at risk of becoming homeless. In addition, funding in the amount of \$73,528 was allocated to South Pasadena's ERAP program, which provides one-time rental assistance to eligible low-income residents.
- Also, in response to the pandemic, the Cities of South Pasadena and Arcadia received a multi-jurisdiction grant from Los Angeles County (Measure H) to provide motel vouchers, a shared case manager to help the homeless navigate resources, including temporary and permanent housing opportunities, and rapid re-housing assistance to help with temporary rental assistance and/or utility payments.
- The City adopted an amendment to the Zoning Code to add clarifying language to the definition of residential projects to include transitional and supportive housing. Clarification to define these as residential uses was included in Ordinance 2251 in 2013. There are still some zoning districts that do not allow transitional and supportive housing where single-family housing is allowed. This will be amended to continue to fully address state law regarding transitional housing and to address new state law since 2014 (Assembly Bill 2162) regarding supportive housing.
- Housing Choice Vouchers: Information about Section 8 vouchers, accessible through Los Angeles County, is available on the City's website with this link to County website: <https://www.southpasadenaca.gov/residents/housing/>.
- The "Housing" webpage was relaunched as the Housing Support webpage with more specific references and connection to the City's contracted housing rights and tenant protection agency and to Los Angeles County's Housing Voucher program.

- HUD currently allocates 25,199 Housing Choice (Section 8) Vouchers to the Los Angeles County Development Authority (LACDA). The LACDA is currently providing rental assistance to 23,196 families throughout Los Angeles County. Each family represents a voucher in use. The LACDA does not have vouchers specifically allocated for use in the City of South Pasadena. According to LACDA, there are currently 10 LACDA Housing Choice Voucher holders that reside in the City of South Pasadena.
- Inclusionary Housing: The City adopted Inclusionary Housing Regulations in spring 2021 that apply to all projects of three or more units. These regulations will result in the creation of new lower- and moderate-income units to serve a variety of households.

### 6.3.6 Special-Needs Groups

Households with special housing needs as defined under state housing element law include disabled persons (including those with developmental disabilities), seniors, large households, farmworkers, single-parent households, and the homeless. Table VI-16 summarizes the numbers of households or persons in each of these special-needs groups in South Pasadena in 2018. The point in time count of persons experiencing homelessness was last collected in 2020. Additional analysis of each of these special needs groups follows.

**Table VI-16  
HOUSEHOLDS WITH SPECIAL HOUSING NEEDS**

SPECIAL NEEDS GROUP	NUMBER OF PERSONS OR HOUSEHOLDS	% OF TOTAL POPULATION OR TOTAL HOUSEHOLDS
Senior Households**	2,167	22.1%
Large households - 5 or more members	561	5.6%
Single-parent households	766	7.7%
Persons age 18 or over with a disability**	1,750 (18 to 64 years 700 or 2.7% 65 and over 393 or 1.5%)	6.9%
Persons employed in agriculture, forestry, and fishing occupations**	43	<1%
Unhoused (Homeless) persons*	15	<1%

Source: ACS, 2014-2018-2011: B17012 Poverty Status in the Past 12 Months of Families by Household Type by Number of Related Children Under 18 Years; B25009 Tenure by Household Size;

\*\*2015-2019: B25007 Tenure by Age of Householder; DP03 Selected Economic Characteristics; S1810 Disability Characteristics; \* Los Angeles Homeless Services Authority Point-in-Time Count 2020

#### *Persons with Disabilities*

The Americans with Disability Act (ADA) defines a disability as a physical or mental impairment that substantially limits one or more major life activities. This segment of the population, which includes individuals with mental, physical, and developmental disabilities, needs affordable housing that is conveniently located to essential services and, where necessary, has been specially adapted for accessibility or other accommodations such as wheelchair ramps, elevators, wide doorways, and modified fixtures, cabinetry, and appliances. Other appropriate features of housing for persons with physical disabilities include very low-cost units in large group home settings near retail services and public transit, supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, inpatient/day treatment programs, single-room occupancy units, crisis shelters, and transitional housing.

Most people with disabilities live on an income that is significantly lower than the non-disabled population, which severely limits their ability to pay for housing. Persons with disabilities have higher rates of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), SSI, or Social Security Old Age and Survivor’s Insurance (SSA), which, in many cases, does not adequately cover the cost of rent and living expenses, even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. Employment can tend to be unstable and at the lower-wage brackets.

The 2015-2019 ACS identified 1,750 persons aged 18 and over living with a disability (3,569 disabilities tallied) in the City of South Pasadena. Of these, 700 are between the ages of 18 and 64 (1,217 disabilities tallied) and 393 are 65 and older (2,352 disabilities tallied). The most common disabilities in South Pasadena for those under 65 are cognitive difficulties (319), followed by independent living disabilities (248), and ambulatory disabilities (225). Among seniors, the most common disabilities include ambulatory disabilities (743), followed by independent living disabilities (546), and hearing disabilities (393). In 2019, there were 441 employed and 16 unemployed persons with disabilities in the City’s labor force, representing about 3 percent of the City’s working-age population. There were also 243 persons with disabilities, or 2 percent of the City’s working-age population, that were not in the City’s labor force. Table VI-17 provides information about South Pasadena residents with disabilities by disability type and age. Table VI-18 demonstrates the employment characteristics of this group within the context of the overall South Pasadena labor force.

**Table VI-17  
DISABILITIES BY TYPE AND AGE OF RESIDENT**

<b>Total Disabilities Tallied</b>	<b>3,854</b>
<b>Total Disabilities Tallied for People 17 Years or Under:</b>	<b>285</b>
Hearing Difficulty	6
Vision Difficulty	12
Cognitive Difficulty	222
Ambulatory Difficulty	0
Self-Care Difficulty	45
<b>Total Disabilities Tallied for People 18 to 64 Years:</b>	<b>1,217</b>
Hearing Difficulty	204
Vision Difficulty	147
Cognitive Difficulty	319
Ambulatory Difficulty	225
Self-Care Difficulty	74
Independent Living Difficulty	248
<b>Total Disabilities Tallied for People 65 Years and Over:</b>	<b>2,352</b>
Hearing Difficulty	393
Vision Difficulty	186
Cognitive Difficulty	167
Ambulatory Difficulty	743
Self-Care Difficulty	317
Independent Living Difficulty	546

Source: 2015-2019 ACS: S1810 Disability Characteristics.

**Table VI-18  
EMPLOYMENT AMONG POPULATION WITH DISABILITY**

<b>POPULATION GROUP</b>	<b>NUMBER</b>	<b>PERCENTAGE</b>
<b>Total Population Ages 18 to 64</b>	<b>15,748</b>	<b>100%</b>
<b>In the labor force</b>	<b>13,269</b>	<b>84%</b>
<i>Employed</i>	<i>12,714</i>	<i>81%</i>
With a disability	441	3%
No disability	12,273	78%
<i>Unemployed</i>	<i>555</i>	<i>4%</i>
With a disability	16	<1%
No disability	539	3%
<b>Not in the labor force</b>	<b>2,479</b>	<b>16%</b>
With a disability	243	2%
No disability	2,236	14%

Source: ACS, 2015-2019: S1810 Disability Characteristics

Consistent with California law, group homes or residential care facilities with six or fewer residents per facility are allowed by right in all of South Pasadena’s residential zones. However, group homes or residential care facilities with seven or more persons require a conditional use permit in the RM and RH residential districts. As part of the approval of conditional use permits for residential care facilities, the City is able to grant an exception to the parking requirements established in the Zoning Code. As part of Program 5.b, to address new state fair housing requirements, the City will amend the zoning code to allow residential care facilities with seven or more persons to be permitted with the same requirements that apply to other residential uses in the same zone.

Housing opportunities for individuals with physical disabilities can be addressed through the provision of affordable, barrier-free housing. Currently, such units are in limited supply in South Pasadena due to the large proportion of older housing stock built under previous codes. In addition to the development of new accessible units, rehabilitation assistance can be provided to renters and homeowners with disabilities to modify existing units to improve accessibility. The living arrangements needed by persons with disabilities depend on the severity of the disability. While some living with disabilities may live at home in an independent environment with family support, others may require assistance to maintain independent living. This can be provided in the form of special housing design features for those with physical disabilities, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided through senior housing developments.

In 1982 (and effective since September 15, 1984), Title 24 of the California Uniform Building Code mandated that all multifamily residential construction projects containing more than five units conform to specific disabled adaptability/accessibility regulations. In 1988, the federal government enacted the U.S. Fair Housing Amendment Act, with the intent of increasing the number of accessible rental units. In July 1993, the State of California issued “California Multifamily Access Requirements” based upon this Act. Both federal and state housing laws require certain features of adaptive design for physical accessibility in new multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, numerous buildings built before these state and federal mandates do not comply with these standards. These laws do not apply in many cases to assist individuals, particularly seniors who “age in place” in their homes rather than move to assisted living facilities and/or other newly constructed units.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility as part of its building plan check and inspection process. The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. In 2013, South Pasadena amended the Zoning Code to establish a process for reasonable accommodations (SPMC Section 36.410.110). (See also Section 6.6 Housing Development Resources).

The physical modification of housing is not necessary to accommodate persons with other kinds of disabilities (non-physical disabilities), but they generally require special services and monetary support. Since jobs and higher earning potential are often limited for such individuals, affordable housing is important to maintain their quality of life. Group homes with a live-in resident assistant may be one solution for providing affordable housing to those with non-physical disabilities.

***Persons with Developmental Disabilities***

State law also requires that the Housing Element address the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that originates before an individual is 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult. The Eastern Los Angeles Regional Center serves residents with developmental disabilities in South Pasadena and the surrounding cities. Table VI-19 provides the number of persons in South Pasadena with a developmental disability in 2019 by type of residence.

**Table VI-19  
PERSONS WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE TYPE**

RESIDENCE TYPE	PATIENT COUNT*
Home of Parent/Family/Guardian	178
Independent/Supported Living	<11
Community Care Facility	<11
Intermediate Care Facility	0
Foster/Family Home	0
Other	0
<b>Total Residential Population</b>	<b>180 to 198</b>

Source: California Department of Developmental Services – Consumer Count by California ZIP Code and Residence Type: ZIP Code 91030 September 2019

\*Because the California Department of Developmental Services does not provide data in amounts smaller than 11 patients per category, the real count of patients living with a disability cannot be definitively determined. As such, the total count is reported as a range based on the data available.

Housing types appropriate for people living with a developmental disability include rent-subsidized homes, licensed and unlicensed single-family homes, and group homes. Programs appropriate for providing housing for developmentally disabled persons include Section 8 vouchers, inclusionary housing, special programs for home purchase, U.S. Department of Housing and Urban Development (HUD) housing, and SB 962 homes. Considerations that are important in serving this need group include the design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities. Program 2.h in the Housing Element addresses the needs of those in the South Pasadena community with developmental disabilities.

**Senior Households**

Many senior households, defined as those with at least one member over the age of 65, at some point will have special needs due to relatively low fixed incomes, physical and mental disabilities, health problems requiring hospitalization or ongoing treatment, and other issues that result in increasing dependency on family or caretakers. Although many seniors continue to drive into their 70s or beyond, many begin to rely on public transportation at some point, particularly those with disabilities. While some data sources reference seniors as one group, the need for support becomes more acute as people age within the cohort.

According to the 2015-2019 ACS, in 2019, the City of South Pasadena had 3,574 persons aged 65 and over, of which 2,167 were “householders,” the primary rent or mortgage payer in a household. The senior population represents approximately 19 percent of the total City population and 22.1% of its households, but as shown in Table VI-20, they comprise 34% of the homeowner households. Approximately 16 percent of South Pasadena households that own their homes are over the age of 75. Overall, 1,593 or 74 percent of senior households in the City own their owned homes and 574 households or 26 percent of the City’s senior households rent. In 2019, 39 percent of senior-headed households earned an income of \$100,000 or more. Approximately, 51 percent earned an income that exceeded the Los Angeles County 2020 median income of \$77,300, whereas an approximate 49 percent of senior households earned an income below the median income for the County. Out of the total 2,167 senior households in South Pasadena recorded in 2019, 791, or an approximate 37 percent, earned an income that was below the very-low income limit of \$45,050 for a two-person household in Los Angeles County. As seen in the data below, those seniors are likely a significant cohort of the households who own their own homes in South Pasadena and are overburdened by housing costs.

**Table VI-20  
HOUSING UNIT TENURE BY AGE OF HEAD HOUSEHOLDER**

<b>AGE</b>	<b>UNITS</b>	<b>PERCENT</b>
<b>OWNER-OCCUPIED</b>		
15 to 24 Years	0	0%
25 to 44 Years	811	17%
45 to 64 Years	2,255	48%
65 Years or older	1593	34%
Total Units	4,659	100%
<b>RENTER-OCCUPIED</b>		
15 to 24 Years	103	2%
25 to 44 Years	2,655	51%
45 to 64 Years	1,836	36%
65 Years or older	574	11%
Total Units	5,168	100%

HOUSEHOLD INCOME	SENIOR HOUSEHOLDS	PERCENT
Less than \$25,000	386	18%
\$25,000 to \$59,999	539	25%
\$60,000 to \$99,999	396	18%
\$100,000 or more	846	39%
Total Senior Householders	2,167	100%
Total Households	9,827	22.1% (Senior Households of all Households)

Source: 2015-2019 ACS: B25007 Tenure by Age of Householder; B25009 Age of Householder by Household Income in the Past 12 Months

Senior housing needs typically include affordable housing close to commercial shopping areas, medical facilities, and public transportation services. As shown above, single-family homes are disproportionately occupied today by seniors. Although many seniors opt to age in place and can afford to remain in their homes, others will need to find different accommodations at some point due to the economic or the functional burden of home ownership. This underscores the necessity of building appropriate housing types within the South Pasadena community that would offer more attractive and convenient options for seniors to support decisions to downsize. As more seniors vacate single-family housing units, this housing stock would become more available for larger households.

Considering its relatively small size, South Pasadena offers a fair number of apartment complexes and assisted living facilities for senior residents for its relatively small population. Senior living facilities include the Golden Oaks Apartments with 65 independent living units, Meridian Manor with 6 beds for assisted living, and Prospect Manor with 99 beds for assisted living.

Since 1982, the South Pasadena Senior Citizens' Center has served as a meeting place for services and activities for the community's seniors and others living with disabilities that require similar support services. Although closed for an extended period during the COVID-19 pandemic, the center reopened on June 7, 2021, and continues to operate with support from the City and the non-profit Senior Citizens Foundation of South Pasadena and other community sponsors. Center programs and activities are designed to enhance and support senior citizen independence and encourage involvement in and with the community.

The wide range of services offered at the Senior Citizens' Center include daily lunches, interest classes, recreational activities, and health services, such as health assessments and blood pressure measurement. The City also operates a Dial-A-Ride Program through the Senior Citizens' Center, providing South Pasadena senior citizens transportation anywhere within the City limits, to nearby medical offices, grocery stores, and to Huntington Memorial Hospital. The Senior Citizens' Center also operates a Meals-On-Wheels program for qualifying individuals.

Group homes with a live-in resident assistant may be one solution to providing affordable housing to seniors. Consistent with California law, group homes with six or fewer residents per facility are allowed by right in all residential zones of the City. Residential Care Facilities for the Elderly (RCFE) are permitted in the RM and RH residential districts, subject to approval of a conditional-use permit. As part of the approval of conditional-use permits for RCFE facilities, the City is able to provide an exception to the parking requirements established in the Zoning Code for projects accommodating senior citizens. Note, that to address constraints related to review of residential care facilities, Program 5.b is proposed to remove discretionary review of large residential care facilities.



### ***Farmworkers***

Farmworkers are traditionally defined as persons whose primary incomes are earned through agricultural labor. They have special housing needs because of their relatively low income and in some cases, the unstable seasonal nature of their job.

As indicated in Table VI-15, the 2014-2018 ACS identifies 54 individuals in South Pasadena employed in the category of agriculture, forestry, and fishing occupations, which accounted for less than one percent of the City's employed residents. Given that there are so few persons employed in agricultural-related industries, the City can address their housing needs through its overall programs for housing affordability, and there is no need to create and administer a special program targeting farmworkers. However, farmworkers are addressed under Program 2.h which serves all Special Needs groups in the City.

### ***Large Households***

Large households are those consisting of five or more persons. Large families can have special housing needs if they cannot find affordable large housing units. In that case, their living conditions may become overcrowded.

The highest percentage of owner-occupied housing units is for a two-person unit (35 percent). About 7 percent of the owner-occupied households are occupied by five or more persons. For renter-occupied units, one-person households are the most common (37 percent). About 4 percent of the renter-occupied units are occupied by five or more persons. These numbers are generally low compared to the County as a whole. In Los Angeles County, the occurrence of households with five or more members is 15 percent for owner-occupied units and 13 percent for renter-occupied units. Program 2.h addresses the needs of large households.

### ***Single-Parent Households***

The housing needs of single parents may differ from two-parent households and should be considered as new housing is developed based on the programs of this housing element. Such households have a greater need for housing with convenient access to childcare facilities, public transportation, and other public facilities and services. Because the earning power of single-parent households is generally less than that of two-parent households that have potential for more than one income, single parents constitute a "special needs" group as they will tend to spend a higher percentage of their household income on housing that meets their families' needs. In particular, women's incomes continue to be statistically lower than their male counterparts despite some advancements made in recent years, and the historic discrimination in pay levels impacts the ability of female-headed single-parent households to afford appropriate housing.

Table VI-21 provides a detailed breakdown of the City of South Pasadena's household composition in 2018. The total number of single-parent households with children in South Pasadena is 766, approximately 12 percent of all family households in the City. This represents a decline of approximately 17 percent from the 924 single-parent households reported in 2010. Female-headed households with children represent 480 or approximately 8 percent of all family households. Male-headed households with children represent 286 or approximately 4 percent of all family households. Specifically, female householders with children declined by an approximate 31 percent from 2010 to 2018. Female householders with no children also declined approximately 21 percent over the same period. Single-male householders with children, on the other hand, increased approximately 24 percent from 2010 to 2018, though male-headed households without children declined by

approximately 19 percent over the same period. These contrasting trends indicate that all kinds of female-headed households have chosen to leave South Pasadena along with single-male householders without children over the last decade though the motivations for these decisions are unknown. Housing opportunities for lower-income single-parent households with children can primarily be addressed through rental assistance and the provision of affordable rental units. Program 2.d specifically addresses the need for vouchers for rental assistance and multiple other programs in this Housing Element address the provision of affordable rental units.

**Table VI-21  
FAMILY HOUSEHOLD COMPOSITION**

<b>FAMILY HOUSEHOLD SIZE AND TYPE</b>	<b>NO. OF FAMILIES</b>	<b>% TOTAL FAMILIES</b>
<b>Total Households (including family households)</b>	<b>10,007</b>	<b>--</b>
<b>Total Families</b>	<b>6,388</b>	<b>100%</b>
<b>Two or More Persons in Family Households:</b>	<b>5,757</b>	<b>90%</b>
Married Couple with Related Children	2,782	44%
Married Couple with No Related Children	2,209	35%
Female Householder, No Husband Present with Related Children	480	8%
Male Householder, No Wife Present with Related Children	286	4%
<b>Unmarried Householders with No Related Children</b>	<b>631</b>	<b>10%</b>
Female Householder, No Husband Present with No Related Children	451	7%
Male Householder, No Wife Present with No Related Children	180	3%
<b>Total Families below the Poverty Level</b>	<b>333</b>	<b>5%</b>
Female-Headed Households below Poverty Level	109	2%
Male-Headed Households below Poverty Level	156	2%

Source: 2014-2018 ACS: B17012 Poverty Status in the Past 12 Months of Families by Household Type by Number of Related children Under 18 Years

***Unhoused (Homeless) Persons***

In February 2022, the Greater Los Angeles Homeless Count was conducted by the Los Angeles Homeless Services Authority (LAHSA) in South Pasadena. This Point in Time (PIT) study identified a total population of 50 unsheltered persons in the seven census tracts that comprise the City (Figure VI-2). This represents an increase of 35 individuals from the 2020 PIT count. The City has zero unhoused residents in shelters. Program 4.a has been updated to ensure that the Code allows for emergency shelters to accommodate the increased number.

**Figure VI-2  
2022 LAHSA HOMELESS COUNT RESULTS: SOUTH PASADENA**

Please READ 'User Guide & Methodology' for dashboard information, usage, and interactivity on tab two of two (see at bottom).

Select a Year

2022

Search or Select a Community

South Pasadena

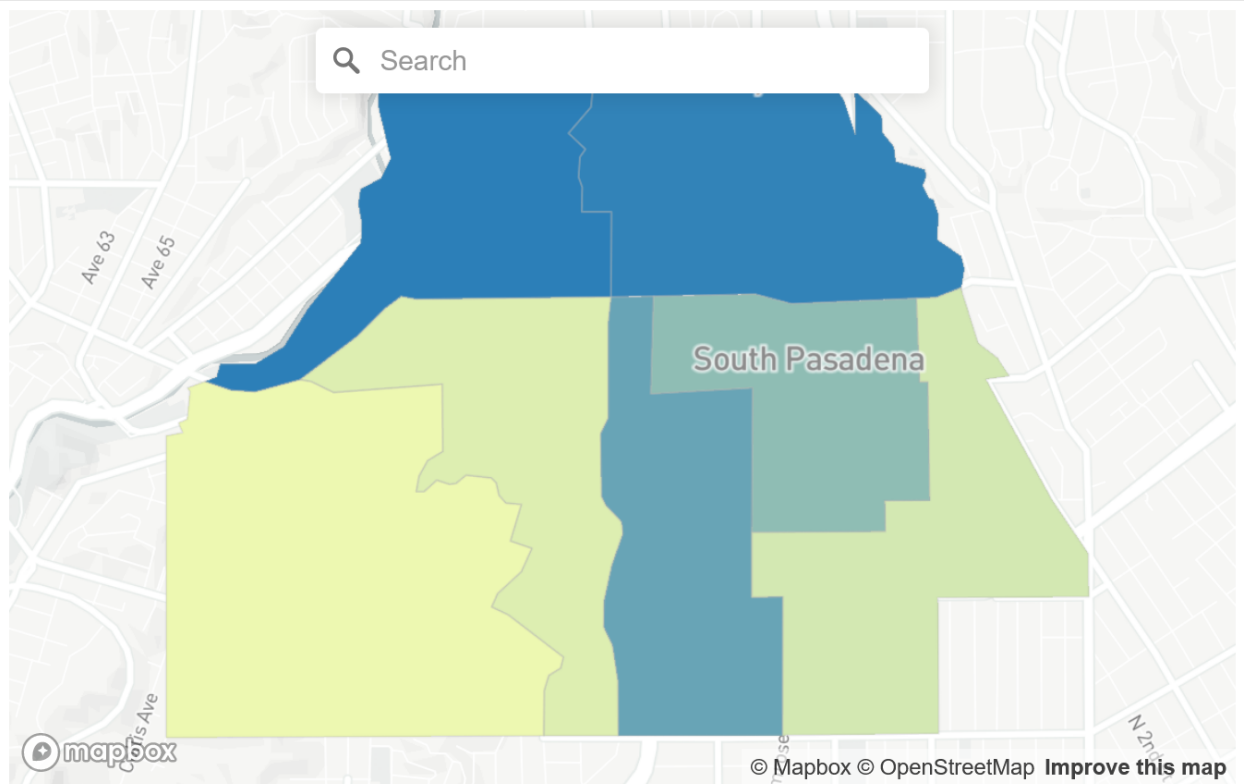
Total Homeless Population

50

Results from Homeless Count

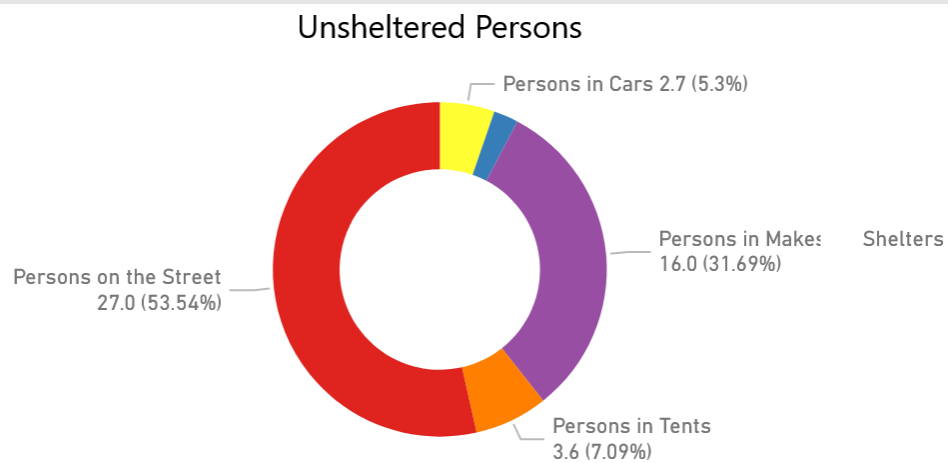
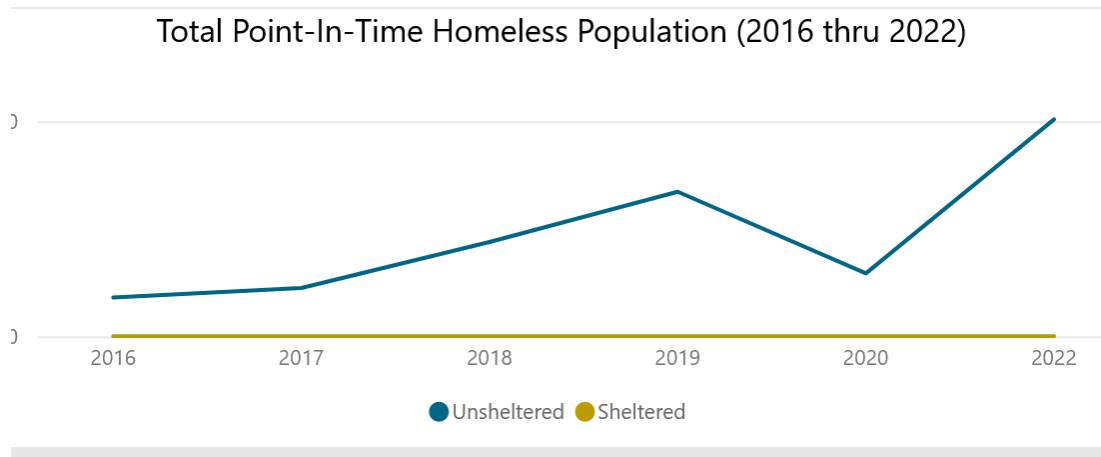
Community

**South Pasadena**



Some data are excluded from Community/City totals, including unsheltered unaccompanied minors (under 18 years old), unsheltered transitional age youth (18 – 24 years old), persons in domestic violence shelters, persons in HIV/AIDS serving shelters, and persons receiving motel vouchers. **Note:** Because of the interactive nature of the dashboard and exclusion of some categories, we do not recommend citing the LAHSA Homeless Count City/Community Dashboard as the official count. \*\*\* Hollywood and Venice boundaries reflect homeless point-in-time count boundaries for volunteers - please see data summaries for official count numbers

**Figure VI-2 (continued)**  
**2022 LAHSA HOMELESS COUNT RESULTS: SOUTH PASADENA**



There are no homeless shelters operating within the City of South Pasadena. Typically, unhoused individuals in South Pasadena find shelter in Arroyo Park, under the Oaklawn Bridge, and at other locations in the City. While there are no shelters within the City limits, the following shelters are located in the adjacent City of Los Angeles:

- SRO Housing Corporation
- Testimonial Community Love Center
- United States Veterans Initiative, Inc.
- Volunteers of America of Los Angeles
- Weingart Center Association
- Los Angeles Mission
- Midnight Mission
- People Assisting the Homeless
- Union Rescue Mission

Within the adjacent City of Pasadena, the following shelters and hotlines offer assistance to the homeless:

- All Saints Pasadena Church
- Friendship Indeed
- Union Station Homeless Services
- Door of Hope
- Haven House
- Emergency Shelter Line (211)
- LAHOP.ORG referral service, affiliated with Union Station

The Cities of South Pasadena and Arcadia received a multi-jurisdiction grant from Los Angeles County (Measure H) to provide motel vouchers, a shared case manager to help the homeless navigate resources, including temporary and permanent housing opportunities, and rapid re-housing assistance to help with temporary rental assistance and/or utility payments. This led to many unsheltered persons making contact with service providers and finding additional appropriate resources. Part of the housing navigator service works with the City’s Police Department through an informal referral services program with Union Station Homeless Services, a homeless shelter and service provider located in the City of Pasadena. The service provides transportation to the shelter and referrals of homeless individuals to the Union Station service programs. Additionally, the City’s Police Department conducts regular outreach to unhoused individuals who are present in the City during different daytime and evening hours and maintains family contact notification information for those that request this service. This outreach is coordinated with agencies in nearby cities to streamline resources and serve unhoused clients in the best and most efficient way.

In response to the COVID-19 pandemic, the City received \$165,000 to implement emergency programs to address the needs of unhoused individuals, including motel vouchers, housing placement services, clean up, facilities, and safety measures for encampments and cash assistance to people at risk of becoming homeless. In addition, funding in the amount of \$73,528 was allocated to South Pasadena’s ERAP program, which provided one-time rental assistance to eligible low-income residents during the pandemic state of emergency in 2020-2021. A public education video funded by the SGV COG about how to help the unhoused is in preparation and other initiatives will continue through 2022.

The City Zoning Code permits homeless shelters and single-room occupancy housing in the BP zone by right and transitional and supportive housing by right in all residential zones. (South Pasadena City Code sections 36.230.030, Table 2-3; 36.250.250; and 36.250.260). Programs 4.a and 4.b are proposed to address compliance with current state law requirements regarding emergency shelters and transitional and supportive housing.

### 6.3.7 Housing Profile

A housing unit is defined as a house, apartment, or single room, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters refer to those units in which the occupants live and eat separately from any other person in the building and that have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

#### *Number of Housing Units*

As described in Table VI-22, there were 10,678 housing units in the City per the 2015-2019 ACS or 11,118 housing units according the California Department of Finance (DOF)'s E-5 projections for 2019.<sup>1</sup> Of this total reported by the ACS, approximately 48 percent were renter-occupied, approximately 44 percent were owner-occupied, and approximately 8 percent (851 units) were vacant, an absolute increase in the city's vacancy rate of 2 percentage points (from 6 to 8 percent) over the last eight years, compared to data provided in the 2014-2021 Housing Element. Approximately 4 percent of the city's housing units were vacant rentals and 1 percent were vacant homeowner units. An approximate 1% (5 units) of vacant units were identified as being used for seasonal, recreational or occasional use. South Pasadena's 2019 vacancy rate reported by the ACS was only slightly higher than the vacancy rate for Los Angeles County at 6.4 percent. According to DOF, the County's vacancy rate for 2019 was 6.1 percent, a marginal increase from the 5.9 percent reported for 2010. Of the County's entire housing unit stock of 3,542,800 counted in the 2015-2019 ACS, an approximate 2.3 percent were vacant rental units and an approximate 1.7 percent were vacant homeowner units. South Pasadena thus has a higher overall vacancy rate compared to the County, has experienced a larger increase in vacancy from 2010, and has higher vacancy rates among both rental and owner-occupied housing types.

---

<sup>1</sup> Because the ACS is a federal survey and relies upon limited sampling over a 5-year period the numbers reported differ from those reported by the California Department of Finance which incorporates data submitted by other state agencies as well as by local jurisdictions to develop the final count of housing units. For more information on the methodology of the E-5 estimate data please refer to the California Department of Finance: <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>

**Table VI-22  
HOUSING UNITS BY OCCUPANCY STATUS**

<b>HOUSING UNITS BY OCCUPANCY STATUS</b>	<b>HOUSING UNITS</b>	<b>PERCENTAGE</b>
Occupied Housing Units:	9,827	92%
Owner-Occupied	4,659	44%
Renter-Occupied	5,168	48%
<b>VACANT HOUSING UNIT SUBCATEGORIES</b>	<b>HOUSING UNITS</b>	<b>PERCENTAGE</b>
Vacant Housing Units	851	8%
For rent	284	3%
Rented, not occupied	100	1%
For sale only	111	1%
Sold, not occupied	41	<1%
For seasonal, recreational, or occasional use	55	1%
All other vacant	260	2%
Vacancy Rate	8%	--
Vacancy rate minus seasonal units	7%	--
Homeowner vacancy rate	1%	--
Rental vacancy rate	4%	--
<b>Total</b>	<b>10,678</b>	<b>100%</b>

Source: 2015-2019 ACS: B25002 Occupancy Status. 2015-2019 ACS: B25003, Tenure. 2015-2019 ACS: B25004 Vacancy Status.

### *Housing Growth*

According to California DOF data, the City’s housing stock increased from 10,349 to 11,186 between 1980 and 2020 (Table VI-23). Between 2012 and 2020, approximately the period of the last housing element RHNA, 63 new residential dwelling units were constructed, representing a 0.5-percent growth increment over the eight-year period.

**Table VI-23  
HISTORIC HOUSING TRENDS: 1980-2019**

<b>YEAR</b>	<b>SINGLE-FAMILY</b>		<b>MULTIFAMILY</b>		<b>TOTAL UNITS</b>
	<b>UNITS</b>	<b>PERCENT</b>	<b>UNITS</b>	<b>PERCENT</b>	
1980	6,520	63.0%	3,829	37.0%	10,349
1990	5,434	50.7%	5,285	49.3%	10,719
1994	5,456	50.6%	5,325	49.4%	10,780
2000	5,679	52.3%	5,181	47.7%	10,860
2012	5,605	50.4%	5,518	49.6%	11,123
2019	5,642	50.48%	5,534	49.52%	11,176
2020	5,652	50.53%	5,534	49.57%	11,186

Source: California DOF, 2019, 2020

South Pasadena has high standards for architecture and landscape preservation, and its residents take pride in its appearance. Much of the planning over the last few decades has utilized highly discretionary processes, which may have slowed residential development. Development may have also been hindered by the City’s decades-long struggle to reverse the planned 710 Freeway extension, which was finally cancelled by Caltrans. Today, South Pasadena’s leadership is taking a different approach to encouraging housing as reflected in the housing programs in this document. Although many discretionary processes are still in place, the City has already implemented quicker and more ministerial permitting through the inclusionary housing ordinance to provide more flexibility for

residential projects, particularly through incentives that are offered along with density bonuses for projects that provide affordable housing units. These incentives include height increases and waivers from setbacks, floor area ratios, parking, and other requirements for eligible residential projects.

The Zoning Code includes further provisions for approval of modifications to standard development standards, as further described in Section 6.6.1, Zoning Code Resources.

Although South Pasadena complied with its RHNA for market-rate units in the previous housing element cycle, housing production fell short of the RHNA target for new affordable housing units. It is clear that policies over the last decade have not promoted housing development as required to meet housing needs and affordable housing units in particular. The policies of this housing element seek to change this trajectory.

***Housing Type and Tenure***

Table VI-24 describes occupancy status of units according to the number of units in the structure. Approximately 53 percent of all housing units are single-family homes.

**Table VI-24  
HOUSING UNITS BY TYPE AND OCCUPANCY STATUS**

UNITS BY TYPE	SOUTH PASADENA	
	UNITS	PERCENT
Single-Family Detached	4,980	45%
Single-Family Attached	662	6%
2 to 4 Units	1,404	13%
5 or More Units	4,130	37%
Mobile Homes	0	0%
Total (Occupied)	10,567	95%
<b>Grand Total (Occupied and Unoccupied Housing Units)</b>	<b>11,176</b>	<b>100%</b>

Source: California DOF, 2019

***Age and Condition of Housing Stock***

Compared to more recently planned and developed cities in the state, South Pasadena has a disproportionately older housing stock, due to its proximity to central Los Angeles and early availability of public transportation. It was incorporated in 1888, among the first cities to do so in Los Angeles County. This can have implications on the overall condition of the housing stock regarding maintenance and repair needs. Policies beginning fifty years ago placed a value on historic preservation of those early built single-family homes, also contributing to the continued presence of many of these older structures, which were not required to be built to the standards required by more recent building codes for energy efficiency and seismic safety.

Additionally, there are 68 surplus residential properties that Caltrans took by eminent domain to build the 710 freeway, a project that has now been abandoned. The homes, which have been rented out during this period, have not been maintained adequately, and some are currently vacant and boarded up. The rehabilitation or replacement of these structures is addressed in Program 1.b – Housing Acquisition.

As illustrated in Table VI-25, approximately 45.9 percent of the city’s occupied housing units were built prior to 1949. Since the last housing element, 315 housing units from this era (about 6 percent)



have been demolished. Today, nearly 94 percent of the occupied housing stock is over 30 years old, indicating likely rehabilitation needs.

**Table VI-25  
OCCUPIED HOUSING UNITS BY AGE OF HOUSING STOCK – AS OF 2018**

YEAR STRUCTURE BUILT	TOTAL OCCUPIED UNITS		OWNER-OCCUPIED	RENTER-OCCUPIED
	NO.	%		
2010 or later	42	0.4%	28	14
2000 to 2009	211	2.1%	178	33
1990 to 1999	365	3.6%	126	239
1980 to 1989	541	5.4%	250	291
1970 to 1979	1,128	11.3%	448	680
1960 to 1969	1,658	16.6%	508	1150
1950 to 1959	1,469	14.7%	678	791
1940 to 1949	915	9.1%	311	604
1939 or earlier	3,678	36.8%	2,143	1,535
<b>Total</b>	<b>10,007</b>	<b>100%</b>	<b>4,670</b>	<b>5,337</b>

Source: 2014-2018 ACS B25036: Tenure by Year Structure Built

In order to determine the overall condition of the housing stock, the City’s Community Improvement Coordinator conducted a windshield survey of all residential properties in the city, nearly 11,000 properties. The exterior condition of each home was noted, including the condition of the roof, chimney, and gutters; porches, stairs, and garage; doors and windows; exterior surfaces; and foundation.

The City of South Pasadena is proactive in encouraging landlords to maintain, rehabilitate and remodel their units. The windshield survey did not identify any multi-family buildings in need of rehabilitation at the Moderate, Substantial or Dilapidated levels.

While the vast majority of the housing surveyed (nearly 98 percent) was found to be in above-average to excellent condition, 232 units (2.07 percent) were found to need some form of rehabilitation (see Table VI-26, below). 186 of these units needed repainting and are classified as minor. Typical moderate or substantial structural defects observed included roofs in need of replacement (missing or peeling asphalt shingles, asphalt tiles and roll roofing worn down to fiberglass, etc.), sagging eaves and significant dry-rot, damaged siding, peeling paint, broken steps, and sagging and detached roof gutters. A number of the homes had outbuildings (such as detached garages or sheds) that were in poor condition or potentially structurally unsound. The majority of homes requiring maintenance or abatement are owned by longtime residents.

Eight of the 232 units were considered dilapidated and in need of replacement, of which five were occupied. Four of these homes were located on one street within the City’s Southwest Monterey Hills community, where many of the houses identified as requiring some level of repair were located. The units were constructed during 1920-1930 on very steep hillside lots, with frame on slab foundations. Many of the foundations have cracked from shifting soils and erosion. While this neighborhood offers many attractive features, the geography results in unique challenges to redevelopment.

The City has authority to enforce Code violations on residential properties exhibiting characteristics of blight. In the past, enforcement has mostly proceeded based on receiving a complaint. Property owners are first informed to bring the property into compliance with city codes, with additional steps

and citations issued if necessary to achieve compliance. Where homeowners are eligible, the City strives to identify programs and to assist lower-income and elderly homeowners to access them.

The City is moving toward having the capacity to proactively seek compliance for residential habitability. Program 1.c aims to address the condition of properties identified as being in need of repair, particularly the 46 properties identified below as moderate, substantial and dilapidated, as well as other properties identified over the coming years.

**Table VI-26  
HOUSING CONDITION SURVEY SUMMARY 2022**

HOUSING TYPE	SOUND	MINOR	MODERATE	SUBSTANTIAL	DILAPIDATED	TOTAL
Single	5,425	171	30	8	8	5,642
Mobile	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2 to 4 Units	1,389	15	0	0	0	1,404
5 or More Units	4,130	0	0	0	0	4,130
<b>Total</b>	<b>10,944</b>	<b>186</b>	<b>30</b>	<b>8</b>	<b>8</b>	<b>11,176</b>
<b>Percent</b>	97.92%	1.66%	0.26%	0.07%	0.07%	100.00%

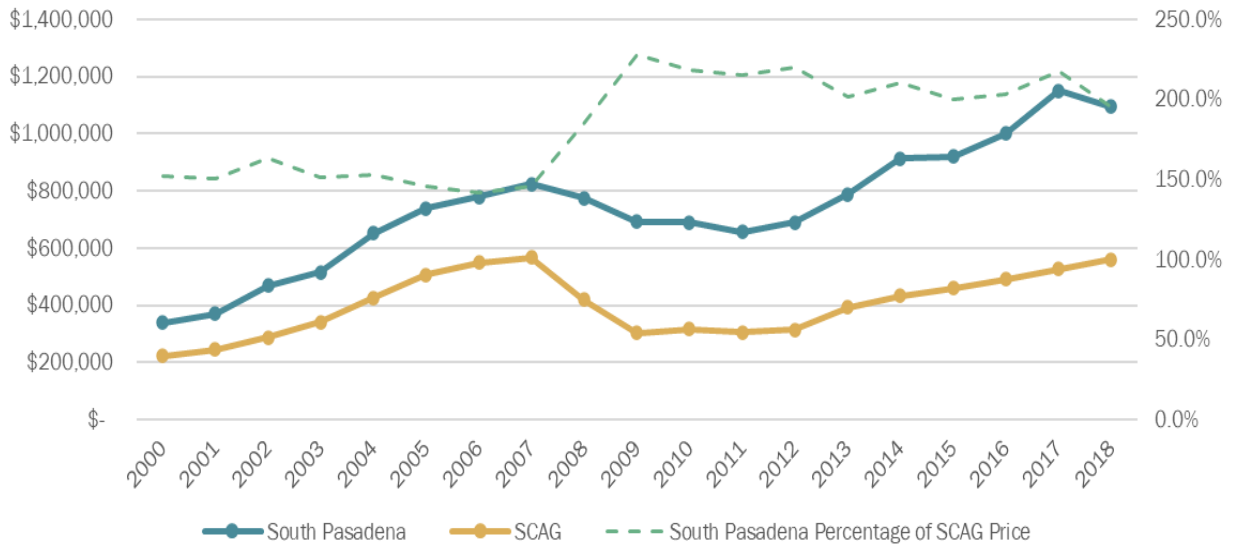
Source: City of South Pasadena Community Development Department, 2022

### *Home Prices*

Income is a major factor influencing the demand for housing and to a large extent, reflects the affordability of housing in a community. Between 2000 and 2018, median home sale prices in South Pasadena increased 223 percent, while prices in the SCAG region increased 151 percent (see Figure VI-3). Prices in South Pasadena have ranged from a low of 142.1 percent of the SCAG region median in 2006 and a high of 228.1 percent of the SCAG region median in 2009.

National policies of historically low interest rates, combined with low supply, have led to ever-increasing home prices throughout the region, state, and most places in the country. This has been particularly acute in South Pasadena with home values continuing to rise in 2020-2021 throughout the pandemic. While the 2018 median home sales price in South Pasadena included in SCAG’s Community Profile (prepared in 2020) was \$1,095,000, a steep upward trend for housing prices has continued. In September 2021, as a point-in-time, the Zillow website estimated a median home value of more the \$1.4 million, reflecting a 17.5% increase in the past year.

**Figure VI-3  
MEDIAN HOME SALES PRICE FOR EXISTING HOMES**



Source: SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians, 2020.

**Rental Rates**

As a snapshot of rental rates for properties in South Pasadena, a search of Zillow.com listings was conducted in April 2020 and again in June 2021, in order to see whether the COVID-19 pandemic had measurably impacted housing affordability in one direction or the other. As seen in Table VI-27, there were some minor fluctuations, with a reduction in the lower end of one-bedroom apartments, from \$1,675 to \$1,400. However, there was little change in two-bedroom units and the lower end of three-bedroom unit rates had increased. The number of units advertised for rent was nearly the same. While the market was relatively stable during the pandemic throughout the emergency order period, it remains to be seen whether this situation will change with the removal of emergency orders, government subsidies and the eviction moratorium.

**Table VI-27  
RESIDENTIAL RENTAL PRICES**

TYPE OF UNIT	NUMBER OF UNITS SURVEYED	2020 LOW	2020 HIGH	NUMBER OF UNITS SURVEYED	2021 LOW	2021 HIGH
1 Bedroom	15	\$1,675	\$2,500	13	\$1,400	\$2,600
2 Bedroom	9	\$1,795	\$3,100	12	\$1,795	\$3,450
3 Bedroom	5	\$2,800	\$5,950	3	\$3,550	\$5,200
<b>Total Listed Units</b>	<b>29</b>			<b>28</b>		

Source: Online survey of rental price listings on Zillow (accessed April 2, 2020 and June 2, 2021).

## *Housing Costs and Affordability*

“Affordability” is a measure of whether monthly housing costs constitute a burden on households in relation to their incomes. Overpayment refers to spending more than 30 percent of a household’s gross income for shelter. Overpaying for housing eventually causes fixed-income seniors and lower-income households to make choices that negatively affect their standard of living, and can trigger related financial problems resulting in deterioration of housing stock when maintenance is sacrificed for more immediate expenses, such as food, clothing, medical care, and utilities. By definition, housing is “affordable” if the monthly payment is not more than 30 percent of a household’s gross income.

Tables VI-28 and VI-29 examine the costs of home ownership or renting compared to the HUD household income categories to get a picture of housing affordability in South Pasadena based on 2014-2018 CHAS data, the most recent data available that is broken down to support this type of analysis. The tables show the overpayment burdens by housing costs that are either 30 percent and above, moderate overpayment or 50 percent and above, severe overpayment (the moderate overpayment data includes people severely overpaying). The data show that more than 85 percent of extremely low, 94 percent of very low, and 59 percent of low income households that own their homes pay more than 30 percent of their incomes for housing and are therefore burdened by housing costs. Many may be fixed-income seniors, given the high percentage of seniors in the home ownership data. The rental burden is higher, with 77 percent of extremely low, 95 percent of very low and 77 percent of low-income households paying more than 30 percent of their incomes for housing.

**Table VI-28  
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME – 2018  
OWNER-OCCUPIED HOUSING UNITS**

INCOME GROUP	TOTAL	MORE THAN 30%		MORE THAN 50%	
EXTREMELY LOW-INCOME	265	225	85%	175	66%
Less than \$33,800					
VERY LOW-INCOME:	250	235	94%	205	82%
Between \$33,801 and \$56,300					
LOW-INCOME:	365	215	59%	130	36%
Between \$56,301 and \$90,100					
MODERATE-INCOME:	335	130	39%	80	24%
Between \$90,101 and \$92,750					
ABOVE-MODERATE INCOME:	4,670	1,370	29%	680	15%
Above \$92,750					

Source: 2014-2018 CHAS, 2020 HCD Income Limits

**Table VI-29  
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME – 2016  
RENTER-OCCUPIED HOUSING UNITS**

<b>INCOME GROUP</b>	<b>TOTAL</b>	<b>30% OR MORE</b>		<b>50% OR MORE</b>	
<b>EXTREMELY LOW-INCOME</b>	760	584	77%	580	76%
Less than \$33,800					
<b>VERY LOW-INCOME:</b>	435	415	95%	255	59%
Between \$33,801 and \$56,300					
<b>LOW-INCOME:</b>	755	585	77%	90	12%
Between \$56,301 and \$90,100					
<b>MODERATE-INCOME:</b>	725	390	54%	45	6%
Between \$90,101 and \$92,750					
<b>ABOVE-MODERATE INCOME:</b>	2,665	100	4%	0	0%
Above \$92,750					

Source: 2014-2018 CHAS, 2020 HCD Income Limits

Table VI-30 provides regional household incomes and maximum housing costs that are considered affordable for Extremely Low/Very Low /Lower/Moderate Income households applicable to Los Angeles County jurisdictions. A typical four-person extremely low-income household can afford no more than a maximum sales price of \$83,666, a four-person very-low income household can afford no more than \$184,513, a four-person low-income household can afford no more than \$335,494, and a four-person moderate-income household can afford no more than \$403,212 on a home for sale. Table VI-30 shows projected affordable housing costs for extremely low-income, very low-income, low-income, and moderate-income households in South Pasadena by household size.

**Table VI-30  
AFFORDABLE HOUSING INCOME LIMITS AND COST PROJECTIONS**

<b>EXTREMELY LOW- INCOME</b>	<b>1 PERSON</b>	<b>2 PERSON</b>	<b>3 PERSON</b>	<b>4 PERSON</b>
Annual Income Limit	\$23,700	\$27,050	\$30,450	\$33,800
Monthly Income	\$1,975	\$2,254	\$2,538	\$2,817
Maximum Monthly Rent	\$593	\$676	\$761	\$845
Maximum Sales Price	\$38,568	\$53,562	\$68,730	\$83,666
<b>VERY LOW-INCOME</b>	<b>1 PERSON</b>	<b>2 PERSON</b>	<b>3 PERSON</b>	<b>4 PERSON</b>
Annual Income Limit	\$39,450	\$45,050	\$50,700	\$56,300
Monthly Income	\$3,288	\$3,754	\$4,225	\$4,692
Maximum Monthly Rent	\$986	\$1,126	\$1,268	\$1,408
Maximum Sales Price	\$109,022	\$134,321	\$159,446	\$184,513
<b>LOWER-INCOME</b>	<b>1 PERSON</b>	<b>2 PERSON</b>	<b>3 PERSON</b>	<b>4 PERSON</b>
Annual Income Limit	\$63,100	\$72,100	\$81,100	\$90,100
Monthly Income	\$5,258	\$6,008	\$6,758	\$7,508
Maximum Monthly Rent	\$1,578	\$1,803	\$2,028	\$2,253
Maximum Sales Price	\$214,674	\$254,967	\$295,260	\$335,494
<b>MODERATE-INCOME</b>	<b>1 PERSON</b>	<b>2 PERSON</b>	<b>3 PERSON</b>	<b>4 PERSON</b>
Annual Income Limit	\$64,900	\$74,200	\$83,500	\$92,750
Monthly Income	\$5,408	\$6,183	\$6,958	\$7,729
Maximum Monthly Rent	\$1,623	\$1,855	\$2,088	\$2,319
Maximum Sales Price	\$259,451	\$307,284	\$355,379	\$403,212

Source: 2020 HCD Income Limits

Notes: Calculated using Chase Bank Mortgage Calculator (<https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>). Assumes monthly expenses total \$500, a down payment of 10% (or 20% for moderate income households), a 4.5% interest rate, property taxes/fees of 2%, and property insurance of 1%.

***Assisted Housing at Risk of Conversion***

The Housing Element must identify, analyze, and propose programs to preserve housing units that are currently restricted for low-income housing and that could become unrestricted and possibly lost as low-income housing. In South Pasadena, there are no federally-assisted housing units currently restricted to low-income housing use, and therefore there are no federally-assisted units at risk of conversion from affordable rental units to market rate rental units.

There are a few smaller projects with deed-restricted affordable units, however, including one entitled in 2020. As new projects are developed in compliance with the recently-adopted Inclusionary Housing Ordinance requirements, and when affordable projects built by non-profit housing corporations build based on new incentives, the City will update and maintain a list of all dwellings in the City that are subsidized by government funding or low-income housing developed through local regulations or incentives and their covenant expiration dates (Program 1.d), in compliance with state law. The City will contact all property owners and notify them of the legal requirements to provide notice prior to the conversion of any units for lower-income households to market-rate units, although this will not be within the planning period of this housing element.

**6.3.8 Summary of Housing Needs**

To conclude this section, Table VI-31 and the paragraphs that follow summarize and highlight the areas of greatest need for housing assistance in South Pasadena.

**Table VI-31  
SUMMARY OF EXISTING AND PROJECTED HOUSING NEEDS**

OVERPAYING HOUSEHOLDS		SPECIAL-NEEDS GROUP*	
	<b>Total</b>	<b>Senior Households</b>	<b>2,218</b>
Renter	2,074	Disabled Persons	1,859
Owner	1,370	Single-Parent Households with Children	766
		Large Households	561
		Homeless Persons	34
OVERCROWDED HOUSEHOLDS		REGIONAL HOUSING ASSESSMENT 2021-2029	
	<b>Total</b>	<b>Total Construction Need</b>	<b>2,067</b>
Renter	213	Very Low Income	757
Owner	42	Low Income	398
		Moderate Income	334
		Upper Income	578

Sources: US Department of Housing and Urban Development CHAS Data Sets 2014-2018; SCAG RHNA March 2021; 2014-2018 ACS B25014 Tenure by Occupants per Room

\*References data from Table VI-15.

Note: Special-needs figures cannot be totaled because categories are not exclusive of one another.

**Households Overpaying for Housing** – Approximately 36 percent of all households in South Pasadena spend 30 percent or more of their income on housing. Of these overpaying households, 36 percent were owners. Renter-households have the highest incidence of overpayment, with 64 percent spending more than 30 percent of their household income for housing. Of these, 86 percent of renters earning 80 percent or less of the County median income are paying more than 30 percent of their incomes for housing costs. More than 72 percent of low-income households who own their homes overpay for housing.

**Special-Needs Households** – The Housing Needs Assessment documents the following groups with special housing needs:

- 2,218 households (22 percent) headed by seniors;
- 1,859 persons (7.2 percent) aged 16 and over with physical disabilities;
- 766 single-parent households (4.8 percent) with children;
- 561 large households consisting of five members or more
- 15 unhoused persons in the City, constituting less than 1 percent of the City’s population.

The percentage of seniors has increased from 12 percent in 2012 as reported in the 2013-2021 Housing Element to the 22 percent detailed above. The needs of this group are therefore more prominent than at the time the last Housing Element was adopted.

**Age and Condition of Housing Stock** – Approximately 97 percent of the City’s housing units are 30 years of age or older, when most housing units typically begin to require major repairs. In general, most of the City’s housing stock does not show signs of deferred maintenance. However, housing habitability is investigated by the City when reported, including older apartment buildings. Single-family homes owned by seniors, who often live on a fixed income, represent a subset of the population that there may be need for financial support for repairs.

**Housing Affordability for Low to Moderate Income Households** – Affordability projections (Table IV-30) indicate that home ownership is not feasible for households that fall into the categories of extremely low-income, very-low income, or lower-income. Moderate income households may be able to pay just over \$400,000, a price that would require subsidy through the inclusionary housing requirement or an affordable housing developer. Rental prices in South Pasadena are similarly not feasible for lower income households, although the lower end of available rentals is within reach for moderate income households. This analysis is consistent with the high level of overpayment shown by the data for lower income households.

**Overcrowded Households** – Household overcrowding in South Pasadena is relatively nominal, with less than 2 percent of the City’s households having greater than 1.5 persons per room.

**Fair Housing** – The history of discrimination in South Pasadena has led to some of the patterns of today in the City. Affording housing in the City is expensive for most and the incomes of those who live in South Pasadena are on average high compared to the regional average. In general, those who already live in South Pasadena have good access to resources and opportunities including schools, transportation, and environmental amenities. Issues analyzed in the Fair Housing Assessment that are impacting current South Pasadena residents are overpayment and some discrimination towards those with disabilities.

## 6.4 FAIR HOUSING ASSESSMENT

Assembly Bill (AB) 686 requires that 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 Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH 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.”

In compliance with AB 686 and AB 1304, the following analysis is provided to complete three major requirements:

1. Include an AFFH program that promotes housing opportunities throughout the community for protected classes.
2. Conduct an AFH, which includes a summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify and address patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
3. Prepare the Housing Element Sites Inventory to identify sites through the lens of AFFH.

To comply with AB 686, the City has completed the following outreach and analysis.

### 6.4.1 Outreach

As discussed in Section 6.2.4, Public Participation, multiple workshops, surveys, and hearings were conducted in conjunction with the preparation of this Housing Element. Translation was offered to participants; however, no translation requests were received for meetings for the Housing Element Update. Two rounds of workshops were held in spring and fall of 2020 and 14 public hearings took place between July 2020 and November 2022. A workshop and three public hearings were held in Fall 2021 after release of the public draft Housing Element. Members of the public, organizations providing community service in the City, and affordable housing developers were invited to participate in all outreach events. Public participants at the workshops included housing advocates, community members, those who work in South Pasadena, and renters and homeowners. In addition to these meetings, two surveys were conducted, one of which ran from May to September of 2020, and the second from September through October of 2020. Letters were received from members of the public, including some that described issues related to housing discrimination, urging the City to acknowledge and address the history and a legacy of fostering a community that lacks diversity. In response to these letters, the City has included Section 6.4.6 in this Assessment of Fair Housing, discussing South Pasadena’s history.

During the months of January through March 2022, staff researched affordable housing developers and homeless service providers and added them to the list of interested stakeholders. Additionally, staff had meetings with the San Gabriel Valley Habitat for Humanity Executive Director and the Director of Real Estate Development to explore opportunities for potential future partnerships. Staff also met with the Los Angeles County Development Authority to explore use of Permanent Local Housing Allocation funds to benefit South Pasadena residents in need of affordable housing. Finally,



staff held several meetings with local developers, including a church, to discuss affordable housing development.

Additional details about all public outreach efforts can be found in Appendix B of this Housing Element.

### *Workshops*

Due to the social distancing requirements enacted by the California Governor's Office of Emergency Services and the County of Los Angeles in response to the COVID-19 pandemic, public workshops prior to and during the initial drafting of the Housing Element were held online to provide a way for residents to engage with the Housing Element Update while not gathering in a single physical location. The City drafted and dispersed online flyers providing notice of these meetings, which contained a link where attendees could request an invitation.

The City held five public workshops during the initial draft Housing Element update process: two in Spring 2020, two in Fall 2020, and one in Fall 2021. The Spring 2020 workshops were held online on Saturday, May 30, 2020, at 10 a.m. and Tuesday, June 2, 2020, at 6 p.m. Each workshop had about 30 participants. During each workshop, the City began by providing an overview of the 6th-cycle Housing Element Update process and facilitating a question-and-answer session. Following this, the City discussed the requirements for analyzing sites and other approaches suitable to accommodate the City's RHNA. No comments or questions related to fair housing were raised during these workshops.

A second round of two online public workshops were held on Wednesday, September 23, 2020, at 6 p.m. and Saturday, September 26, 2020, at 10 a.m., with a short survey and ability for participants to send in email commentary. The workshops repeated a brief overview of the 6th Cycle Housing Element Update process, followed by a discussion of strategies under consideration to address the City's RHNA. Following the presentation, the 12 participants at the September 23<sup>rd</sup> workshop and the 15 participants at the September 26<sup>th</sup> workshop, were separated into virtual breakout rooms to discuss questions about RHNA strategies. Fair housing feedback included:

- Provide housing for everyone citywide and ensure that pockets of poverty are not sustained or created;
- Facilitate design flexibility for low-income housing;
- Promote different types of housing for families;
- Consider the benefits of siting housing in proximity to public transit, High Quality Transit Area, along the Huntington Drive/Fair Oaks/ Mission District/L-Line (formerly the Gold Line) Station corridors, Downtown, and the Vons Center, such as walkability and proximity to amenities and resources;
- Identify housing sites that are dispersed throughout the City and not concentrated in certain areas; include single family neighborhoods and lower density multi-family;
- Initiate more proactive code enforcement;
- Address the limited rental housing availability and affordability issues;
- Address the demand for more permanent supportive housing as well as housing designed for specific populations.

- Implement more tenant protections; and
- Recognize and condemn previous race-based exclusionary practices of redlining and other racist practices that were prevalent in South Pasadena.

The fifth workshop was held on the evening of Thursday, October 21, 2021 and offered attendees both in-person and virtual options to participate. Approximately 10 people joined via Zoom, and 2 attended in-person. Following a presentation providing an overview of the Public Review Draft of the 2021-2029 Housing Element, participants asked for confirmation that Junior Accessory Dwelling Units (JADUs) would count toward the City's RHNA and emphasized the importance of planning for infrastructure capacity, including schools, water, wastewater, etc., to support housing development.

A sixth workshop was held on August 15, 2022 with developers that are active in South Pasadena. This Developer Workshop including eight community members, including two Planning Commissioners. The City provided a brief presentation that included a status update of the draft Housing Element and the draft General Plan and asked for input on several topics related to development in the City and received the following responses.

A seventh workshop was held on August 18, 2022 at the South Pasadena Farmers' Market. The Community Development Department set up a booth in the South Pasadena Farmers' Market from 4:00 to 8:00 pm to discuss the Housing Element. The late afternoon/evening market attracts hundreds of residents and many local employees and is a casual atmosphere for sharing ideas. Over the four-hour duration of the Market, Community Development staff discussed various aspects of the housing element with visitors to the booth, including: the sites inventory; ADUs; the regional housing crisis; the need for rezoning and mixed-use development and where it would be located; and reconsideration of the voter-approved height maximum through a new ballot initiative within the next two years. Those who stopped by expressed appreciation for the opportunity to talk to City staff about the issues.

An eighth workshop was held on Saturday, August 20, 2022 at City Hall and virtually. The purpose of the forum was to provide a brief overview of the Housing Element process; provide an update to the community on the status of addressing HCD's comments to the second draft of the Housing Element; and to solicit feedback from the community on the draft document and proposed programs. After a brief overview of the housing element process, the presentation focused on the bigger issues that needed to be addressed in the Housing Element, including the site analysis, development constraints including the height limitations, and Affirmatively Furthering Fair Housing.

A ninth workshop was held on November 9, 2022 in conjunction with the City's First Annual Social Services and Social Justice Forum. City staff and the City's Housing Element consultant were on hand to discuss the Housing Element with members of the public and service agencies present for the Social Justice Forum.

### ***Community Surveys***

A short online survey about Housing Elements was available before, during, and after each workshop to solicit feedback from participants and included an option for respondents to submit comments and questions via email.

The first survey was made available on the City’s website in May 2020 and was open until September 2020 and also sent to all registered attendees of the Spring 2020 Workshops. The main purpose of the survey was to gauge participants’ experience with Housing Elements and the General Plan and to ascertain their perspective on housing issues. A total of 33 responses were received. Of these 60 percent of respondents were renters, 35 percent homeowners, and 3 percent other. The survey asked respondents to rank four issues facing the City in order of importance. The options most relevant to fair housing issues in order of priority, identified by respondents, were: (1) providing a diverse cost range of housing opportunities, (2) creation of economically sustainable neighborhoods, (3) preservation of existing housing stock, and (4) production of additional housing stock (mobility). However, it should be noted that most respondents chose all four options as priorities. Approximately 55 percent of respondents identified that they have been impacted by housing affordability.

The second survey was made available on the City’s website in September 2020 until October 2020, with links sent to participants registered for the Fall 2020 Workshops. The main purpose of the survey was to identify the housing strategies primarily associated with sites analysis and land use controls slated for discussion at the Fall 2020 Workshops and to yield preliminary insight into the public’s opinion of these topics in preparation for the workshops. A total of 17 responses were received. When asked to identify their support for strategies to meet the RHNA, 53 percent of respondents supported increased density in specific areas, 47 percent supported upzoning single-family neighborhoods to allow more ADUs, duplexes, or aggregating properties for multifamily development, and 35 percent supported an aggressive program to incentivize development affordable ADUs. These strategies would help to expand available areas for housing to meet the lower-income RHNA. Individual respondents also emphasized a need to support and facilitate higher density and affordable development, citing the lack of affordable units approved recently and expressing concern that development adjacent to transit is financially unattainable for populations most dependent on public transportation for access to employment.

Specific responses to all questions included in the survey are included in Appendix B: Public Participation Summary.

### ***Public Hearings***

The City also presented on or discussed the Housing Element at 14 public hearings. At each of these meetings, the public was invited to attend and share comments on the Housing Element update and process.

July 21, 2020 - Planning Commission: Presented the City’s RHNA allocation and options for addressing sites inventory needs and other policy options. No comments specific to fair housing issues were received.

August 5, 2020 - City Council: Considered a ballot measure to propose allowing increased height. No fair housing issues were discussed at this meeting.

August 11, 2020 - Planning Commission: Presented new analysis and specific sites to be included in the Housing Element sites inventory. Commissioners discussed the importance of integrating supporting resources to make neighborhoods more walkable and self-sustaining neighborhood, including transit access.

September 8, 2020 - Planning Commission: Presented on updates the City's ADU zoning regulations and associated programs in the draft Housing Element.

December 15, 2020 - Planning Commission: Presented design and economic analysis for specific sites to assess feasibility of different housing types and density.

January 26, 2021 - Planning Commission: Considered the proposed Inclusionary Housing Regulations.

May 26, 2021 – Planning Commission: Presented an update on Housing Element project.

October 12, 2021 – Planning Commission: Presented the Public Draft Housing Element.

November 9, 2021 – Planning Commission: Presented the Public Draft Housing Element

November 17, 2021 – City Council: Presented the Public Draft Housing Element

May 10, 2022 – Planning Commission: Presented 2nd Public Review Draft and discussed the revisions made to the new draft (in person/virtual hybrid format).

July 20, 2022 – City Council: Information Item on the HCD review letter for the 2<sup>nd</sup> Public Review Draft.

July 26, 2022 – Planning Commission discussion of 2<sup>nd</sup> Draft Housing Element HCD review letter.

November 9, 2022 – Joint City Council and Planning Commission: Provided an overview of the California Department of Housing and Community Development's response letter regarding the Third Draft Housing Element, discussed anticipated responses to address the comments in the letter, and received feedback from the community, Planning Commission, and City Council on the comments and proposed responses.

February 1, 2023 – City Council: Provided a summary of HCD's review letter regarding the 4<sup>th</sup> Draft Housing Element. Presented options for addressing remaining comments, including missing middle housing, identification of additional city-owned sites for lower income homes, increased zoning capacity along arterial corridors, and tenant protections.

February 9, 2023 – City Council: This meeting was intended to be a community meeting focused on the Housing Element, but a majority of the City Council wanted to attend so was noticed as a City Council meeting. Meeting was conducted as a workshop to further discuss revisions to the Housing Element and collect resident feedback.

February 15, 2023 – Joint City Council and Planning Commission: Presented refined ideas for addressing remaining comments based on feedback received from the Council and community over the preceding two meetings. Received direction from City Council and Planning Commission on how to revise the Housing Element.

### *Outreach Summary*

Throughout the Housing Element update process, feedback was received from members of the public, stakeholders, elected officials, and others. With respect to barriers to access affordable housing, attendees at the four workshops identified that a need to increase the supply of affordable housing, while at the same time emphasizing the desire to maintain the historic small-town character and single family nature of South Pasadena. Respondents to surveys, phone call messages, and attendees at meetings focused primarily on the RHNA process, potential sites, strategies for meeting the RHNA, and ADUs. While some workshop attendees noted the needs of sensitive populations, issues faced by lower-income residents, and potential for displacement at a high level, they were not commented on or discussed further by attendees.

The majority of the discussion at the workshops and Planning Commission and City Council meetings focused on possible solutions to increase the stock of housing options, particularly higher density development, to provide a range of affordability. Modification of the City's zoning and development regulations was at the center of discussion, including: increasing height potential, increasing density thresholds throughout City; upzoning select single family residential neighborhoods, establishing strong design standards in conjunction with higher density project proposals, reducing parking requirements in select areas of the City, ADU guidelines, and providing fee reduction and other incentives for provision of ADUs, particularly units with rents affordable to lower income residents.

Participants in the outreach process also noted concern for the potential for creating an uneven distribution of lower-income housing based on currently available sites. Participants noted that the City's fabric currently is woven from a mix of densities within neighborhoods, and expressed that quality is part of what makes South Pasadena so attractive to residents. Overall, community members identified a need to disperse affordable housing in neighborhoods citywide to avoid concentrations of higher density, low-income neighborhoods or create pockets of poverty.

One major discussion topic revolved around transit accessibility, which is an important fair housing indicator. Participants supported the strategy for increasing housing opportunities along major transportation corridors and in the vicinity of the L-Line (formerly the Gold Line) station. General concern about traffic impacts and parking associated with increased density, and impacts on the historic district, countered comments acknowledging that lower-income residents may have a greater dependence on public transit which should be taken into account for site identification.

Finally, participants felt strongly that the historic trends in South Pasadena of redlining and race-based exclusionary practices should be recognized officially by the Council and addressed in the Housing Element. Section 6.4.6 of the Assessment of Fair Housing describes the history of the development of South Pasadena, jurisdictional controls that have impacted the growth pattern, and other relevant practices that have influenced the availability and affordability of housing in the City, inclusive of redlining and similar restrictions to fair housing choice.

The comments received during the outreach process were incorporated into the programs in this Housing Element, including those identified in Table VI-32A to address fair housing issues.

### **6.4.2 Assessment of Fair Housing Issues (Affirmatively Furthering Fair Housing)**

California Government Code Section 65583(c)(1)(C)(10)(A)(ii) requires the City of South Pasadena to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the California Tax Credit Allocation Committee (TCAC)/HCD 2020 Opportunity Areas Map, the entirety of the City of South Pasadena is considered a “Highest Resource” area (Figure VI-4). Highest Resource areas are those with the highest index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentrations of poverty, and low levels of environmental pollutants, among other factors. The universal designation of Highest Resource areas across the entirety of South Pasadena is likely a result of strong educational institutions and good environmental indicators in most, if not all, of the City, which have resulted in high property values.

To address prior trends that deterred location of persons with lower incomes from living in the City, the Housing Element includes Program 3.a, Program 3.b, Program 4.a, and Program 4.b to help provide additional housing, with an emphasis on affordable and supportive housing.

Unless otherwise noted, the following maps and analysis rely on data provided at the Census-tract level by various state and federal agencies, including the California Tax Credit Allocation Committee and Department of Housing and Community Development<sup>2</sup>; 2010 Census<sup>3</sup>; 2006-2010<sup>4</sup>, 2010-2014<sup>5</sup>, and 2015-2019<sup>6</sup> American Community Surveys; Esri’s 2018 Updated Demographic estimates<sup>7</sup>; California School Campus Database (CSCD)<sup>8</sup>; 2014 Longitudinal Employer-Household Dynamics (LEHD)<sup>9</sup>; and the California Health and Human Services Agency<sup>10</sup>. All data presented in the maps included in this assessment was collected through the AFFH Data Viewer mapping tool, a tool developed and approved by HCD for use in assessment of fair housing analyses as the most current and accurate data available<sup>11</sup>. The tract level was selected because geospatial and demographic data were most consistently available at this scale for South Pasadena, and the scale remained detailed enough to allow for neighborhood-level consideration of fair housing issues. This approach was developed in consultation with HCD and in conjunction with efforts to develop standardized state-wide datasets for fair housing analyses.

---

<sup>2</sup> California Tax Credit Allocation Committee and Housing and Community Development Department. *2020 TCAC/HCD Opportunity Map*, 2020. <https://belonging.berkeley.edu/tcac-opportunity-map-2020>

<sup>3</sup> U.S. Census Bureau. *2010 Decennial Census*. 2020. <https://hudgis-hud.opendata.arcgis.com/>

<sup>4</sup> U.S. Census Bureau. *2006-2010 American Community Survey*. 2010. <https://hudgis-hud.opendata.arcgis.com/>

<sup>5</sup> U.S. Census Bureau. *2010-2014 American Community Survey*. 2014. <https://hudgis-hud.opendata.arcgis.com/>

<sup>6</sup> U.S. Census Bureau. *2015-2019 American Community Survey*. 2019. <https://hudgis-hud.opendata.arcgis.com/>

<sup>7</sup> Esri. *Methodology Statement: 2018/2023 Esri US Updated Demographics*. July 2018. [https://downloads.esri.com/esri\\_content\\_doc/dbl/us/J10268\\_Methodology\\_Statement\\_2018-2023\\_Esri\\_US\\_Demographic\\_Updates.pdf](https://downloads.esri.com/esri_content_doc/dbl/us/J10268_Methodology_Statement_2018-2023_Esri_US_Demographic_Updates.pdf)

<sup>8</sup> GreenInfo Network. *California School Campus Database*. 2021.

[http://www.mapcollaborator.org/mapcollab\\_cscd/?base=map&y=37.34396&x=-123.48633&z=6&layers=notes%2Cpolygons%2Cschoolboundaries%2Cschoolcentroids&opacs=100%2C25%2C100%2C100](http://www.mapcollaborator.org/mapcollab_cscd/?base=map&y=37.34396&x=-123.48633&z=6&layers=notes%2Cpolygons%2Cschoolboundaries%2Cschoolcentroids&opacs=100%2C25%2C100%2C100)

<sup>9</sup> U.S. Census Bureau. *Longitudinal Employer-Household Dynamics*. 2014. <https://lehd.ces.census.gov/>

<sup>10</sup> California Health & Human Services Agency. *Percent of Household Overcrowding (> 1.0 persons per room) and Severe Overcrowding (> 1.5 persons per room)*. October 2020. <https://data.chhs.ca.gov/dataset/housing-crowding>

<sup>11</sup> California Department of Housing and Community Development. *Affirmatively Furthering Fair Housing Data and Mapping Resources*. 2021. <https://affh-data-resources-cahcd.hub.arcgis.com/>

### 6.4.3 Patterns of Integration and Segregation

Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, including proximity to job opportunities; quality of schools; environmental health and safety; and other economic, social, and environmental indicators—in an effort to provide evidence for policy recommendations<sup>12</sup>. This effort has been dubbed “opportunity mapping,” and it is available to all jurisdictions in California to evaluate access to opportunities within their communities. As previously stated, the City of South Pasadena has been categorized as “highest resource” by TCAC and HCD, compared to Los Angeles County (see Figure VI-4), meaning that South Pasadena has been identified as having strong educational opportunities, a balanced jobs-housing ratio, high property values, a high median income, and other positive conditions. In areas with lower resource designations than South Pasadena, these indicators of success do not present as strong of opportunities, which may include more limited access to jobs, lower home values, a shortage of outdoor recreational space, and more. The trends and factors that resulted in these patterns of access to resources and other fair housing issues may stem from historical patterns or current practices.

#### *Areas of High Segregation and Poverty*

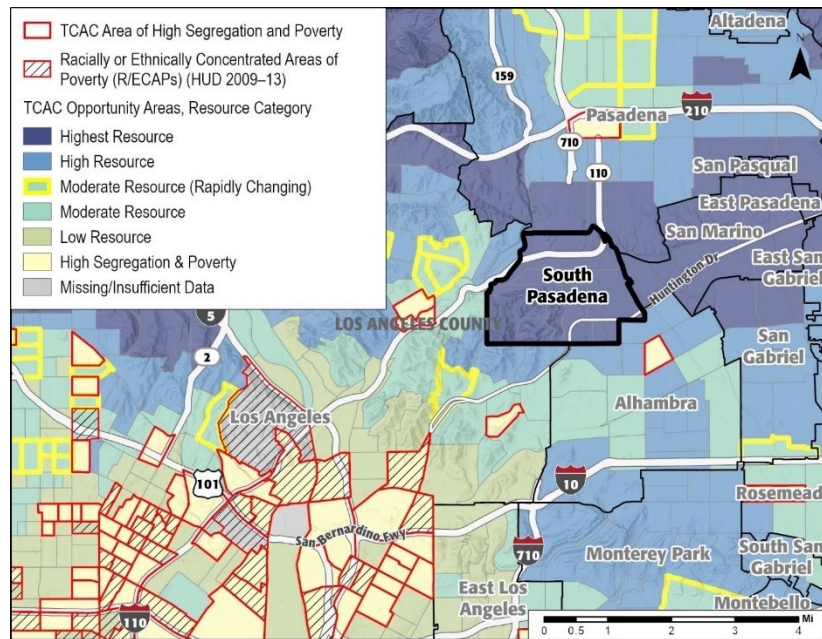
Figure VI-4 also shows that South Pasadena does not include any federally designated Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)<sup>13</sup> or TCAC-designated Areas of High Segregation and Poverty. However, there are some TCAC Areas of High Segregation and Poverty located in relatively close proximity to South Pasadena, and numerous Areas of High Segregation and Poverty as well as R/ECAPs located further to the south and west in the City of Los Angeles. As shown in Figures VI-5 through VI-7, the City of South Pasadena has relatively low rates of poverty, especially when compared to the surrounding region. Areas with higher rates of poverty surrounding South Pasadena include the City of Los Angeles to the south and west; Pasadena to the north; Glendale to the northwest; and Alhambra, San Gabriel, and Rosemead to the south and east. San Marino to the east has poverty rates that are roughly equivalent to or lower than South Pasadena.

---

<sup>12</sup> California Tax Credit Allocation Committee and Housing and Community Development Department. *California Housing Task Force: Methodology for the 2020 TCAC/HCD Opportunity Map*, June 2020. <https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf>

<sup>13</sup> The U.S. Department of Housing and Urban Development (HUD) defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where: (1) the non-white population comprises 50 percent or more of the total population and (2) the percentage of individuals living in households with incomes below the poverty rate is either (a) 40 percent or above or (b) three times the average poverty rate for the metropolitan area, whichever is lower.

**Figure VI-4  
TCAC/HCD OPPORTUNITY AREAS**



Source: TCAC/HCD Opportunity Map, 2020<sup>1</sup>

In contrast to R/ECAPs, a racially concentrated area of affluence (RCAA) was defined in 2019 in the HUD’s Cityscape periodical by Goetz et al. in *Racially Concentrated Areas of Affluence: A Preliminary Investigation* as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. Using this definition, there are no individual census tracts in, or overlapping with, the City of South Pasadena that can be identified as a RCAA. However, throughout South Pasadena, the median income is relatively high compared to many communities in the SCAG region, making the large portions of the city possible areas of affluence. There are three areas of the city in which the median income is less than the State median income, the neighborhood between Meridian Avenue and Fair Oaks Avenue (\$80,996), the central area between Grevelia Street and Monterey Road (\$74,107 to \$85,962 depending on neighborhood), and a western neighborhood adjacent to Arroyo Seco Golf Course (\$86,442). While the median income in these areas fall well below what would qualify as a concentration of affluence, most other neighborhoods have median incomes within reach, or greater than, the qualifying \$125,000 annually. The neighborhood with the highest median income in South Pasadena is in the southwest corner, south of Monterey Road and west of Meridian Avenue. In this area, the median income ranges from \$136,771 to \$197,000. While the area is not predominantly White, it is still a concentration of affluence.

These patterns of high median income throughout the city run counter to many areas in Los Angeles County, particularly those south of South Pasadena. As shown in Figure VI-7, poverty rates increase significantly immediately adjacent to South Pasadena in neighborhoods within the City of Los Angeles. In the SCAG region, most concentrations of affluence are located in coastal communities while inland suburban communities typically have a lower median income. South Pasadena does not follow this trend. Therefore, while not by definition an RCAA, the concentration of affluence may be a result of exclusion of lower-income households due to the available housing types, housing costs, or other factors. An analysis of historic policies that may have contributed to existing patterns of affluence is discussed further in Section 6.4.6 South Pasadena History. To ensure that there are



housing opportunities for all current and prospective residents, regardless of income, the City will undertake the following programs as part of this Housing Element:

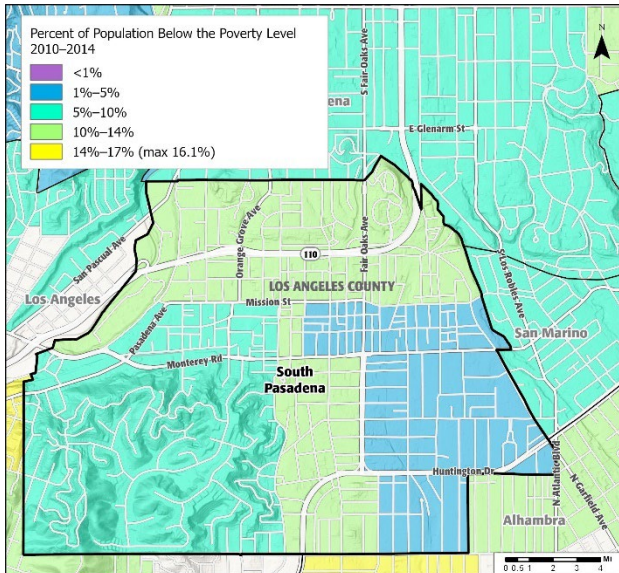
- **Program 1.b.** Purchase surplus properties and support affordable housing developers to create new and rehabilitated deed-restricted, affordable housing units, using any profit from the proceeds of historic properties to generate additional affordable housing.
- **Program 2.b.** Increase funding for affordable housing through the City’s membership with the San Gabriel Valley Regional Housing Trust (SGVRHT).
- **Program 2.c.** Provide lower-income households with information on CalHome funding to help residents become or remain homeowners.
- **Program 2.g.** Expand the supply of housing for seniors to increase opportunities for households to access or remain in South Pasadena.
- **Program 2.h.** Work with developers to expand housing opportunities for lower-income households and special needs groups.
- **Program 2.i.** Monitor implementation of the inclusionary housing ordinance and revise if needed to effectively achieve construction of affordable housing units in projects throughout the city.
- **Programs 2.j and 2.k.** Establish an Affordable Housing Overlay zone and land use designation to be applied to sites outside of the Downtown and Mixed-Use districts to provide housing mobility opportunities in high resource and affluent areas.
- **Programs 3.h and 3.k.** Encourage the construction of ADUs and monitor construction to track affordability
- **Program 4.d.** Revise the zoning code to require a minimum proportion of units in new construction be ADA accessible.

### *Poverty Rates*

South Pasadena’s poverty rate is relatively low for the Los Angeles region, and tends to be more similar to other nearby suburban communities to the north and east than to the nearby urban communities to the south and west (Figure VI-7).

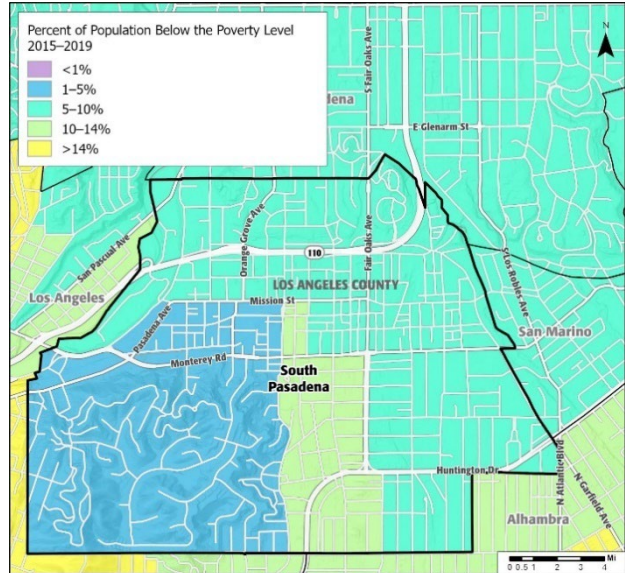
The southern portions of South Pasadena feature the City’s highest poverty rates, relatively speaking, with 10–14 percent of households in this area experiencing poverty. This area also it where some of the oldest, highest density apartment buildings are located. This compares to poverty rates of less than 5 percent in neighborhoods immediately to west with larger homes on larger lots and hillsides. Figures VI-5 and VI-6 show that these patterns have generally been stable over recent years with no dramatic changes evident in the geographic data available for the period from 2010–2014 to the current 2015–2019 dataset. Although some areas of the City saw increased poverty rates, other areas saw their poverty rates fall, and all changes were within the range of 1–10 percent. Additionally, it should be noted that there may be some areas of relatively higher poverty rates along the eastern and northern boundary of South Pasadena, including areas of multifamily homes in the vicinity of Raymond Hill. These patterns would be consistent with the concentration of potentially more affordable multifamily housing units and larger apartment complexes in the central and northeastern portions of the City, with less affordable single-family and larger-lot homes predominating in other areas.

**Figure VI-5  
LOCAL POVERTY RATES 2010–2014**



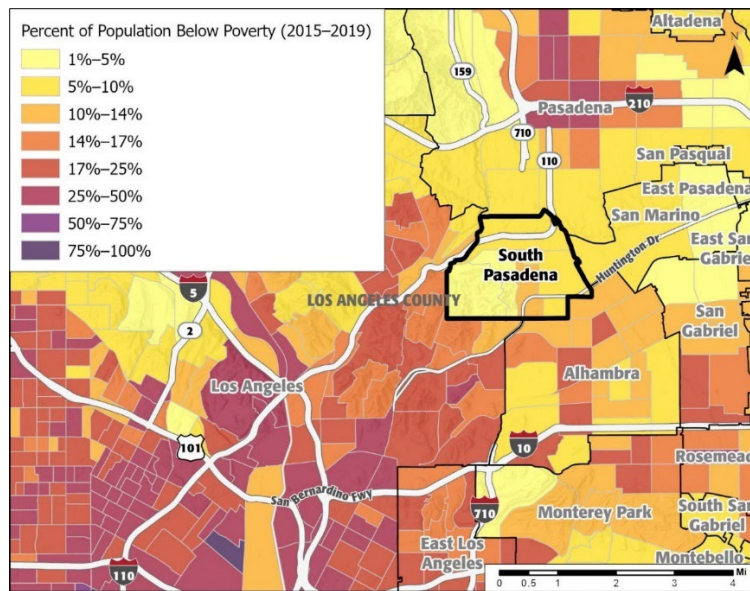
Source: U.S. Census Bureau, 2010-2014 American Community Survey<sup>7</sup>

**Figure VI-6  
LOCAL POVERTY RATES 2015–2019**



Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>

**Figure VI-7  
REGIONAL POVERTY RATES 2015–2019**

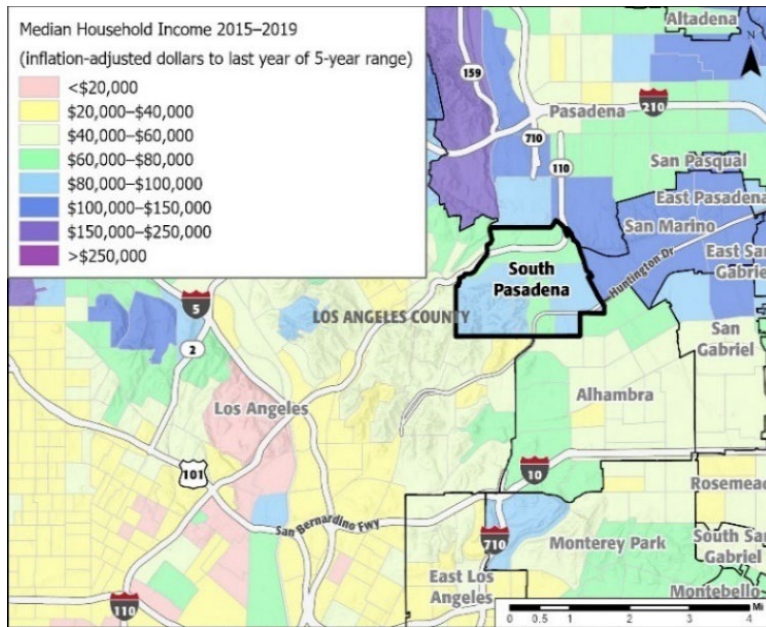


Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>

***South Pasadena Household Income and Affordability as a Fair Housing Consideration***

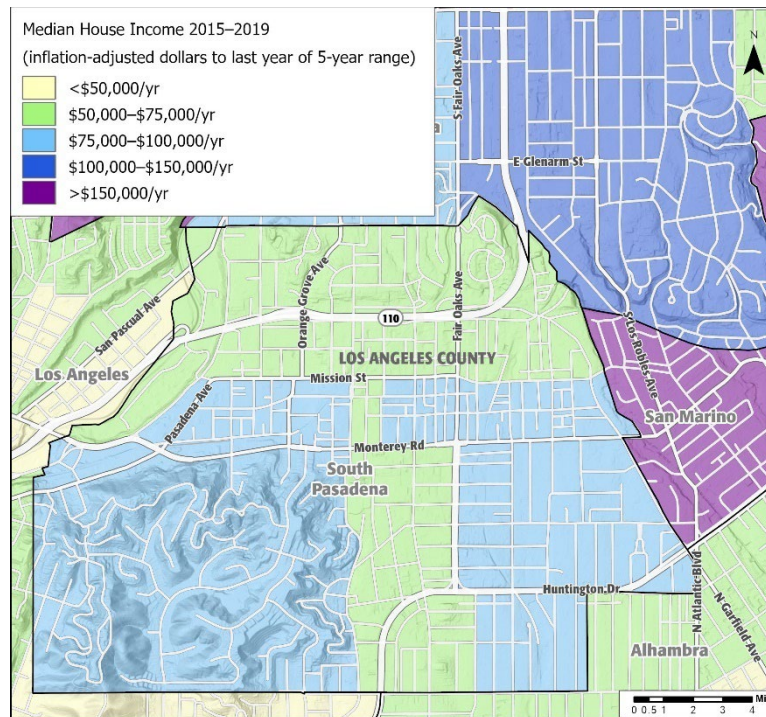
Figures VI-8 and VI-9 show that the City has relatively high median household incomes, with all South Pasadena census tracts featuring median household incomes in the ranges of \$50,000–\$75,000 or \$75,000–\$100,000 per year. As shown in Figure VI-8, although South Pasadena’s median household incomes are lower than in San Marino, immediately to the east, they are considerably higher than in communities to the south and west, especially toward Downtown Los Angeles. As noted earlier, the median household income for the City in 2018 was \$96,579, well above the County median of \$64,251. Although South Pasadena experiences low rates of poverty and high household incomes relative to much of the surrounding region, this may be an indication that instead of effectively including opportunities that may lift people out of poverty through local policies, South Pasadena has remained generally unaffordable to those living in poverty, forcing lower-income households to live elsewhere. To address these potential fair-housing issues with respect to both poverty rates and exclusionary factors based on income level, the City in 2021 adopted its first inclusionary ordinance to address RHNA objectives and will implement Programs 3.a, 3.c, 4.a, and 4.b to meet its regional housing obligations, prevent residential demolitions, provide emergency shelter and transitional housing, and encourage a variety of housing types.

**Figure VI-8  
REGIONAL MEDIAN INCOME 2015–2019**



*Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>*

**Figure VI-9  
LOCAL MEDIAN INCOME 2015–2019**

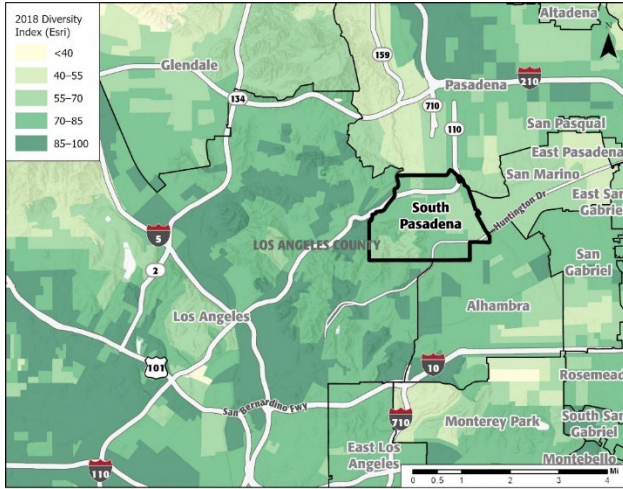


Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>

***Ethnic Diversity***

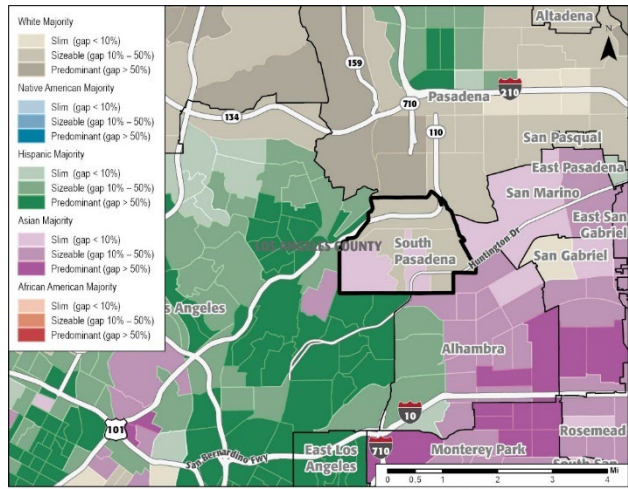
With respect to ethnic diversity, as shown in Figure VI-10, most areas of South Pasadena feature a moderate to moderately high diversity index. However, South Pasadena features lower diversity indices than areas to the south and west in the City of Los Angeles, as well as portions of communities to the north, such as Pasadena. Additionally, Figure VI-10 shows that in much of South Pasadena, the white population is a majority in terms of ethnic composition, with some areas featuring Asians as a majority. This contrasts with cities and communities within the City of Los Angeles to the south and west of the City of South Pasadena, which tend to have more significant majorities of Asian and Latino populations. Of note, in contrast to its neighboring cities, South Pasadena does not have any ethnic group that shows up as a “predominant” gap (more than 50% of the population) as shown in Figure VI-11, although about three-quarters of the city has a “sizeable” gap of white population (between 10% and 50%). As shown in Figure VI-12; the emerging trend is that South Pasadena is experiencing rising levels of diversity, with most of the City seeing increases in diversity index levels from 2010 to 2018. To ensure that racial/ethnic background does not present a barrier to fair housing opportunities, the City will continue to partner with regional organizations to educate tenants, property managers, and real estate professionals about fair housing regulations, serve to mediate/enforce with respect to fair housing issues, as described in Program 5.a, Fair Housing Education, Outreach, and Services. With Council’s adoption of the “Sundown Town” resolution in February 2022, the City is also taking measures to address past exclusion by actively including all groups in the city in civic activities, such as advisory boards and commissions, and community recreational and cultural events.

**Figure VI-10**  
**REGIONAL DIVERSITY INDEX 2018**



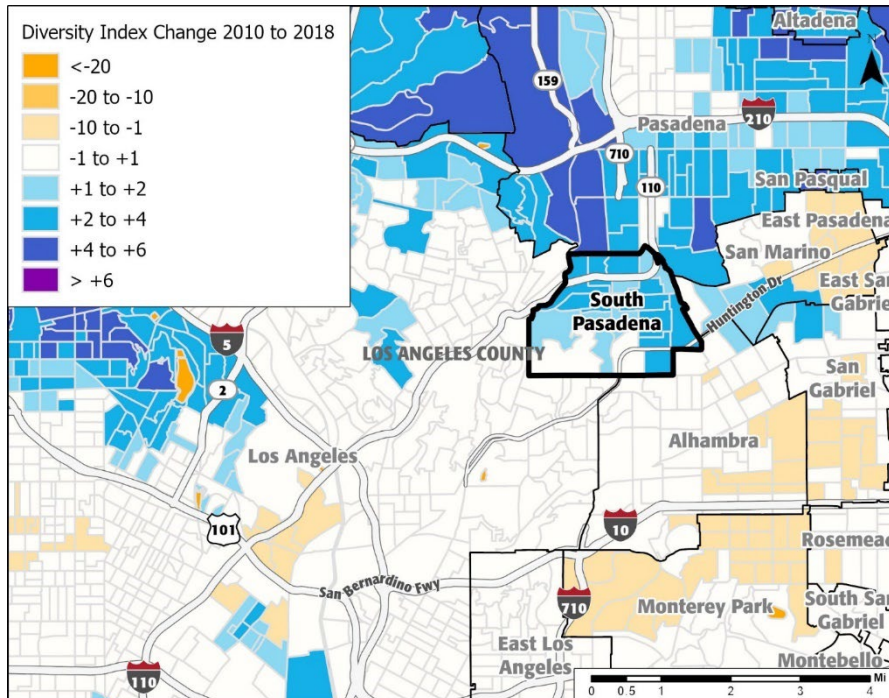
Source: Esri, 2018/2023 Updated Demographic Estimates<sup>9</sup>

**Figure VI-11**  
**REGIONAL ETHNIC PREDOMINANCE**



Source: U.S. Census Bureau, 2010 Decennial Census<sup>5</sup>

**Figure VI-12**  
**REGIONAL CHANGE IN DIVERSITY INDEX 2010-2018**

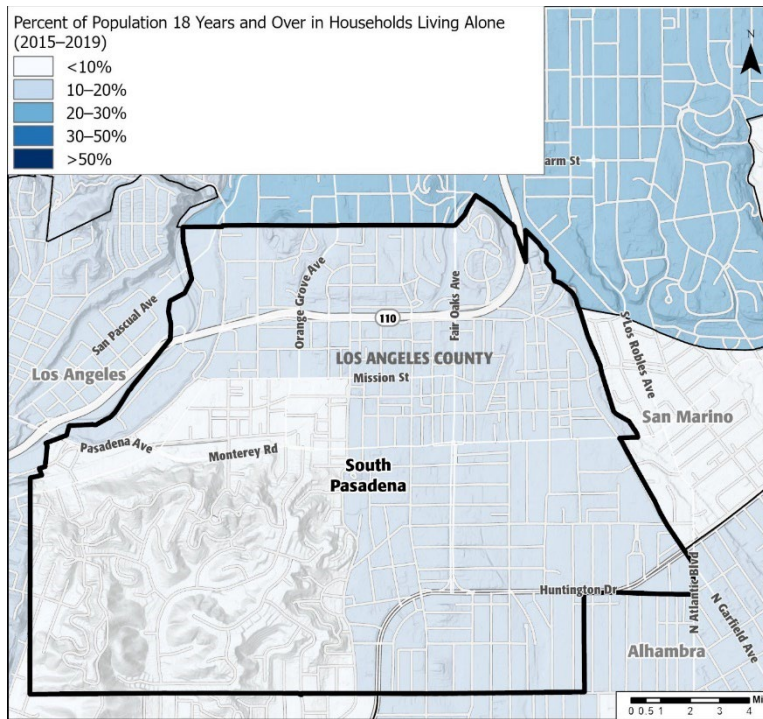


Source: Esri, 2018/2023 Updated Demographic Estimates<sup>9</sup>

### Single-Person Household Distribution

As with much of suburban Los Angeles County, South Pasadena was historically developed with a development pattern that allowed only single-family housing in many parts of the City. As shown in Figure VI-13, although different areas of South Pasadena feature varying levels of households living alone versus with a spouse or with children, there is no part of South Pasadena that features especially high levels of individuals living alone. No census tract in South Pasadena features a percentage of individuals over 18 living alone that exceeds 17 percent. This relatively even distribution of single-person households and the relatively low level of single-person households overall would tend to indicate that South Pasadena does not feature any areas of excessive concentration of single-person households, which, if they existed, could be an indicator of discriminatory practices or uneven distribution of unit types. Instead, the trend observed is likely due to an aging population with children leaving the home and couples becoming separated or widowed. As this trend goes to the next logical conclusion, an unknown proportion of the homes are repopulated with family units and are no longer single-person households. Due to the costs associated with purchasing a home, the likelihood is high that such housing units will be populated at some point with a non-single person household.

**Figure VI-13**  
**PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING ALONE**

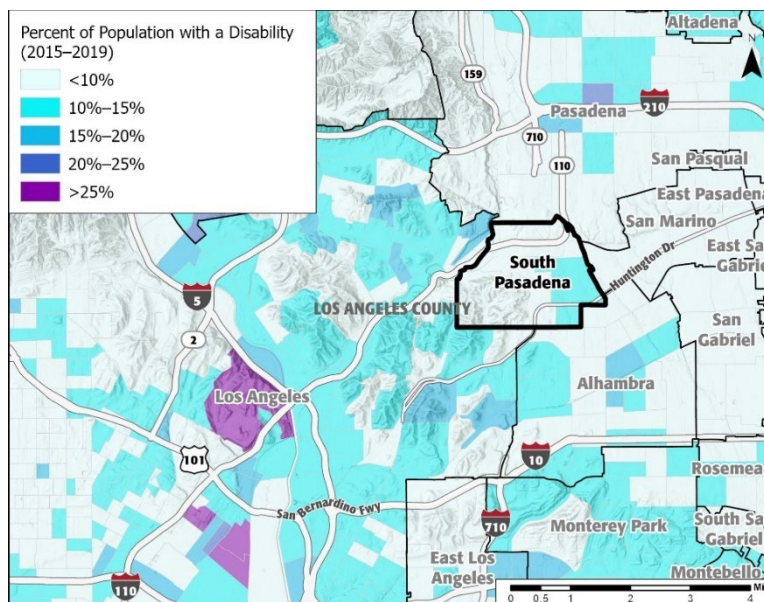


Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>

### *Fair Housing for Persons Living with Disabilities*

Similarly, as shown in Figure VI-14, South Pasadena does not feature any areas with high concentrations of individuals living with disabilities that would be especially vulnerable from a fair housing perspective due to accessibility concerns or risk of discriminatory actions. However, while South Pasadena features a lower proportion of residents with disabilities than some nearby areas in the City of Los Angeles, resulting in fewer access concerns for current residents, it may be worth considering whether there are factors, such as transit access, cost, or Americans with Disability Act (ADA)-accessible units, that are tending to preclude such individuals from residing in South Pasadena. For these reasons, this Housing Element includes a robust set of programs to ensure that existing housing may be retrofitted for ADA accessibility and new units are designed for ADA or perhaps even “universal” accessibility. Programs 2.g, 4.d, and 4.e would serve to address senior housing, ADA accessibility, and education and incentives for universal design.

**Figure VI-14**  
**REGIONAL PERCENT OF POPULATION LIVING WITH A DISABILITY**



Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>

### *Fair Housing for Seniors*

To meet the needs of the older population and other individuals with disabilities, there are three assisted living facilities in South Pasadena, all located near the historic Downtown. Additional assisted living facilities are available in surrounding communities. Additionally, the City of South Pasadena offers “Dial-A-Ride,” a reservation-based, curb-to-curb paratransit service, to residents within City limits, with service to medical offices in Pasadena, San Marino, Arcadia, and Alhambra. The City requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new multifamily housing is accessible for all residents regardless of disability and promoting accessibility in all housing design. Furthermore, the City ensures that existing housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed

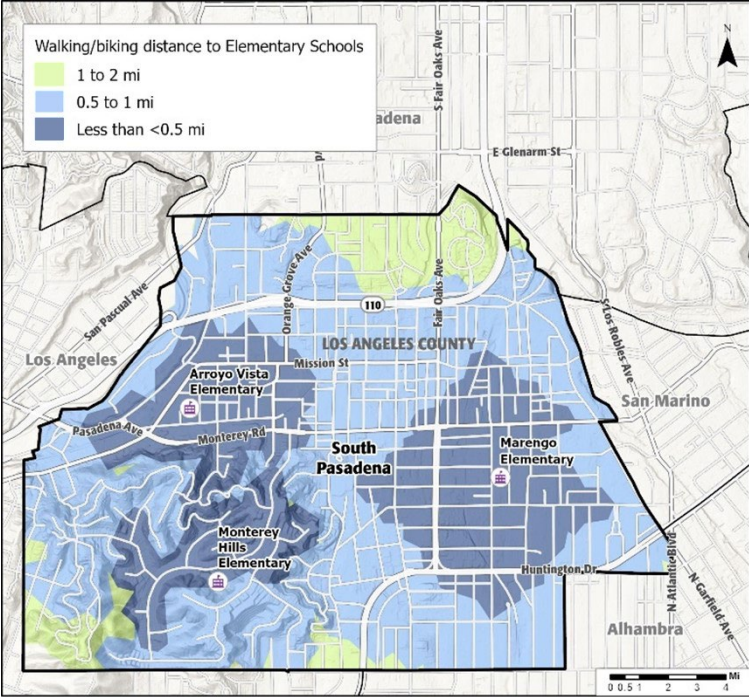
in Section 6.6.2, Governmental Constraints, of this Housing Element, and assistance with rehabilitations (Programs 1.a, 1.b, and 2.g, and Policy 2.4).

### 6.4.4 Access to Opportunity

#### *Education Resources*

In a statewide review of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, all of South Pasadena’s public schools, including all of its elementary schools as well as its middle and high school, are ranked in the 95th percentile or higher. As shown in Figures VI-15 through VI-17, South Pasadena’s elementary schools are distributed relatively evenly throughout the City and its middle and high school are centrally located. Overall, nearly all of South Pasadena is within one mile of a well-ranked public elementary school and within two miles of well-ranked middle and high schools. This generally even geographic distribution of highly ranked schools indicates that new housing anywhere in the City would have good access to educational opportunity in grades K–12, with the highest levels of access in central portions of the City. In addition, South Pasadena is located in close proximity to a number of public and private higher education institutions, including Pasadena City College; California State University, Los Angeles; and the California Institute of Technology; among others. Altogether, this means that virtually the entirety of South Pasadena enjoys strong access to educational opportunity at all grades and education levels.

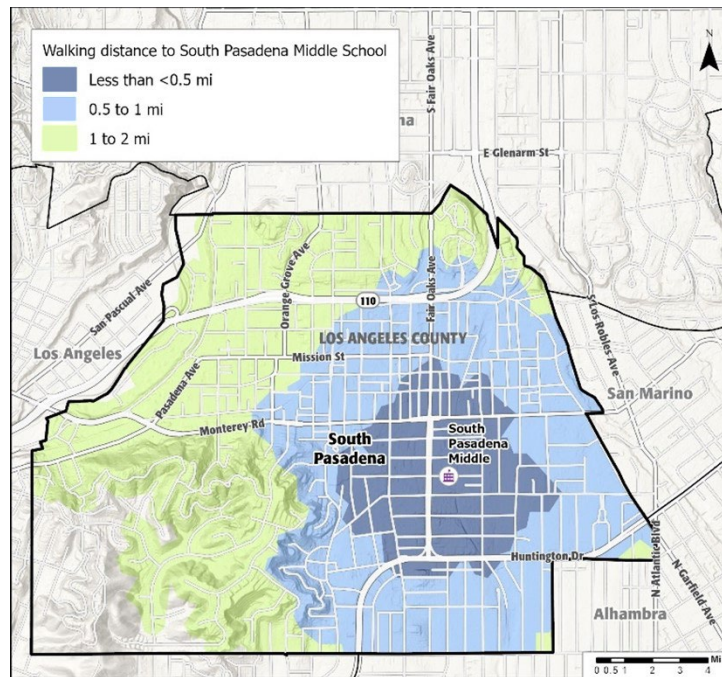
**Figure VI-15**  
**APPROXIMATE WALKING DISTANCE TO SOUTH PASADENA ELEMENTARY SCHOOLS**



Source: GreenInfo Network, California School Campus Database, 2021<sup>10</sup>

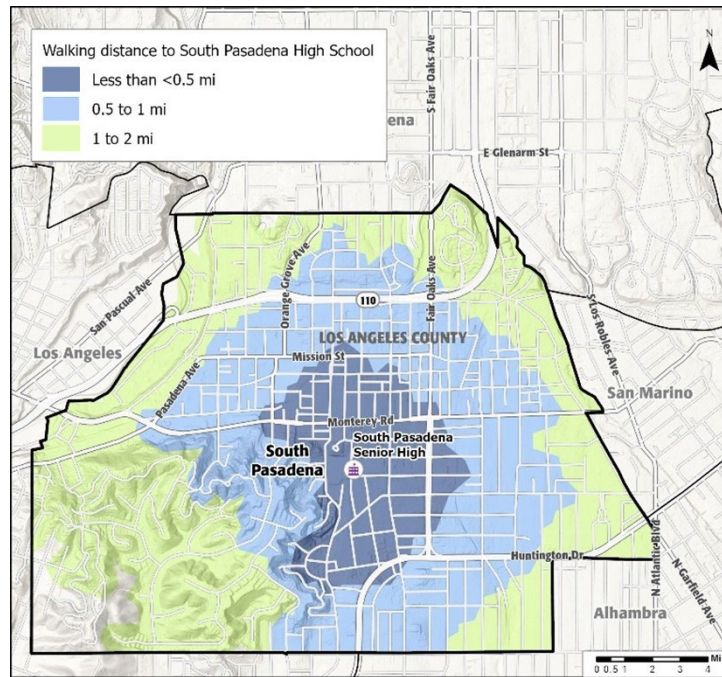


**Figure VI-16**  
**APPROXIMATE WALKING DISTANCE TO SOUTH PASADENA MIDDLE SCHOOL**



*Source: GreenInfo Network, California School Campus Database, 2021<sup>10</sup>*

**Figure VI-17**  
**APPROXIMATE WALKING DISTANCE TO SOUTH PASADENA HIGH SCHOOL**



*Source: GreenInfo Network, California School Campus Database, 2021<sup>10</sup>*

## ***Public Transportation Resources***

South Pasadena residents are served by the Los Angeles County Metropolitan Transportation Authority (Metro) system, which offers light rail, rapid bus, and local/limited bus lines serving South Pasadena and the surrounding area. A variety of transit types and routes are available to residents of South Pasadena to connect them to the historic Downtown, downtown Los Angeles, and crosstown destinations such as medical facilities, jobs, and other services and resources. Areas along Fair Oaks Avenue and Mission Street, especially near the Metro L Line stop, tend to have the best transit service in South Pasadena, while areas in the Monterey Hills neighborhood in the southwest portion of the City have less accessibility to public transportation. However, despite these minor differences in access to transit, AllTransit has given transit in the City of South Pasadena a performance score of 8.5 out of 10, compared to scores of 6.8 in Los Angeles County overall and 5.5 for the SCAG region as a whole<sup>14</sup>. In addition to a strong transit performance score, LA Metro has also approved and begun to implement a program to phase in free travel for all patrons by 2023, as opposed to a standard fare of \$1.75 for buses and trains currently or discounted rates for seniors, individuals with disabilities, and college and K-12 students.

With some variation, the L Line generally runs from approximately 4 a.m. to just after midnight and provides service every 12 minutes during daytime and peak hours during the week and on weekends, with trains roughly every 20 minutes in the early morning and in the evening. Travel time to Union Station in Downtown Los Angeles is approximately 17 minutes from South Pasadena and approximately 6 minutes to Pasadena on weekdays. The 260/762 Rapid lines provide service from roughly 5 a.m. to 11 p.m. on weekdays, with later starts on weekends and Sundays, and peak headways of roughly 20 minutes and off-peak headways of roughly 30 minutes. Overall, much of the City's planned housing, including affordable housing, is in close proximity to these transit lines.

## ***Employment Proximity***

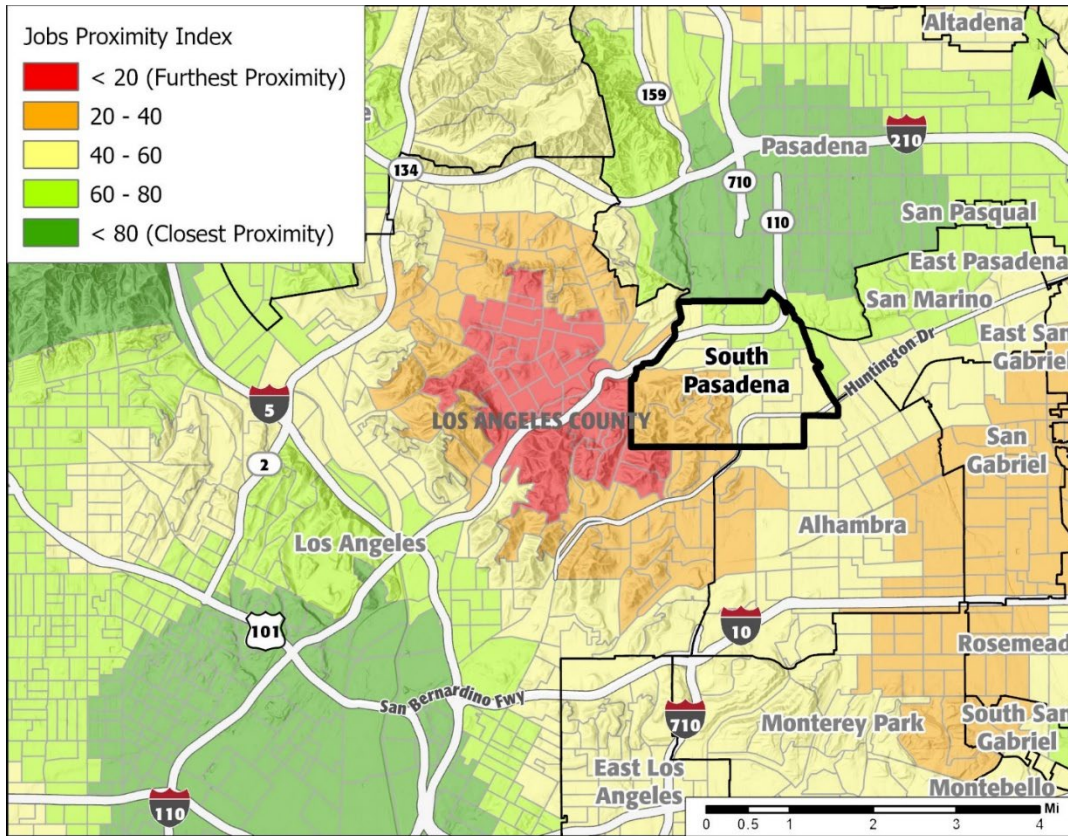
In 2017, HUD developed the Jobs Proximity Index as an assessment of accessibility to jobs from a given residential census block neighborhood<sup>15</sup>. The index measures the distance to jobs from each neighborhood, placing a higher weight on larger employment centers that offer more job opportunities. This function provides a general estimate of residential neighborhoods proximity to a large number of job opportunities. As shown in Figure VI-18, most residential neighborhoods in South Pasadena have moderate access to jobs compared to the region, with no areas of the City having the “closest” or “furthest” proximity to jobs. The southwest portions of the City have the most limited access to jobs according to HUD's analysis, and areas in the northern portions of the City have closer access, most notably to job centers to the north in Pasadena. With an average commute time of 31 minutes, South Pasadena has somewhat longer commutes than the national average, but a similar average to Los Angeles County and California overall, according to American Community Survey estimates. Neighboring cities, including Los Angeles, San Marino, and Pasadena, have respective average commute times of approximately 31, 30, and 29 minutes.

---

<sup>14</sup> AllTransit is a data tool developed by the Center for Neighborhood Technology (CNT) that includes stop, route, and frequency information for 902 transit agencies in metropolitan areas. <https://alltransit.cnt.org/about-the-data/>

<sup>15</sup> United States Housing and Urban Development Department. *Jobs Proximity Index*, August 10, 2017. <https://www.arcgis.com/home/item.html?id=4e2ef54b88084fb5a2554281b2d89a8b>

**Figure VI-18  
REGIONAL JOBS PROXIMITY INDEX**



Source: U.S. Census Bureau, *Longitudinal Employer-Household Dynamics*, 2014<sup>11</sup>

***Environmental Health***

A disadvantaged community or environmental justice community (“EJ Community”) is identified by the California Environmental Protection Agency (“Cal EPA”) as “areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need.<sup>16</sup> In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community’s environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75<sup>th</sup> percentile or above (25 percent highest score census tracts) are those that have been designated as disadvantaged communities under SB 535.<sup>17</sup> The cumulative score for each census tract includes an exposure score, with a low score being a positive outcome, for each of the following:

<sup>16</sup> California Health and Safety Code § 39711

<sup>17</sup> California Office of Environmental Health Hazard Assessment. *SB 535 Disadvantaged Communities*, June 2017. <https://oehha.ca.gov/calenviroscreen/sb535>

- “Ozone concentrations
- PM2.5 concentrations
- Diesel particulate matter emissions
- Drinking water contaminants
- Children’s lead risk from housing for children
- Use of certain high-hazard, high-volatility pesticides
- Toxic releases from facilities
- Traffic impacts<sup>18</sup>”

Communities that are identified as disadvantaged communities based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities pose fair housing concerns due to disproportionate exposure to unhealthy living conditions. In the City of South Pasadena, the cumulative scores of each census tract range from a high of the 34<sup>th</sup> percentile (north of Mission Street) to a low of the 9<sup>th</sup> percentile (southwestern corner of the city and southeastern corner of the city). These scores indicate that there are no areas within the City of South Pasadena that meet the criteria to be identified as a disadvantaged community by COEHHA and CalEPA and are not disproportionately exposed to high levels of pollutants compared to other census tracts in the State.

OEHHA’s CalEnviroScreen 4.0 Indicator Map reports that pollution burden scores in South Pasadena closely reflect neighboring jurisdictions. Throughout the City, all census tracts score in the 84<sup>th</sup> percentile or higher for impaired drinking water, while groundwater threats are isolated in the southeastern portion of the City (south of Mission Street and east of Meridian Avenue), and diesel particulate matter exposure is concentrated in the northern portion of South Pasadena (north of Mission Street). While exposure to these pollutants and environmental effects may have a negative impact on residential uses and living conditions, the City’s cumulative scores below the 35<sup>th</sup> percentile indicate that environmental contaminants are not a significant threat to residents. Sources of contamination are likely results of previous activities that have since been, or are in the process of being, mitigated and resolved, therefore removing threats to the city’s drinking water. In 1979, industrial solvents and other contaminants were identified in groundwater in the San Gabriel Valley, from which South Pasadena extracts the City’s drinking water. The contamination at the site is believed to be the result of decades of improper chemical handling and disposal practices. As a result, water suppliers shut down their wells, and large portions of the basin were placed on the federal Superfund cleanup list in 1984. The subsequent cleanup has cost approximately \$500 million, sourced from public funds and the parties responsible for the contamination. Due to this groundwater contamination, the City of South Pasadena has constructed organics treatment systems at the Wilson Reservoir in San Gabriel and the Graves Reservoir in San Marino, where groundwater is extracted and treated to State drinking water standards, then pumped into the City of South Pasadena. The San Gabriel Basin Water Quality Authority has assisted South Pasadena in obtaining substantial grant awards, including \$589,000 in 2018 that was expended toward the Wilson Reservoir granulated active carbon (GAC) Treatment System construction, and more recently \$2,251,000 from the State Water

---

<sup>18</sup> California Environmental Protection Agency, California Office of Environmental Health Hazard Assessments. *Update to the California Communities Environmental Health Screening Tool: CalEnviroScreen 4.0 Public Review Draft*, February 2021. <https://oehha.ca.gov/media/downloads/calenviroscreen/document/calenviroscreen40reportd12021.pdf>

Board Proposition 68 Grant Fund for the Wilson Reservoir treatment construction and operations and maintenance costs.

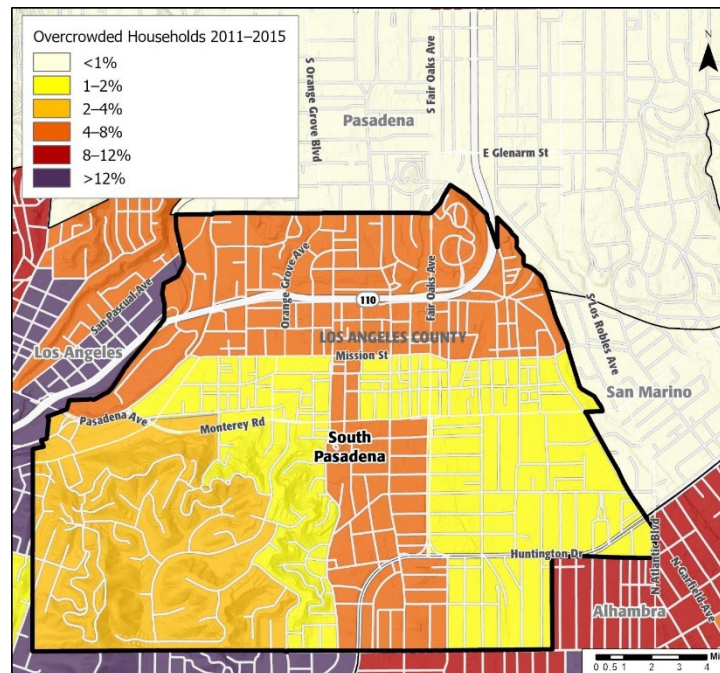
In order to address the potential for any negative living conditions and fair housing concerns that may continue to result from environmental hazards and pollutants, the City will continue to implement mitigation measures at City water sources in San Gabriel and San Marino (Program 1.e). The City will also review and revise, as necessary, siting and mitigation requirements for industrial and other uses that may contribute to contamination to reduce exposure to these environmental threats (Program 1.e).

## **6.4.5 Disproportionate Housing Need and Displacement Risk**

### *Overcrowding as a Fair Housing Issue*

As discussed in Section 6.4.3, overcrowding is not a significant issue in South Pasadena, with less than 2 percent of households living in an overcrowded situation citywide. Although it is a minor difference that is not statistically significant, overcrowding is more prevalent among renter households (2 percent) than in owner households (less than 1 percent). As shown in Figures VI-19, the rate of overcrowding is higher in central and northern portions of South Pasadena, generally centered along Fremont Avenue, and in the areas north of Mission Street. Severe overcrowding is generally low except for the central portion south of Mission Street, along Fair Oaks Avenue, where approximately six percent of households are severely overcrowded. The areas with the highest rates of overcrowding and severe overcrowding also tend to have somewhat higher levels of poverty than the remainder of South Pasadena. This pattern of overcrowding matches the region, with slightly higher levels of overcrowding in areas characterized by higher amounts of multifamily housing, which tends to be more affordable. The rate of overcrowding in central and northern portions of South Pasadena may indicate that appropriately-sized housing is unaffordable to current residents, or that the type of housing available does not meet needs. In either case, overcrowding means there is a somewhat greater need for affordable, larger housing units for residents in these areas. The City anticipates that Programs 2.j, 2.k, 3.a through 3.m will serve to ensure adequate housing sites are provided and will encourage a variety of housing types to meet the needs of diverse households and family structures.

**Figure VI-19  
LOCAL HOUSING OVERCROWDING**



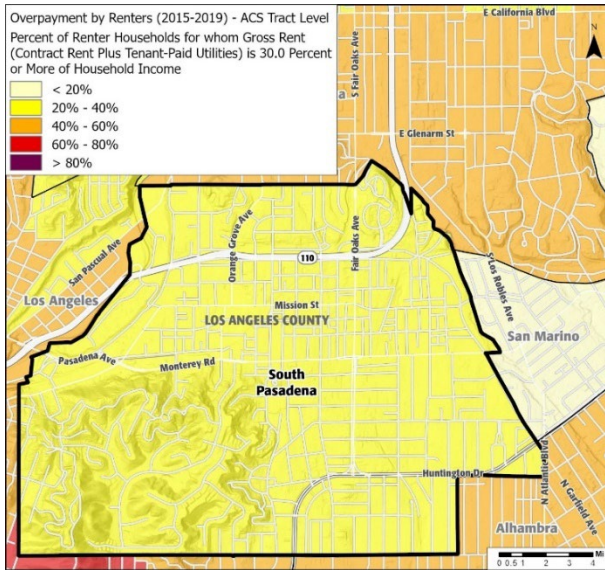
*Source: California Health & Human Services Agency, 2020<sup>12</sup>*

***Overpayment for Housing as a Fair Housing Issue***

Not surprisingly, overpayment for housing, which increases a household’s risk of displacement, is most commonly experienced by lower income households in South Pasadena, as shown in Tables VI-28 and VI-29, above. For these income groups, more than 86% of owners and more than 72% of renters are considered to be overpaying for shelter, defined as spending more than 30% of their incomes on housing. Geographically, as seen in Figure VI-20, below, the rate of renter households overpaying for housing is within the same range, with an estimated 20–40 percent overpaying for housing. As Figure VI-20 shows, overpayment for this group has decreased over the last five years, except in the southwestern portion of the city where overpayment as increased 0-5%.

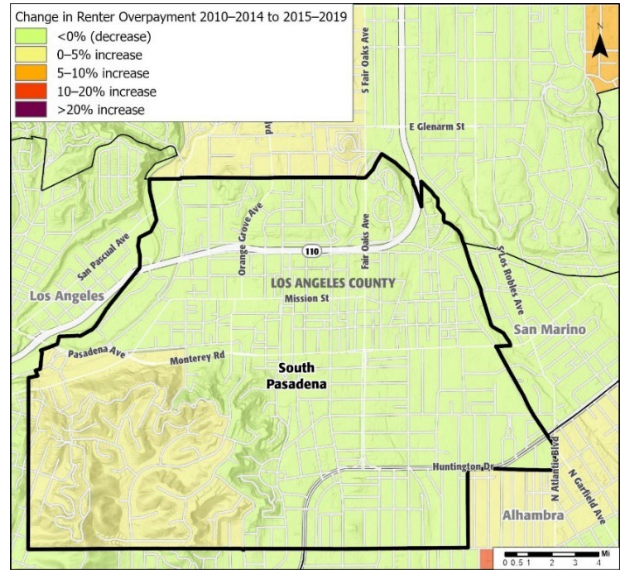
For homeowners, 20-40 percent fall into the category of overpaying for housing in most of the city except in the southeastern area where the overpayment range is 40–60 percent (Figure VI-20). As shown in Figures VI-20 through VI-23, overpayment for housing has increased in two areas of the city, in the central corridor by less than 5%, and in southeast area where the percentage of overpaying households rose 5 to 10 percentage points. The City will seek to address overpayment by creating below-market-rate housing and addressing the overall need for increased housing and affordability. The following programs, enumerated in greater detail in other sections, are designed to work together to address housing creation and affordability through land use changes, inclusionary housing requirements, density bonuses, zoning overlays, Section 8 rental assistance, and other means: Programs 1.b, 1.c, 2.b, 2.c, 2.i, 2.j, 2.k, 3.a, 3.b, 3.e, and 3.k.

**Figure VI-20  
LOCAL OVERPAYMENT BY RENTERS**



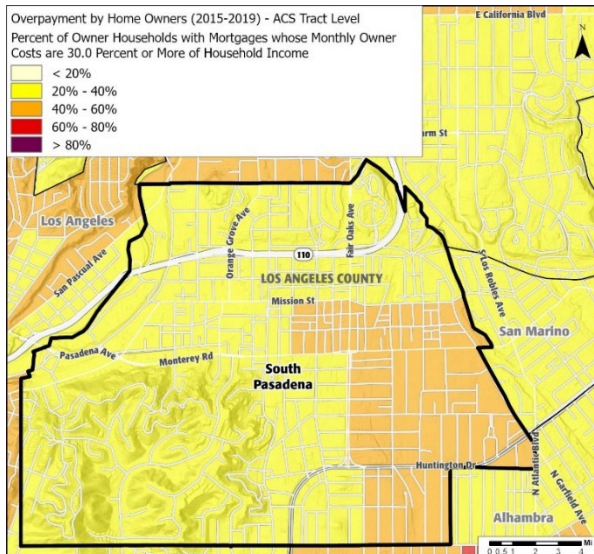
Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>

**Figure VI-21  
CHANGE IN RENTER OVERPAYMENT  
OVER A FIVE-YEAR PERIOD**



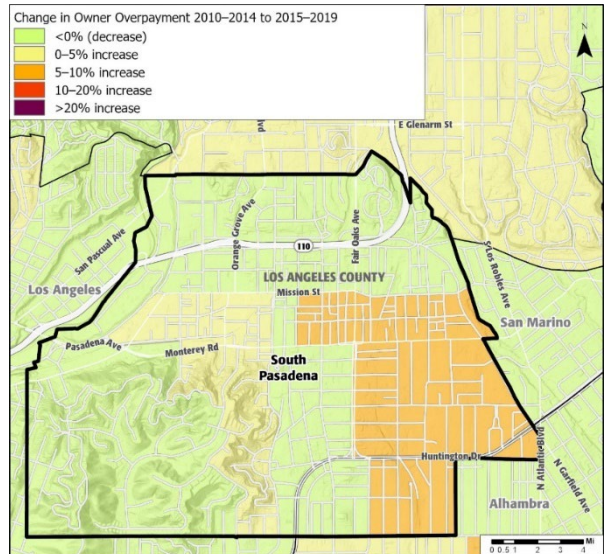
Sources: U.S. Census Bureau, 2010-2014 American Community Survey and 2015-2019 American Community Survey<sup>7, 8</sup>

**Figure VI-22  
LOCAL OVERPAYMENT BY OWNERS**



Source: U.S. Census Bureau, 2015-2019 American Community Survey<sup>8</sup>

**Figure VI-23  
CHANGE IN OWNER OVERPAYMENT  
OVER A FIVE-YEAR PERIOD**



Sources: U.S. Census Bureau, 2010-2014 American Community Survey and 2015-2019 American Community Survey<sup>7, 8</sup>

### *Housing Stock Concerns for Fair Housing*

Although South Pasadena’s housing stock tends to be somewhat older, the City is not characterized by major deficiencies regarding housing deterioration or livability issues. As discussed previously in this section (see “Age and Condition of Housing Stock”), approximately 37 percent of the City’s housing units were built in 1939 or earlier and 94 percent of the housing stock is over 30 years old, with 1952 being the median year of construction (see Table VI-25). Nevertheless, the majority of South Pasadena’s housing stock is well maintained and in good condition, with only some instances of residential properties with signs of deterioration and deferred maintenance. As the housing stock ages, need for repair and rehabilitation may become more common, thus increasing the risk of displacement for occupants of those units, and in particular for low-income seniors. This would be addressed with a Housing Rehabilitation for low- and moderate-income households, and other programs designed to support seniors to stay in their homes or to find other housing within South Pasadena that meets their needs (Programs 1.c and 2.g). Additionally, the City will continue to use its code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in South Pasadena (Policy 1.2), particularly for rental units. Additionally, the City’s contracted housing rights and tenant protection agency assists tenants with disabilities by enforcing Fair Housing requirements to grant reasonable accommodation or modification requests.

### *Homelessness*

The Los Angeles Homeless Services Authority (LAHSA) divides Los Angeles County into eight Service Planning Areas (SPAs) so the organization and individual jurisdictions can better serve and meet the needs of the communities in these areas. The City of South Pasadena is within Service Planning Area 3 (SPA-3): San Gabriel Valley, which includes communities located in the eastern portion of Los Angeles County. The 2022 Homeless Point-in-Time (PIT) count conducted by LAHSA counted a total of 4,661 homeless persons in SPA-3, of which 50 identified as residing in the City of South Pasadena (less than 0.01 percent of the SPA-3 homeless population). Approximately 64 percent of the total homeless population of SPA-3, or 2,985 people, were considered unsheltered and 36 percent, or 1,676 people, were sheltered. Additionally, approximately 228 households in SPA-3, or 5 percent of households, had at least one child under 18 and one adult over 18; there was one unaccompanied minor recorded in a shelter in SPA 3.

According to the LAHSA in 2022, approximately 56 percent of the total homeless population in SPA-3 identified as Hispanic or Latino, 17 percent identified as Black or African American, under one percent identified as American Indian, Alaska Native, Asian, and multi-racial. Additionally, 21 percent were experiencing serious mental illness, 18 percent had a physical disability, ten percent had a developmental disability, 6 percent were seniors, and six percent were veterans. Of the homeless population in SPA-3, four percent identified as gay or lesbian, four percent as bisexual, and three percent as questioning their sexual orientation. Given the small size of South Pasadena’s homeless population, it is unlikely that all of these protected classes are represented. However, without data available at the city-level, it is assumed that the percentages of each protected class applies to the 50-person homeless population in the city. Under this assumption, the following groups may be disproportionately represented as part of the homeless population compared to the total city population:



- Non-White persons, including those that identify as Hispanic or Latino and Black or African American (45 percent of city population).
- Persons with disabilities (Seven percent of the city population).
- Persons with developmental disabilities (One percent of city population).

Citywide data regarding sexual orientation is unavailable to compare to the percentage of the SPA-3 homeless population. However, while the percentages of each protected class identified here may not be the exact demographic composition of the homeless population in South Pasadena, as part of the SPA-3 region, there is a need for targeted assistance and outreach of each of these populations.

In order to address the needs of the homeless population, the City has identified Program 2.f to continue its emergency shelter referral program and use multi-jurisdictional grant funding received from Los Angeles County (Measure H) to provide motel vouchers, a shared case manager to help the homeless navigate resources, including temporary and permanent housing opportunities, and rapid re-housing assistance to help with temporary rental assistance and/or utility payments. Additionally, under Policy 4.4., the City will incentivize housing providers to meet the housing needs of extremely low-income persons, persons with mental and physical disabilities, and other special needs groups. Moreover, the City has included Program 4.b to amend the Zoning Code to fully address SB 2 requirements regarding how transitional housing is allowed and if needed, to address AB 2162 for supportive housing.

### ***Gentrification and Displacement Risk***

The Urban Displacement Project identified neighborhoods in the Los Angeles region that have experienced gentrification since 2000 as a part of their project to predict trends of gentrification and displacement based on a community-engaged research process of market trends, housing, and jobs growth. The Urban Displacement Project defines gentrification as “a process of neighborhood change that includes economic change in a historically disinvested neighborhood — by means of real estate investment and new higher-income residents moving in — as well as demographic change — not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents”.<sup>1</sup> Renewed interest in city neighborhoods can lead to or accelerate the displacement of residents, typically low-income communities of color, due to rising commercial and residential rents and property values.

In South Pasadena, the Urban Displacement Project identified the area east of Fair Oaks Avenue and the area south of Mission Street between Meridian Avenue and Indiana Avenue as “Stable/Advanced Exclusive,” meaning that the census tracts in these areas are high income, housing is only affordable to high-income households, and there has been a notable increase in housing costs since 2000. These neighborhoods are noted to have already gentrified and to exclude lower- and moderate-income households. The remaining areas south of Mission Street, west of Indiana Avenue and between Meridian and Fair Oaks Avenues, are considered “At Risk of Becoming Exclusive” and “Becoming Exclusive,” respectively. These both indicate a trend toward moderate- and high-income households, increasing housing costs, and increasing unaffordability. All of these areas suggest historic displacement of lower- and moderate-income households as neighborhoods gentrified, and now may present a barrier to entry for these households. Paired with racially and ethnically exclusive practices discussed in Section 6.4.6, displacement of lower- and moderate-income minority households was particularly exacerbated during the mid-20<sup>th</sup> century. While the area north of Mission Street and west

of Fair Oaks Avenue is considered “Stable Moderate/Mixed Income,” suggesting lower displacement risks due to housing costs and incomes, most of the City of South Pasadena is exclusive or becoming exclusive according to the Urban Displacement Project.

Displacement risk can also be identified by comparing annual rates of increase in average home value or rental price compared with annual changes in the average income. If home costs outpace wage increases, displacement risk increases. As shown in Figure VI-3 of Section 6.3.7 of this Housing Element, the median home sales price in South Pasadena increased 223 percent between 2000 and 2018, compared to 151 percent in the SCAG region. This results in an average annual increase of 12.4 percent in South Pasadena and 8.4 percent in the SCAG region. Rental prices have also increased significantly since 2015, with an average annual increase ranging from 5.7 percent for studio apartments to 8.7 percent for 3-bedrooms according to Zumper, an online database of rental prices for houses, condominiums, apartments, and other housing types. Currently, home prices for ownership units are affordable only to above moderate-income households while studio and one-bedroom units priced at the lower end of the spectrum are affordable to lower-income households while all larger units are affordable only to above moderate-income households.

In comparison to housing prices, wages have increased at a slower rate. The median income in South Pasadena has increased approximately 3.4 percent annually, from \$82,340 in 2010 to \$109,927 in 2020 according to the American Community Survey. The difference in these trends indicates growing unaffordability of housing in South Pasadena, as is the case throughout the region and state. In order to address affordability challenges, the City has identified the following programs to incentivize development of affordable units, facilitate mobility options, and reduce displacement risk for lower- and moderate-income households throughout South Pasadena:

- **Program 1.c.** Proactively pursue abatement of substandard housing conditions to reduce displacement of tenants from these units.
- **Program 1.d.** Monitor deed-restricted housing units in the city and work with property owners and, if necessary, local service providers to preserve affordability.
- **Program 2.c.** Provide lower-income households with information on CalHome funding to help residents become or remain homeowners.
- **Program 2.g.** Expand the supply of housing for seniors to increase opportunities for households to access or remain in South Pasadena.
- **Program 2.h.** Work with developers to expand housing opportunities for lower-income households and special needs groups.
- **Program 2.i.** Monitor implementation of the inclusionary housing ordinance and revise if needed to effectively achieve construction of affordable housing units in projects throughout the city.
- **Programs 2.j and 2.k.** Establish an Affordable Housing Overlay zone and land use designation to be applied to sites outside of the Downtown and Mixed-Use districts to provide housing mobility opportunities in high resource and affluent areas.
- **Programs 3.h and 3.g.** Encourage the construction of ADUs and monitor construction to track affordability

## 6.4.6 South Pasadena History

The following history provides some context and acknowledgement of discrimination in the past to recognize that South Pasadena must reckon with past racism within the community that precluded the opportunity to become a homeowner in the City based on race, as discussed further below. The City Council acknowledged and condemned these past practices in Resolution No. 7750 (The “Sundown Town” resolution), which was unanimously adopted on February 2, 2022. The Council directed staff to take specific steps, including removal of racially-based restrictive covenants that may still exist (but are not enforced) on property titles throughout the city, beginning with those owned by the City (see Program 5.c). This important step of acknowledgement demonstrates a shift that has occurred within the community over time, and the Council’s growing commitment to affirmatively advance equality in housing opportunities to all persons regardless of ethnic group or race, so that all are offered the opportunity to live in and benefit from the high level of resources and quality of life available in South Pasadena.

### *Historic Land Development Patterns*

Incorporated in 1888, South Pasadena was one of the first municipalities in the Los Angeles area and has featured relatively stable boundaries since initial incorporation, even as its population has grown dramatically. With roots as an agricultural community growing mostly citrus, South Pasadena eventually became a streetcar suburb of Los Angeles with the extension of a Pacific Electric transit line to the City in the early twentieth century. The City grew quickly, seeing high double-digit and even triple-digit decadal growth rates between 1900 and 1930. Low double-digit decadal growth continued until the mid-twentieth century, when most of South Pasadena’s land was almost completely built out. Since that time, the population of South Pasadena has generally fluctuated within a range of approximately 22,000 to 25,000 residents. These historical trends are reflected in South Pasadena’s development pattern, with the oldest neighborhoods lying close to the former streetcar lines and newer development in more distant and hilly areas that would, in earlier times, have been less accessible or not feasible for construction. The more central portions of the City that were close to the historical streetcar lines are also the areas that feature most of the City’s multifamily housing, including units that may be more affordable to households with medium or lower incomes. Additional areas of multifamily housing are found in the northern and especially northeastern areas of the City.<sup>19</sup> The City grew at a time when single-family housing dominated residential development in Los Angeles County, including construction of large estates built when land was relatively inexpensive in the area north of Downtown Los Angeles. Thus, a large portion of the city is designated as single-family. While this has checked population growth for more than half a century, as described above, the City does not have directive growth control policies in place. However, the City’s voter-approved height limit presents a physical constraint to multifamily housing development that reduces the number, size, and quality of units that can be built even if the density allows more. Projects that receive state density bonuses and incentives, including most projects subject to the City’s inclusionary housing regulations, are eligible for waivers of this limit, which will support more affordable housing in the 6th Cycle period.

---

<sup>19</sup> City of South Pasadena. “History.” City of South Pasadena Website. Retrieved February 22, 2021. <https://www.southpasadenaca.gov/visitors/history>

## *Mid-20<sup>th</sup> Century Racial Exclusion*

Historically, “Sundown Towns” are communities, neighborhoods, or counties that excluded African Americans and other minority groups through the use of discriminatory laws, harassment, and the threat or use of violence. The name is derived from the posted and verbal warnings issued to such groups – particularly African Americans – that although they might be allowed to work or travel in a community during the daytime, they must leave by sundown. No official ordinance or law of the City of South Pasadena has been found imposing sundown restrictions, but the collective oral and written history, public accounts, and newspaper articles explicitly demonstrates South Pasadena’s history as a “sundown town” for a significant portion of the 20th century.

The years during and after the Second World War witnessed open racial exclusion in the South Pasadena community. A newspaper account that appeared in the California Eagle on Thursday, September 12, 1946, (*So. Pasadena for ‘Whites Only,’ Says City Mgr. Telling of Racial Bars*) reported that South Pasadena City Manager Frank Clough had revealed that week that since 1941, the City had been “writing restrictive covenants into the deeds of all property obtained by the city through delinquent taxes.” The article further quotes Clough as saying:

“We do not have any negroes nor do we have any other non-Caucasian people in South Pasadena. To ensure the continuance of this policy, several years ago the city council instructed the city attorney to draw up a restrictive clause and insert it into all properties coming into possession of the city.”

Clough acknowledged that the Council had not officially adopted such a policy and indicated that the actions had been requested through an internal memo to the city manager and city attorney.

The article goes on to refer to a campaign conducted by a group called the South Pasadenans, which Clough said was “headed by some prominent persons” to develop a system of racial exclusion through property deed restrictions. That campaign is also noted in an article in the South Pasadena Review (*Satisfactory Progress Being Made in Race Restriction Campaign*, December 26, 1941), which reports, from a very different perspective than The Eagle, that South Pasadenans Inc., a city-wide non-profit organization “with a membership of several hundred civic-minded citizens for the purpose of sponsoring an improvement program” that would “restrict the use of property in South Pasadena to members of the Caucasian race” had met at city hall. At that time, prior to the 1948 Supreme Court ruling in *Shelley v. Kraemer*, these covenants were not illegal, as the leader of South Pasadenans, Inc. assured property owners in the South Pasadena Review. According to the California Eagle article, by 1946, the City Manager announced that 85% of all land in the city had been recorded with the restrictive deeds, for which property owners paid the South Pasadenans a fee of \$5 “for the recording and operating expenses of the group.” Two years later, those deeds became legally unenforceable, but were not necessarily removed.

Earlier in the decade, in 1942, in response to Executive Order 9066 requiring the relocation of persons of Japanese ancestry to internment camps, 165 Japanese-American residents of South Pasadena were forced to evacuate South Pasadena. There is not clarity as to what happened to homes that were evacuated by these residents. The South Pasadena Review (*What will Become of Homes Vacated By Japanese Families?*, April 3, 1942) reported on a Chamber of Commerce meeting at which the attendees’ primary concern in regard to the imminent deportation of the Japanese community that would leave 47 homes vacant was the prospect that these homes would become occupied by

“undesirables” and would “soon be snapped up by colored families moving down from Pasadena or surrounding communities.” Mayor Andrew O. Porter, present at the meeting, responded to suggestions that properties be improved so as to be too expensive for such families, by saying that the City cannot exercise any control over these properties and that the responsibility for improvement rests with the owner of the property. The group’s effort to keep blacks and other minority groups out of South Pasadena appears to have been effective, given City Manager Clough’s declaration in 1946 (above) in regard to the racial profile of the city’s residents.

Though racial covenants had been allowed and upheld by earlier Supreme Court rulings, they were challenged through many lawsuits, and the 1948 Supreme Court ruling in *Shelley v. Kraemer* determined them to be a violation of the 14<sup>th</sup> amendment, which guarantees equal protection under the law. While existing covenants were not allowed to be enforced by the courts, actions by private sellers persisted covertly throughout the Los Angeles region for many years afterward in the mid-twentieth century, and it took many years for non-whites to slowly begin to be able to buy homes in areas with histories of overt racial exclusion, including South Pasadena. Such government-sanctioned forms of discrimination have long-since been eliminated and the racial and ethnic population in South Pasadena has significantly diversified over time. However, the prior race- and ethnic-based socio-economic discrimination had a long-term impact on racial diversity in the City. With the current high residential property values discussed earlier in this chapter, the cost of moving into South Pasadena is now the primary barrier for households seeking to locate within South Pasadena.

### *The 1963 General Plan*

The City adopted a new General Plan in 1963, which forecast a population that would grow to between 28,050 and 31,270. The new units in the city were anticipated to come from build-out of the Monterey Hills area (low density single-family), and some new apartment development. The first three objectives of the Land Use Plan were stated as:

- To protect the amenities of single family areas from encroachment of inharmonious uses, including higher density residential, where stability and exclusiveness are desired;
- To guide orderly transition of older residential areas from a lower to a higher density – where increased density is desirable.
- To establish a scale of densities and development standards which are in keeping with the kinds of housing that should be encouraged in the future.

The language of these objectives appears to indicate that the South Pasadena community was holding onto its perceived “stability and exclusiveness,” terms that are often proxies for racist intent to keep people out of the community. The plan did allow for additional multi-family residential uses, built on a principle that allowed increased density with increased parcel size to produce a more suburban approach with lower heights and higher setbacks from surrounding development.

Thirty-five years later, in 1998, the City’s population remained well below the 1963 forecast, as it does today. The Vision Statement in the 1998 General Plan, excerpted from a 1990 Task Force, which became the basis for the guiding principles, included the following:

*As the new decade begins, however, South Pasadena is faced with the **twin threats of burgeoning multi-residential growth** and continued deterioration of its commercial areas and business tax base. In order to preserve our small-town feeling and to flourish in the 1990's and beyond, South Pasadena must be committed to the goals of revitalizing its commercial areas and preserving its single-family residential character... We are committed to maintaining a balance between our existing single and multi-family housing units which honors our traditional values and evolving cultural diversity. (emphasis added).*

The community's self-reflection and desire for the future was clearly rooted in maintaining a status quo, as demonstrated by the perception that multi-family housing was a "threat." The 1998 General Plan Update also came in the midst of the 710 Freeway fight against CalTrans, and focused on the City's proud independence as a "distinct – and distinctive – community" with a small town character. Like the 1963 plan, a focus on neighborhood protection was a guiding principle, incorporating the historic preservation movement that had grown in importance since the previous General Plan was adopted.

The 1998 Plan incrementally downzoned residential land, reducing the number of acres designated as high density residential use and increasing the medium density zoning along with more land area for low density and estate. Transition areas were identified to absorb most of the change. Using terms like "managed change" and (single-family) "neighborhood protection," the plan sought to maintain a balance that would support the vision of a small town atmosphere. With that in mind, most new units were anticipated to be in the multi-family areas, with an expectation that about 870 units would be added by 2010.

### ***More Recent Exclusion***

Illegal real estate practices against minority persons buying homes persisted in South Pasadena past the mid-20<sup>th</sup> century. In the mid-1960s the Federal government provided funding for affordable housing within the Altos de Monterey development which brought more racial diversity to the area. Many communities adjacent to South Pasadena did not share the same racist past. El Sereno, Highland Park and Alhambra were far more multi-racial. This created the basis of still more examples of racially divisive attitudes in residents. South Pasadena has enacted slow growth regulations more recently than the mid- to late-20<sup>th</sup> century including in the 1980s when the City reduced the allowed residential densities across the city, thus decreasing the City's target population from over 60,000, assumed in the City's first General Plan in 1960, to less than 30,000 in the 1998 General Plan. While not a direct growth management strategy, such as urban limit lines or annual caps on building permits, the result of downzoning was slowed residential growth in South Pasadena. Slow-growth strategies often have indirect racist overtones, particularly slow-growth furthered by reducing densities, by prioritizing lower density housing types, which often are more expensive to purchase or rent than smaller, middle- and high-density housing types. While not directly discriminatory, this prioritization can present a barrier to lower- and moderate-income households to live in the city, which can result in both income and racial isolation. As such, slow-growth efforts may have influenced demographic characteristics in South Pasadena, as discussed in the excerpt from the Colorado Boulevard, below.

*“Compared to other local sundown towns, South Pasadena held out a little longer before finally denouncing and condemning its historical systems and policies and cultural norms that had been used to fashion South Pasadena into a ‘Sundown Town.’ It held onto this heritage and often fought for it for 74 long and event-filled years after the Supreme Court had made its decision. Underlying the 100 years of prejudicial laws were the attitudes of the individuals behind them. The South Pasadenans Inc., the Chamber of Commerce, the Race Restriction committees, the realtors, the police, the title and deed companies, the bankers, the lawyers and the politicians who fought to develop and defend these policies reflected the racists who dominated the political landscape of South Pasadena for over 100 years. It may sound simplistic, but it needs to be stated: It is racist people that make and support racist laws, policies and practices. Laws supporting racism can be struck down, ‘official documents’ can be scrubbed of evidence, history can be un-written, but what impact does that have on the racism that thrived there for so long?*

*Currently, while the City of South Pasadena is attempting to legally move from its past, racists are still agitating there, trying to promote an agenda of race-based hate and separation. Fewer in number, 2018 saw them reduced to creeping in the shadows, targeting the South Pasadena High School with ‘stickers’ to promote their fear. In 2020, similar expressions of white nationalist fear were distributed as slogans found on leaflets, and nails were placed in the driveways of South Pasadena residents who exhibited support for the Black Lives Matter movement.*

*Today, most residents of South Pasadena would not support the racist laws and policies of the past, but clearly there is still much more work to be done. Understanding the past is a critical part of the process of reflection and growth. The City of South Pasadena lagged behind and did not take a lead role. Now, more than ever it’s up to the residents of South Pasadena to push the City toward a new and different future that better represents the current population.”*

*Excerpt from “When South Pasadena Was a Sundown Town”, authored by Jerry Friedman and published April 17, 2022 in the digital Colorado Boulevard newspaper.*

### ***Investment Patterns***

Investment can be for routine maintenance of public infrastructure, such as roadways, as well as larger projects that address public need, such as parks and recreation facilities, office buildings, and more. Historically, investment in the City of South Pasadena has been prioritized based on physical need and condition of the existing public infrastructure or facilities which has prevented disinvestment in any particular area of the city. Investment is based on public demand and benefits all residents. Projects in the 2022-2023 Capital Improvement Program (CIP) that specifically target increased access to resources and neighborhood revitalization in areas with slightly higher rates of poverty include:

**South Pasadena Library:** The South Pasadena Library projects include repairs, remodeling, and upgrades within the library that offer amenities to visitors. The South Pasadena Library complex also serves as a cooling center for those that do not have access to, or cannot afford, residential air conditioning (AC), and the CIP lists a backup AC unit and sustainable solar power system as proposed projects. These projects have not been completed yet and may be funded in part by a State Library infrastructure grant, requiring matching funds from the City.

**Fremont/Huntington Mobility Active Transportation Project:** The mobility improvements along Huntington Drive and Fremont Avenue include bike facilities, curb ramp improvements for safer pedestrian crossings, high visibility crosswalks that include flashing beacons, and modification of the medians to install bike facilities and provide refuge island areas for safer crossings. The project will also add street fixtures like bus benches, trash receptacles, and bus shelters. This project is in progress with some short-term measures, such as adding striping and signage and activating the northbound right turn traffic signal at Fremont Avenue and Huntington Drive, with most other measures still underway.

**North-South Corridor (Fair Oaks) ITS Deployment:** The project includes a traffic study on Fair Oaks Avenue and the design and construction of signal synchronization including intelligent transportation system (ITS) to facilitate vehicular, bicycle, and pedestrian movement along the Fair Oaks Avenue corridor and adjacent corridors/streets – including transit bus prioritization. The project components include an advanced adaptive traffic management system, a travel time and delay monitoring system, a queue detection system, an infrared bike, pedestrian and vehicle detection, an adaptive pedestrian warning system, a dilemma zone detection system, emergency vehicle detection, transit system prioritization, and an update of the traffic systems and controllers to accommodate the ITS components. This project is projected for fiscal year 2023 and beyond.

**Slow Street Program:** Though not a CIP project, the Slow Street Program targets major transportation corridors, including Hermosa Street, Grand Avenue, Mission Street, and Oak Street. The intent of this program is to invest in place-based revitalization through placemaking, improved pedestrian experiences, and active transportation spaces. The City engaged the public in designing this program through a residential survey and door-to-door canvassing to identify the target corridors and assess resident desire for slower streets, one-on-one meetings with Mission Street stakeholders, a focus group with the Chamber of Commerce Economic Development Committee, and a community tour of Glendora Village. The public expressed a desire for a program to slow vehicle speeds, create safer pedestrian crossings, add greening and shade, create consistent east-west design across Mission Street, and maintain or add vehicle parking. The program includes temporary demonstrations including temporary striping, curb extensions using reflective delineators, and bicycle lanes using short-term paint/tape and signs. Temporary parklet structures are added to create usable street space, and other placemaking elements like furniture, plants, and art pieces are also incorporated. The goal of the program is to provide the community an opportunity to envision potential permanent reconfigurations of Mission Street and other major corridors.

The City will continue to include projects in the City’s Capital Improvement Program (CIP) that develop infrastructure which supports housing for lower-income residents, and provides transportation facilities for those without access to vehicles.

### ***Land Use and Zoning Practices***

The Othering & Belonging Institute, a University of California Berkeley research center, published a report in March 2022 analyzing the characteristics of 191 communities in the Greater Los Angeles region in relation to the degree of single-family zoning. The report found that jurisdictions with the highest proportion of exclusively single-family zoning had the highest percentage of White residents, lower rates of diversity generally, higher median incomes, higher home values, proficient schools, and



concentrations of other amenities and resources that are associated with the high and highest resource designations in TCAC/HCD opportunity maps. The Othering & Belonging Institute divided the zoning in each jurisdiction into three categories for the analysis, defined as follows:

- **Single Family Residential:** Land designated for detached, single-family residential land use (one or two dwelling units per parcel of land).
- **Other Residential:** Land designated to allow for multiple dwelling units per parcel of land or a blend of multiple uses that includes residential use.
- **Non-Residential:** Land designated for non-residential uses such as parks and open space, commercial, and industrial.

As part of the analysis, land that is not developable, such as streets, waterways, and other similar areas, were removed.

Zoning data for the City of South Pasadena was accessed in August 2021 and it was found that approximately 75.0 percent of all residentially zoned land is zoned exclusively for one or two dwelling units per parcel. While these zones do allow ADUs, JADUs, transitional and supportive housing, and are now subject to lot-splits under Senate Bill (SB) 9, they do not currently allow higher density housing such as apartments or condominiums which likely resulted in the socio-economic patterns identified in this Assessment of Fair Housing. Across the SCAG region, approximately 77.7 percent of residential land is currently zoned for single-family uses, with an average of 72.0 percent of land in each jurisdiction falling into this category. Therefore, while South Pasadena is slightly higher than average, it is reflective of zoning and land use patterns throughout the region.

However, this does not negate the potential impacts on fair housing and socio-economic patterns that result from the dominance of single family zoning in South Pasadena. Therefore, in an effort to combat past patterns and affirmatively further fair housing, the City has included the following programs:

- Program 2.e to encourage density bonuses in conjunction with the Inclusionary Housing ordinance to increase the supply of affordable units.
- Program 2.k to create and apply an Affordable Housing Overlay outside of the Downtown and Mixed Use districts to allow up to 30 dwelling units per acre in these areas.
- Programs 3.f, 3.g, 3.h, 3.i, 3.j, and 3.k to encourage production of ADUs to increase density in existing single-family neighborhoods.
- Program 3.m to adopt a permanent ordinance to increase the supply of affordable units in high opportunity neighborhoods.

#### **6.4.7 Enforcement of Fair Housing and Outreach Capacity**

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of City policies and code for compliance with California law and referring fair housing complaints to appropriate agencies. The City of South Pasadena refers fair housing complaints to the housing rights and tenant protection agency contracted with the City and maintains a Housing Support page on the City's website to assist access for community members. The role of the housing rights and tenant protection agency is to provide services to jurisdictions and agencies, as well as the general public, to further fair housing practices in the sales or rental of housing. Services provided by

the housing rights and tenant protection agency include responding to discrimination complaints, landlord/tenant dispute resolution, housing information and counseling, and community education programs.

Over the past five years, Housing Rights Center (HRC) has provided fair housing services as the City's contracted housing rights and tenant protection agency. As part of outreach efforts, HRC provided the City with fair housing cases and inquiries managed by the organization in the last 5 years to identify patterns and specific housing needs. Discrimination towards those with mental and physical disabilities was the most common subject of inquiries and cases across all years, as shown in Table VI-32A. Discrimination cases have remained relatively low since fiscal year 2016/2017, with a peak of 7 cases during fiscal year 2019/2020. While cases and inquiries specifically related to discrimination are relatively low in South Pasadena, HRC provided other housing services to 410 individuals during the five year period. These services included providing information and counseling on a variety of tenant-landlord rights and obligations, including, but not limited to, rent increases, lease terms, repairs, and pets. The most common issue raised is regarding noticing (20 percent of questions), followed by rent increases (17 percent) and substandard conditions (13 percent). Across both housing issues and discrimination cases and inquiries, approximately 84 percent of calls were made to HRC by in-place tenants, followed by seven percent of calls from those seeking rental housing. HRC also received calls from landlords, realtors, managers, and homebuyers. Of the hundreds of South Pasadena cases and inquiries, the HRC confirmed that none were made against the City of South Pasadena, LA County, or any public housing authority.

As part of the Fair Housing Assistance Program (FHAP), the California Department of Fair Employment & Housing (DFEH) files fair housing cases with HUD's Region IX Office of Fair Housing and with the Equal Opportunity (FHEO); HUD FHEO reported that just 10 cases were filed by residents of the City of South Pasadena between January 1, 2013, and March 23, 2021. Among these cases, four were based on disability, three were based on national origin, two were based on familial status, and one was based on familial status and race. Of these 10 cases, 8 resulted in a no-cause determination, one was withdrawn after external settlement, and one, which was based on a complaint regarding physical disability, had a successful conciliation/settlement. No cases were made against the City or other public entities in South Pasadena.

None of these fair housing agencies provided specific location information for cases, either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the City. Policy 5.1 has been included to participate in the

**Table VI-32A  
HRC DISCRIMINATION INQUIRIES AND CASES**

PROTECTED CLASS	FISCAL YEAR 2016/2017		FISCAL YEAR 2017/2018		FISCAL YEAR 2018/2019		FISCAL YEAR 2019/2020		FISCAL YEAR 2020/2021	
	COUNT	PERCENT OF TOTAL	COUNT	PERCENT OF TOTAL	COUNT	PERCENT OF TOTAL	COUNT	PERCENT OF TOTAL	COUNT	PERCENT OF TOTAL
<b><i>Discrimination Inquiries</i></b>										
Gender	0	0%	0	0%	1	14%	0	0%	0	0%
Source of Income	0	0%	0	0%	0	0%	1	5%	0	0%
Mental Disability	4	44%	2	18%	1	14%	5	25%	1	13%
Physical Disability	3	33%	6	55%	5	71%	10	50%	5	63%
Familial Status	0	0%	3	27%	0	0%	4	20%	2	25%
Race	1	11%	0	0%	0	0%	0	0%	0	0%
Other	1	11%	0	0%	0	0%	0	0%	0	0%
<b>Total</b>	<b>9</b>	<b>100%</b>	<b>11</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>20</b>	<b>100%</b>	<b>8</b>	<b>100%</b>
<b><i>Discrimination Cases</i></b>										
Gender	0	0%	0	0%	1	50%	0	0%	0	0%
Source of Income	0	0%	0	0%	0	0%	0	0%	0	0%
Mental Disability	1	50%	0	0%	0	0%	2	29%	0	0%
Physical Disability	0	0%	1	100%	1	50%	3	43%	0	0%
Familial Status	0	0%	0	0%	0	0%	2	29%	1	100%
Race	1	50%	0	0%	0	0%	0	0%	0	0%
Other	0	0%	0	0%	0	0%	0	0%	0	0%
<b>Total</b>	<b>2</b>	<b>100%</b>	<b>1</b>	<b>100%</b>	<b>2</b>	<b>100%</b>	<b>7</b>	<b>100%</b>	<b>1</b>	<b>100%</b>

Source: Housing Rights Center, 2016-2021

programs offered by the HRC and provide public information at City Hall or through the City’s website, regarding fair housing issues and HRC consultation.

While historically, exclusionary policies and practices may have resulted in fair housing lawsuits against the City, this has not been the case in recent decades. As described in Section 6.4.6, the City is actively addressing historically exclusive policies and has set the path for an inclusive city. These efforts are furthered by policies that reinforce fair housing through access to sound and affordable housing consistent with the goals of this housing element update (Goal 5). These goals, policies, and programs will be adopted in association with the General Plan update, the Downtown Specific Plan, or other policy documents, and implemented through approval of individual development proposals.

In addition to direct actions to affirmatively further fair housing, the City demonstrates compliance or intention to comply with fair housing law through the following:

- Although the City implements Density Bonus Law (Gov. Code, §65915.) per recent legislative updates, the City has included Program 2.e to update the Zoning Code to reflect the changes and comply with current State law.
- The City intends to comply with No-Net-Loss (Gov. Code §65863) through identifying a surplus of sites available to meet the City’s RHNA allocation. In total, the City’s surplus unit capacity is 289, composed of 13 lower-income units, 96 moderate-income units, and 180 above moderate-income units.
- The City complies with the Housing Accountability Act (Gov. Code, § 65589.5) by allowing emergency shelters by right in the Business Park (BP) zone district.
- The City will comply with SB 35 (Gov. Code §65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by March 2023 (Program 4.f).
- The City complies with SB 330 (Gov. Code § 65589.5) with an established pre-application process for development projects.
- The City complies with the California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act of 1968 by referring fair housing cases to the City’s contracted housing rights and tenant protection agency, prohibiting enforcement of racially restrictive covenants still in place, and including Program 5.c in this Housing Element to proactively remove these covenants from property deeds citywide.

#### **6.4.8 Analysis of Sites Inventory for Fair Housing**

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 and AB 1304 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. As shown in Figure VI-4, all of South Pasadena is designated as a highest opportunity area, though access to opportunity varies slightly throughout the community as identified in this assessment of fair housing.

The locations of South Pasadena’s proposed housing opportunity sites are not anticipated to contribute to the reinforcement or worsening of any fair housing issues. (A full listing and descriptions of South Pasadena’s housing sites are contained in Tables VI-44, VI-50 and Appendix A, Sites Exhibits.) All census tracts within South Pasadena feature at least one larger housing opportunity site (Figure A-1 in Appendix A), with some degree of concentration as mixed-use developments in central areas that feature access to jobs, transit, and schools, as well as higher levels of large vacant or underutilized parcels. Although the moderate concentration of housing opportunity sites in central areas of South Pasadena could be perceived as less equitable than a more even or purely random distribution of housing sites, this alternative approach could serve to worsen fair housing issues by placing new homes further from access to transit, jobs, educational opportunity, and walkable neighborhoods. Additionally, attempting to place housing opportunity sites in areas without larger vacant or underutilized parcels would likely involve more displacement of existing residents and could negatively impact the ability of sites to be feasibly redeveloped within the horizon year of the Housing Element.

In an effort to ensure that new lower-income housing is not disproportionately located in areas with more limited access to resources or concentrated in a way that results in income segregation, the City has identified sites with potential for mixed-income development on all but 5 sites that have been identified for lower-income housing to affirmatively further fair housing through mixed-income development.

Mixed-income sites have the benefit of integrating a variety of housing types and sizes at a range of prices to provide opportunities, regardless of income, for households to have the same access to resources offered in the development. Additionally, the City has identified Program 3.k to promote construction of ADUs in high resource areas and areas with lower density zoning to facilitate more affordable units in those neighborhoods. This multi-pronged approach has been taken to promote integration of income groups in all neighborhoods and combat fair housing issues associated with income distribution.

In addition to the development potential of the sites identified in the inventory, the City adopted an Inclusionary Housing ordinance in May 2021, as discussed in Section 6.6.1 of this Housing Element, to promote construction of affordable units in the city. As the ordinance is relatively new, there have not yet been opportunities to assess its effectiveness in increasing the supply of affordable housing, particularly in higher resource areas. However, the City has included Program 2.m to revise the ordinance to 15% inclusionary set-aside to support project feasibility and Program 2.i to monitor the number of units approved and built as a result of the ordinance and recommend revisions, as needed, to increase effectiveness in achieving the City’s goals.

Table VI-32B presents the number of units by income group and location within census tracts in the City, and the existing conditions of each tract as they relate to indicators of fair housing, to assess the location and impact of sites by all income groups on existing patterns and conditions. Sites with capacity for all income categories have been identified in all tracts, with a relatively even distribution across tracts, to facilitate mixed-income and to disperse new housing throughout the city and combat any potential for isolation of housing for any income group. For example, tract 4806.00, which encompasses the area north of Mission Street and Arroyo Drive, includes approximately 28 percent of the total lower-income capacity, 25 percent of the moderate-income capacity, and 26 percent of

the above moderate-income capacity. The only exception to this is in tract 4807.03, located in the central and southwestern portions of the city, which has a lower proportion of above moderate-income units (14 percent) than lower- and moderate-income units (28 percent and 24 percent, respectively).

As seen in Table VI-32B, census tract 4807.02, located in the southwest corner of the city, has the highest median income range and lowest poverty rate, though not the lowest ratio of low-to-moderate-income households. This area also has the highest rate of non-White households and includes predominantly single-family housing. In this tract, the City has identified capacity for 168 lower-income units and 53 moderate-income units, in addition to 116 above moderate-income units, in an effort to reduce the concentration of affluence through income-integrated development, therefore promoting housing mobility opportunities for lower- and moderate-income households. However, this tract also has the lowest jobs proximity index score in the city, so a larger share of lower-income units have been identified in neighborhoods with higher scores, and thus closer proximity to transit, jobs, and services.

Census tract 4806.00 has capacity for 286 lower-income units, 92 moderate-income units, and 137 above moderate-income units. In this tract, the current median income ranges from \$74,107, which is considered low-income, to \$117,955, which is considered above moderate-income, indicating relatively strong income-integration already. This tract has the highest overcrowding rate and the second highest poverty rate in the city, both of which the City aims to alleviate through the addition of 28 percent of the total lower-income capacity to reduce displacement risk through additional housing opportunities. While this tract has the highest environmental score, indicating the poorest conditions, the score is still in the 34<sup>th</sup> percentile, indicating strong conditions compared to other areas of the state. However, to prevent concentration of lower-income households in this area, the sites inventory facilitates maintained income-integration. Further, the City has identified Program 1.e to improve environmental conditions to affirmatively further fair housing.

Similar existing median incomes, poverty rates, jobs access, renter overpayment, and proportion of non-white residents exist in tract 4805.00, located south of Mission Street on the eastern side of the city, as compared to tract 4806.00. A balanced proportion of units has also been identified here, including 167 lower-income units (16 percent of total capacity), 64 moderate-income units (18 percent of total capacity), and 69 above moderate-income units (13 percent of total capacity), with the intent of resulting in the same benefits as identified for tract 4806.00.

Tracts 4807.03 and 4807.04, located adjacent to each other in the center of the city, south of Mission Street, have similar demographic characteristics, jobs proximity, and homeowner overpayment. However, in tract 4807.04 there are significantly higher poverty and renter overpayment rates, resulting in increased displacement risk. To reduce this concentration of poverty and combat isolation of this income group, a larger share of lower-income unit capacity has been identified in tract 4807.03, and other areas of the city, and in areas with greater access to jobs.

In addition to the impact on existing characteristics, Figures VI-24 through VI-31 compare the number of units by income category to citywide indicators of fair housing for a comprehensive comparison of how increased residential capacity and approved projects will influence existing patterns.



This page intentionally left blank.



**Table VI-32B  
DISTRIBUTION OF RHNA CAPACITY BY CENSUS TRACT**

CENSUS TRACT	EXISTING HOUSEHOLDS	RHNA CAPACITY			AFFH INDICATORS										
		LOWER	MODERATE	ABOVE MODERATE	SEGREGATION/INTEGRATION					ACCESS TO OPPORTUNITY			DISPLACEMENT RISK		
					MEDIAN INCOME	POVERTY RATE	LOW-TO-MODERATE INCOME	NON-WHITE POPULATION	DISABILITY RATE	RESOURCE DESIGNATION	JOBS PROXIMITY INDEX	CALENVIROSCREEN SCORE	OVERCROWDING RATE	RENTER OVERPAYMENT RATE	HOMEOWNER OVERPAYMENT RATE
4805.00	2095	167	64	69	\$85,962 - \$133,750	7.6%	19.1%	44.1% - 55.4%	11.1%	Highest	47 - 63	9.97	1.19	38.3	51.1
4806.00	3344	286	92	137	\$74,107 - \$117,955	9.1%	32.8%	49.4% - 64.1%	8.0%	Highest	55 - 78	34.04	6.16	39.8	30.2
4807.02	1724	168	53	116	\$136,771 - \$197,000	2.5%	34.2%	67.6% - 74.76%	6.5%	Highest	25	9.51	3.25	36.9	28.4
4807.03	1329	291	86	74	\$86,442 - \$129,427	3.9%	22.6%	54.1% - 66.8%	7.0%	Highest	39 - 53	14.44	1.81	20.7	38.7
4807.04	1931	124	68	124	\$80,996 - \$133,523	12.7%	36.7%	61.3% - 70.9%	5.6%	Highest	43 - 51	30.09	4.76	36.4	39.3

Sources: 2015-2019 ACS; Esri, 2018; TCAC/HCD 2021; HUD, 2020; OEHHHA, 2021; CHHS, 2022

This page intentionally left blank.

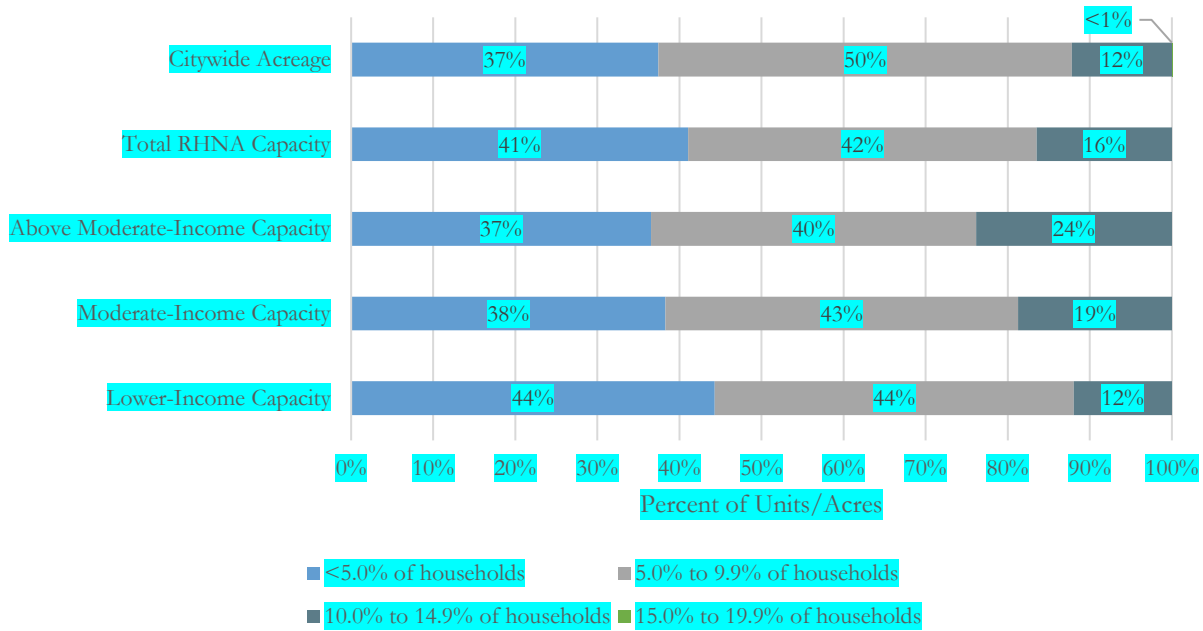
## *Potential Effects on Patterns of Integration and Segregation*

### *Income*

The locations of South Pasadena’s housing opportunity sites are not anticipated to reinforce or exacerbate patterns of segregation and integration, whether with respect to race or economic status. As shown in Figure VI-24, South Pasadena has relatively low rates of poverty, with approximately 87 percent of the city’s geographical area having a poverty rate of less than 10 percent. While poverty rates are slightly higher in the central portion of the city south of Mission Street (Figure VI-6), housing opportunity sites are located across South Pasadena in a distribution that closely reflects the rate of poverty in the city, with approximately 16 percent of the projected RHNA capacity located in areas with a poverty rate of greater than 10 percent, compared to 12 percent of the city’s land falling into this category. Additionally, in this neighborhood with slightly higher poverty rates, the City has identified mixed-income sites to meet the need of existing and future lower-income areas while also alleviating concentration of lower-income households by integrating moderate- and above moderate-income units.

Approximately 88 percent of lower-income units are projected in neighborhoods with fewer than 10 percent of households below the poverty line, ensuring that future lower-income units are not concentrated in areas of higher poverty rates, thus affirmatively furthering fair housing by facilitating housing mobility to areas of affluence. The few sites for lower-income units identified in an area with a higher poverty rate are all located along major transit corridors, as shown in Figures A-1.a through A-1.g, thus providing the best possible access to transit, direct access to employment opportunities, and other resources. As Figure VI-24 demonstrates, although there are modest differences in poverty rates throughout South Pasadena, housing opportunity sites are distributed in such a manner as to promote mixed-income communities and encourage lower-income units in areas of affluence and moderate and above-moderate units in areas with slightly lower median incomes, thereby serving to dilute any potential effects with respect to concentration of poverty. As stated previously, the identification of mixed-income sites and Program 3.f, in addition to other programs, serves to address income patterns through integration of a variety of housing types to meet a range of income needs in all neighborhoods where sites have been identified. Further, the inclusionary housing requirement will also ensure that new developments serve a variety of household income categories within the same site.

**Figure VI-24**  
**SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH CITY POVERTY RATES**



Source: 2015-2019 ACS; City of South Pasadena, 2022

Note: There are no areas in the City of South Pasadena in which more than 16.5 percent of households are below the poverty line.

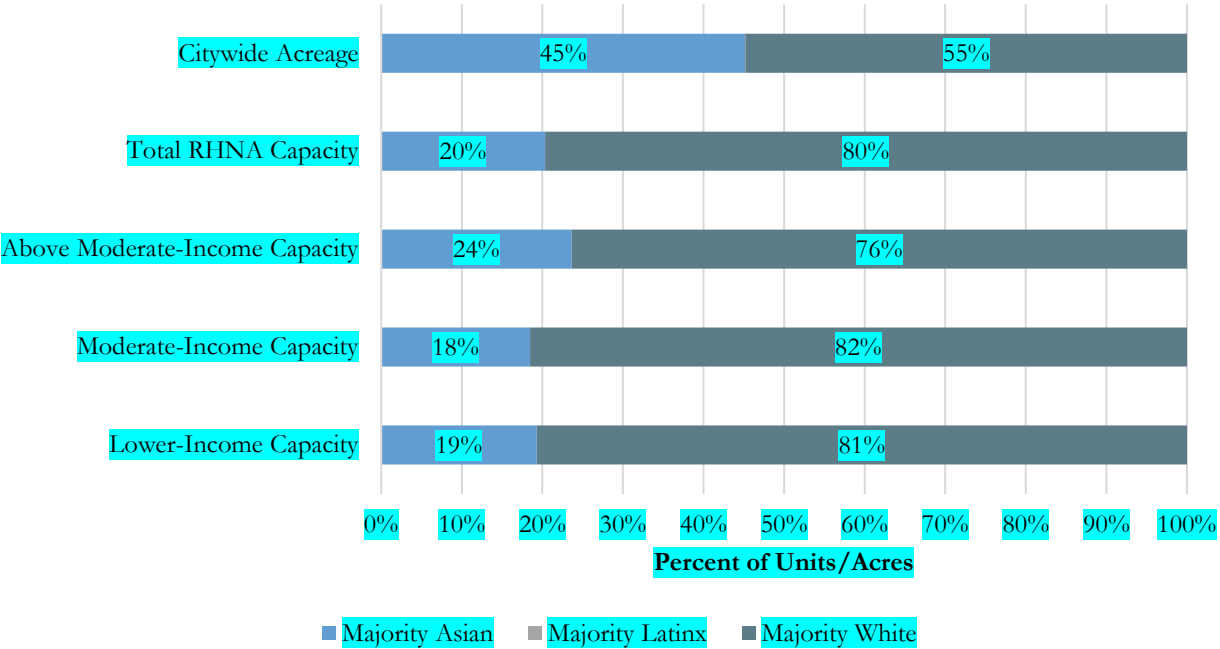
As shown in Figure A-1.e in Appendix A, southwest South Pasadena is dominated by single-family homes and most sites are in the RS zone. While many of these sites have been identified to meet the above moderate-income RHNA, the City has included Program 3.f to facilitate production of ADU resources in this neighborhood and to streamline the permitting process in an effort to increase the supply of lower- and moderate-income opportunities in neighborhoods such as this. The sites identified to meet the RHNA address income patterns through mixed-income opportunities while programs and policies further these efforts by encouraging affordable housing in existing neighborhoods.

*Race and Ethnicity*

The sites inventory includes housing opportunity sites for all income categories across all of the South Pasadena census tracts, to avoid the potential of reinforcing or exacerbating any patterns of racial segregation. Although population trends in South Pasadena historically had strong patterns of racial disparity, diversity indices within all South Pasadena census tracts are currently holding steady or increasing (Figure VI-12), and no census tracts currently feature racial majority gaps in the “predominant” category (Figure VI-11). Additionally, because there are neither any TCAC identified Areas of High Segregation or Poverty nor any HUD-identified R/ECAPs in South Pasadena (Figure VI-2), the location of the City’s housing opportunity sites would not affect any issues relating to these classifications.

While there is a concentration of Asian residents in the southern portion of the city, south of Mission Street (Figure VI-11), other indicators in this area such as quality of schools, median income, and familial status suggest that this population is not negatively isolated and has equal access to economic, educational, and environmental opportunities compared with residents of other areas of the city. As presented in Figure VI-25 the majority of the population identify as Asian in approximately 45 percent of the city, while the majority of residents identify as White in the remaining 55 percent. Approximately 80 percent of the sites inventory is in areas with a population that identified as majority white, which offer quality schools, have higher jobs proximity index scores, and are closer to the resources, services, and amenities of commercial corridors along Fair Oaks Avenue and Mission Street.

**Figure VI-25  
SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH RACIAL IDENTIFICATION**



Source: 2015-2019 ACS; City of South Pasadena, 2022

Note: There are no areas in the City of South Pasadena in which more than 14.9 percent of households are below the poverty line.

*Disability*

Approximately seven percent of South Pasadena’s population lives with at least one disability, a rate that is relatively low compared to the region. As shown in Figure VI-26, approximately 84 percent of the total RHNA capacity identified in the sites inventory is in areas in which 5.0 to 9.9 percent of residents have a disability, closely reflecting the distribution of land in South Pasadena by disability rate. Locating units affordable to lower- and moderate-income residents near and along commercial corridors will help to improve access for, and accommodate the needs of, persons living with disabilities, who benefit from close access to services and amenities as well as proximity to transit.

Additionally, mixed housing types viable in the high-density and mixed-use zones can help accommodate the needs of residents living with disabilities by integrating services or amenities on-site.

**Figure VI-26**  
**SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH CITY DISABILITY RATE**



Source: 2015-2019 ACS; City of South Pasadena, 2022

Note: There are no areas in the City of South Pasadena in which fewer than 5.0 percent or more than 14.9 percent of the population has a disability.

***Potential Effects on Access to Opportunity***

With respect to access to opportunity, the locations of South Pasadena’s housing opportunity sites would serve to maximize resident access to economic and educational opportunity. As shown in Figure VI-4, the entirety of South Pasadena is identified as a Highest Resource area, indicating high levels of opportunity throughout the City. Additionally, regional place- and people-based indices indicate that South Pasadena features a high level of opportunity in all census tracts.

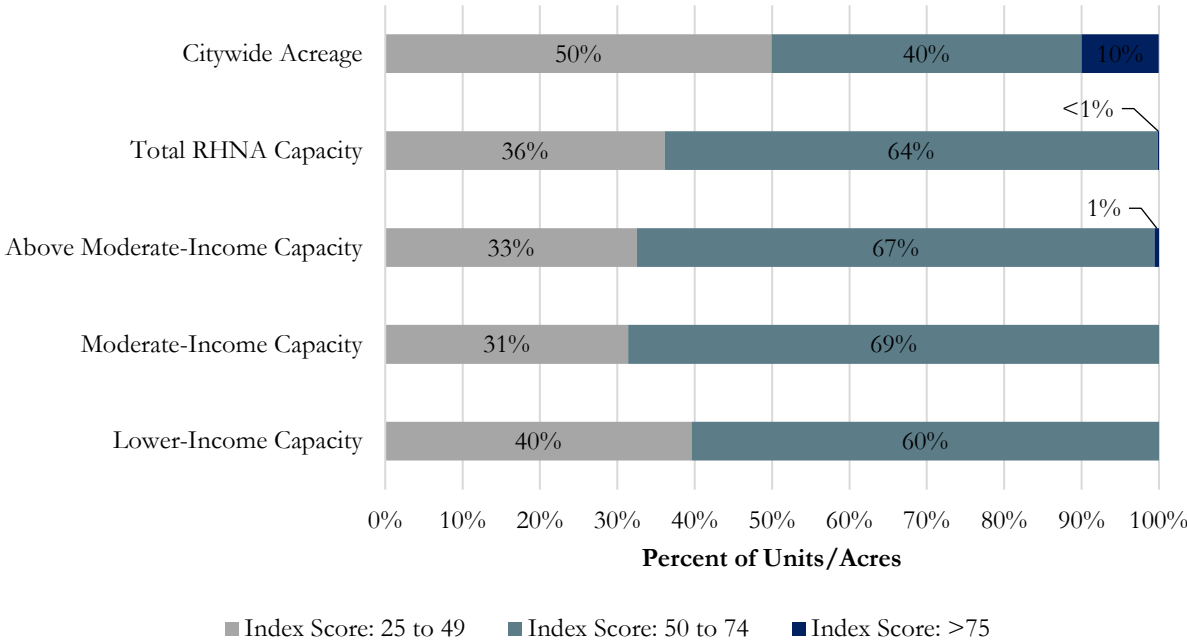
***Jobs and Transit Proximity***

Based on the data presented in Figure VI-18, the majority of South Pasadena’s housing opportunity sites would feature moderate to good access to jobs, and would also have good access to bus stops along Fair Oaks Avenue, as well as the South Pasadena Metro L Line light rail station. As shown in Figure VI-27, approximately 64 percent of the RHNA capacity is located in areas scoring 50 or above for job proximity, compared to 50 percent of the citywide acreage. Approximately 60 percent of lower-income units and 69 percent of moderate-income units are located in areas scoring 50 or above, suggesting that these units will offer strong access to employment opportunities. Sites identified in the Garfield Park and central South Pasadena neighborhoods, where there are the highest jobs

proximity index scores (Figure VI-18), include lower-income and mixed-income sites. These neighborhoods have the strongest access to jobs and transit and will therefore promote mobility opportunities for new residents. The identification of sites is expected to support housing opportunities for current and future South Pasadena residents near jobs and transit to support a strong economy and provide economic mobility opportunities, therefore positively impacting the neighborhood.

While not all units are planned in the areas of highest job proximity, the remaining units offer mobility opportunities for households that choose to live further from existing job opportunities. The location of several lower-income sites along the Fair Oaks Avenue and Mission Street corridors will provide close proximity to employment opportunities in these areas as well as the regular transit stops located along both of these thoroughfares.

**Figure VI-27**  
**SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH JOB PROXIMITY INDEX SCORE**



Source: 2014-2017 HUD; City of South Pasadena, 2022

Note: There are no areas in the City of South Pasadena in which fewer the jobs proximity index score is less than 25.

*Educational Opportunities*

As discussed in Section 6.4.4 (Access to Opportunity), all public schools in the City of South Pasadena score in the 95<sup>th</sup> percentile or higher compared to the rest of the state. Additionally, Figures VI-15 through VI-17 demonstrate that nearly all parcels in the city are located within a mile of an elementary school and that the middle and high schools are centrally located. Given the location, access, and proficiency of schools in South Pasadena, the sites identified in this Housing Element to

meet the RHNA will provide housing opportunities for new and existing households, including lower-income households, near good schools. As school quality is often tied to housing based on both public and private investments, the identification of sites in central South Pasadena neighborhoods for mixed-income housing will facilitate this investment that is typically associated with higher income areas and single-family neighborhoods. Therefore, the sites inventory will continue to support strong school opportunities for all residents within the area schools serve. TCAC and HCD have identified all of South Pasadena as scoring in the 82<sup>nd</sup> percentile or higher, further supporting that the location of sites will not limit access to proficient schools for any socioeconomic group.

*Environmental Health*

Despite historic contamination of drinking water sources, all census tracts in South Pasadena score between the 9<sup>th</sup> and 34<sup>th</sup> percentiles for OEHHA’s assessment of environmental pollution, likely as a result of extensive efforts to mitigate past contamination in the San Gabriel Valley. As shown in Figure VI-28, 57 percent of the unit capacity to meet the City’s RHNA is located in areas that score below the 25<sup>th</sup> percentile, or the best environmental conditions. This includes 60 percent of lower-income units and 56 percent of moderate-income units. Though 43 percent of the RHNA capacity is located in areas with slightly higher scores, the generally low scores throughout the City indicate that all residents across the City will have similar access to healthy environmental conditions. The distribution of units at each affordability level will not create a discrepancy in access to positive environmental conditions.

**Figure VI-28  
SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH CALENVIROSCREEN  
PERCENTILE**



Source: CalEnviroScreen 4.0, 2021; City of South Pasadena, 2022  
 Note: There are no areas in the City of South Pasadena that score above the 34<sup>th</sup> percentile.



*Potential Effects on Disproportionate Housing Need*

*Overpayment*

While overpayment rates are lower in South Pasadena than many nearby jurisdictions, as shown in Figures VI-20 and VI-22, owners and renters throughout the city, and the greater Los Angeles area, are overpaying for housing because of rapidly increasing housing costs that outpace wage increases. With a large supply of lower- and moderate-income households in the central portions of South Pasadena with good access to schools, transit, and commercial districts, the sites inventory guides new housing toward opportunities to alleviate pressure for households to relocate to less accessible and/or less affordable areas of the City due to housing costs. As shown in Figure VI-29, the allocation of the total RHNA capacity closely reflects the patterns of overpayment among homeowners. A greater percentage of the units to meet the lower- and moderate-income RHNA have been identified on sites located in areas in which more than 30 percent of homeowners are overpaying for housing, therefore reducing displacement risk for these households by expanding the supply where there is greatest need. In contrast, there is a larger share of above moderate-income units (22 percent) in the southwestern portion of the city where overpayment is lower, likely due to the high median income. Approximately 16 percent of lower-income units have also been identified in areas of lower homeowner overpayment rates, including along Monterey Road and Pasadena Avenue, to encourage mixed-income neighborhoods and facilitate housing mobility opportunities for these households.

**Figure VI-29  
SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH RATE OF HOMEOWNER OVERPAYMENT**

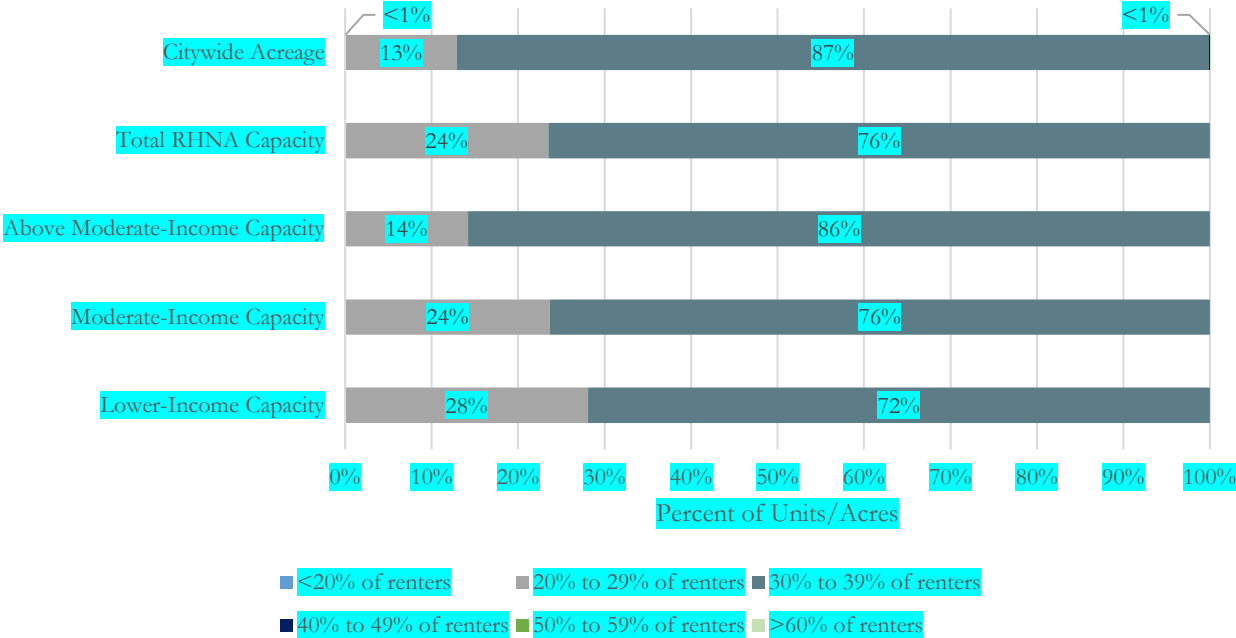


Source: 2015-2019 ACS; City of South Pasadena, 2022

Note: There are no areas in the City of South Pasadena in which fewer than 20 percent or more than 59 percent of homeowners are overpaying for housing.

Renter overpayment in South Pasadena is notably lower than in surrounding jurisdictions, as seen in Figure VI-21. The rate of overpayment among renters ranges from 20 to 39 percent throughout the City (Figure VI-30). As with homeowner overpayment, the distribution of the total RHNA capacity by renter overpayment rates closely mirrors the citywide rates, with approximately 24 percent of units in areas in which 20 to 29 percent of renters are cost burdened and 76 percent in areas in which 30 to 39 percent of renters are cost burdened. Relatively low overpayment rates among renters likely reflect a barrier to entry to the South Pasadena housing market for lower- and moderate-income households, given the shortage of affordable rental housing. As such, the plan to build more rental housing specifically for these income groups will increase mobility opportunities while minimizing displacement risk due to overpayment.

**Figure VI-30  
SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH RATE OF RENTER OVERPAYMENT**



Source: 2015-2019 ACS; City of South Pasadena, 2022

Note: There are no areas in the City of South Pasadena in which fewer than 20 percent or more than 39 percent of homeowners are overpaying for housing.

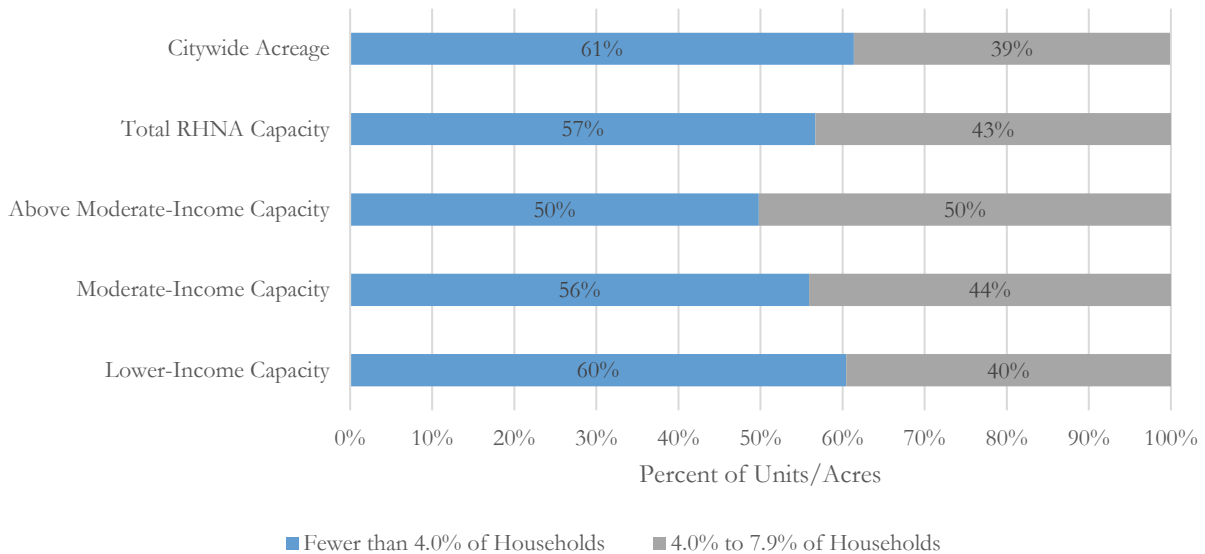
Typically, above-moderate income ownership units are unaffordable to lower- and moderate-income households in South Pasadena, although inclusionary units in ownership projects may offer those opportunities for moderate-income households in the coming years. Sites for new units have been identified across all geographic areas of the City where a range of overpayment levels exist for both owners and renters. The overall intent is to reduce risk of displacement due to overpayment for all South Pasadena residents.

*Overcrowding*

As discussed previously, overcrowding is not a significant problem in South Pasadena, with rates below eight percent throughout the City, as shown in Figures VI-19 and VI-20. The highest rate of overcrowding occurs in the area between Fair Oaks Avenue and the eastern edge of the Monterey Hills neighborhood, as well as in the northern areas of the City. However, even in these areas, overcrowded households account for less than eight percent of total households. This, combined with the fact that South Pasadena’s housing opportunity sites are located across all City census tracts, demonstrates that patterns of planned new housing development would not serve to exacerbate existing overcrowding issues and may actually serve to reverse them.

The distribution of moderate income and above-moderate income units closely follows overcrowding patterns, with 56 percent of moderate-income unit capacity and 50 percent of above-moderate income unit capacity in areas where fewer than four percent of households are overcrowded. Approximately 60 percent of lower-income units are located in these areas, with the remaining 40 percent along Mission Street and adjacent to the Arroyo Seco Golf Course, where overcrowding is currently slightly higher. Given the low rates of overcrowding throughout the City, the identification of sites in all census tracts will help to alleviate overcrowding through increased mobility opportunities and a larger supply of lower- and moderate-income housing units in general, particularly near commercial corridors. Additionally, the construction of more above-moderate income units will expand the housing stock, offering new market-rate housing opportunities to potentially reduce displacement and overcrowding for these households as well.

**Figure VI-31  
SITES INVENTORY UNIT DISTRIBUTION COMPARED WITH CITY RATE OF  
OVERCROWDING**



Source: CHHS, 2020; City of South Pasadena, 2022

Note: There are no areas in the City of South Pasadena in which more than 6.2 percent of households are overcrowded.

Altogether, these various considerations and analyses indicate that South Pasadena’s planned housing opportunity sites would not only avoid exacerbating fair housing issues, but would actually serve to improve fair housing outcomes by: (1) avoiding concentrating new housing and affordable housing in areas characterized by economic/racial segregation; (2) placing new housing and affordable housing in areas with access to jobs, transit, and educational opportunity; and (3) allowing more housing in South Pasadena in general, thereby giving additional families access to the City’s extensive high-resource areas.

#### **6.4.9 Contributing Factors to Fair Housing Issues**

The overall housing shortage in the Los Angeles region, and particularly the shortage of subsidized, affordable housing units with a range of sizes to meet the needs of all persons, is a contributing fair housing factor for South Pasadena and for all its surrounding jurisdictions. South Pasadena is part of a bigger housing market for above-moderate and for moderate and lower income households. The Housing Plan in Section 6.8 addresses South Pasadena’s obligation to contribute its fair share toward addressing the regional shortage by identifying the local factors that contribute toward it.

Based on this assessment of fair housing, the priority issue that has emerged for South Pasadena is the lack of housing for lower- and moderate-income households, and the historic denial of access to the black community and others due to past-century racist practices. Addressing the continuing effects of exclusionary housing policies has been identified as the highest priority action to affirmatively further fair housing in South Pasadena.

It should also be noted that high rental rates and sales prices limit local housing options for seniors and individuals living with a disability, resulting in housing pressures for these vulnerable segments of the community. Housing for these groups is also of high importance and several strategies are identified in Section 6.8 to support them.

Prioritized contributing factors are **bolded** in Table VI-33 and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bolded and italicized***.

**Table VI-33  
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES**

AFH IDENTIFIED FAIR HOUSING ISSUE	CONTRIBUTING FACTORS	MEANINGFUL ACTION
<p>Displacement/exclusion of lower-income residents and overpayment for housing by renters and homeowners</p>	<p><b>Housing shortages in the City</b>  <b>Lack of affordable and assisted housing units</b>                      Unaffordable rents and home prices                      Cost of rehabilitation or repair                      Shortage of sites that could be feasibly redeveloped  <b>Currently limited partnerships with affordable housing developers</b></p>	<p>Program 1.c - Housing Rehabilitation and Code Enforcement                      Program 2.a - Planning Assistance and Permit Processing                      Program 2.b - Affordable Housing Production                      Program 2.c - CalHome Program                      Program 2.d - Section 8 Rental Assistance                      Program 2.e - Density Bonus                      Program 2.f - Homeless Services  <b><i>Program 2.i Inclusionary Housing Regulations – Monitor for Effectiveness</i></b>                      Program 2.k - Affordable Housing Overlay Zone                      Program 3.a - Rezone and Redesignate Sites to Meet RHNA                      Program 3.c - Replacement of Lost Units from Residential Demolitions  <b><i>Program 3.f - Allow and Facilitate ADUs</i></b>                      Program 3.g - Monitor ADU Production  <b><i>Program 3.k - ADU Education, Promotion, and Homeowner Outreach</i></b>                      Program 4.a - Land Use Controls – Emergency Shelters                      Program 4.b - Land Use Controls – Transitional and Supportive Housing  <b><i>Program 5.a - Fair Housing Education, Outreach, and Services</i></b></p>
<p>Modest overcrowding in central and northern areas of the City</p>	<p>Availability of affordable units in a range of sizes</p>	<p>Program 2.n – Citywide Height Limit Ballot Initiative                      Program 3.b - Mixed-Use Developments and Adaptive Re-Use                      Program 3.d - Parcel Assemblage                      Program 3.f - Allow and Facilitate ADUs  <b><i>Program 5.b - Encouraging a Variety of Housing Types</i></b></p>
<p>Displacement risk due to repair and rehabilitation need to maintain habitability and/or lack of accessibility for seniors and persons with disabilities</p>	<p>Aging housing stock  <b>Cost of rehabilitation or repair</b>  <b>Cost of retrofitting existing properties</b>  <b>Shortage of accessible units</b>                      Need for higher levels of new, ADA-compliant development</p>	<p>Program 1.b - Housing Acquisition  <b><i>Program 1.c - Housing Rehabilitation and Code Enforcement</i></b>                      Program 2.g - Senior Housing                      Program 3.f - Allow and Facilitate ADUs  <b><i>Program 4.d - ADA Accessibility Standards</i></b>                      Program 4.e - Universal Design</p>

AFH IDENTIFIED FAIR HOUSING ISSUE	CONTRIBUTING FACTORS	MEANINGFUL ACTION
Potential housing discrimination against protected classes	<p><b>Existing racially restrictive covenants, though not enforced</b></p> <p><b>Historic discriminatory practices</b></p> <p>Lack of education and mediation services for renters, buyers, property owners, and real estate professionals</p>	<p>Program 4.d - ADA Accessibility Standards</p> <p><i>Program 5.a - Fair Housing Education, Outreach, and Services</i></p> <p><i>Program 5.c - Removal of Racially Restrictive Covenants from Property Deeds Citywide</i></p>

## 6.5 HOUSING CONSTRAINTS

Market conditions, as well as governmental programs and regulations, affect the provision of adequate and affordable housing. Housing Element law requires an assessment of potential and actual governmental and non-governmental constraints affecting the development of new housing and the maintenance of existing units for all income levels. Potential market, governmental, and environmental constraints that contribute to housing development costs in South Pasadena are addressed herein.

### 6.5.1 Market Constraints

#### *Construction Costs*

Construction costs can constitute a constraint to affordable housing in the City that is largely outside of the City's control. Labor and materials costs have a direct impact as they comprise the main component of housing costs. If labor or material costs increase substantially, the cost of construction in the City could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

The cost of construction is influenced by market demand and market-based changes in the cost of materials, which may also be affected by Building Code requirements. The cost of construction depends on the type of unit being built and on the quality of the product being produced. Labor-saving materials and construction techniques are available but they tend to reduce the quality of the finished product. The type of product largely determines the cost of construction. The cost of labor is based on a number of factors, including housing demand, competition for other construction projects, the number of contractors in an area, and whether construction workers are being paid based on union scales. Estimates of construction costs in the Los Angeles region from an online source (Building-Cost.net), published by the Craftsman Book Company, indicate that a typical 2,000-square-foot, wood-frame, single-family residence costs approximately \$284,203 total (or approximately \$142 per square foot) for labor and materials, not inclusive of land.<sup>20</sup> It is likely that construction costs in the City of South Pasadena would exceed this figure based on the high quality of design standards required by the community. In March 2020, the City estimated that the typical cost of construction for multifamily housing was \$112.76 per square foot<sup>21</sup>, although this figure is likely to have increased in the past 18 months. Reducing amenities and the quality of building materials, while maintaining the minimum requirements for health, safety, and performance, would reduce costs but would bring the developer a lower sales price.

The constraint of construction costs can be mitigated to some extent through economies of scale, reducing the overall cost per unit when a project contains a higher number of units. Components of the housing plan that increase unit density and facilitate state density bonuses in conjunction with the provision of affordable housing directly address the market-based constraint of housing cost.

---

<sup>20</sup> This estimate includes a two-car garage and forced air heating.

<sup>21</sup> M. Lin, personal communication, March 31, 2020.

Another component of construction cost is the cost associated with infrastructure improvements to serve the new development. New residential development projects are required to provide on-site water and sewer lateral connections to existing City mains and to construct new storm drain improvements, including National Pollutant Discharge Elimination System (NPDES) required components, and are factored into the usual cost of construction. In addition, the City's Low Impact Development ordinance required by the regional water quality control board requires all developments of one acre or more to provide for subterranean drainage of stormwater, which is more expensive than connection to a storm drain.

Existing City services, including water, sewer, and storm drain facilities, are available to serve new housing development. The Program Environmental Impact Report being prepared for the Housing Element and the rest of the General Plan Update will further analyze the sufficiency of City services to address all of the units planned for in the Housing Element. Dry utilities (electrical and internet service) are also available to serve all the sites in the inventory.

In January 2015, the City Council adopted new development impact fees for new water and sewer connections for new developments. Previously, the common practice was for the cost of new connections to be absorbed by the service charges paid by existing South Pasadena utility customers, but changes in state law no longer allow this former practice to be conducted. Chapter 16B of the City's Municipal Code provides the legal basis for the imposition of development impact fees on development, describes which developments are exempt from the fee, and details how the fee should be calculated. When the Council adopted the connection fees in 2015, the cost for a new equivalent meter size of 5/8 by 3/4 inches—the most common household water connection—was \$7,916. New sewer connection fees cost \$2,094 per dwelling unit. California Government Code Section 66000 et seq. allows local jurisdictions, like South Pasadena, to charge water connection fees and South Pasadena's fees are similar to surrounding jurisdictions, like Pasadena to the north. These connection fees do not place a constraint on new housing development in South Pasadena.

Some of the vacant single-family parcels on the inventory are located in hillside areas, where an additional construction cost is incurred for required grading in association with stepping of the pad and providing retaining walls. There are a few hillside properties that may be appropriate for multifamily housing and the need to provide for multi-stepped pads on those sites could constitute a constraint.

### ***Land Costs***

The price of land is a key component of the total housing cost, and land prices in South Pasadena are high, and continue to increase. According to a survey of vacant residential land sales on Zillow in September 2021, vacant land costs range from \$34-\$118 per square foot in the City, depending on location, development capacity of the land, and whether planning approval has been approved for the project. This is not substantially changed as compared with \$40-\$100 per square foot documented in the 2013-2021 Housing Element. Over the past housing element period, most of the new housing units have been single-family homes and ADUs, with a few smaller multi-family projects completed. Many of these new homes were built in vacant, hillside areas, or replaced existing structures. The policies of this housing element focus on different land resources throughout the city, with an expectation of replacing non-residential uses with multi-family or mixed-use residential development. This will undoubtedly have an effect on land prices as the market adjusts to the changes in opportunity for land in different parts of the city.



## *Mortgage Financing*

National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. First-time homebuyers are the group impacted the most by financing requirements. As of December 2020, interest rates for mortgages in South Pasadena generally ranged from 2 percent for a fixed-rate 15-year loan to 2.7 percent for a 7/6-month adjustable-rate mortgage. With interest rates remaining low for an extended period, sales prices have steadily increased, which, along with changes in lending practices in the last 10 years, has created a constraint to housing for some potential purchasers. Another more critical impediment to homeownership is the ability of potential buyers to fulfill down payment requirements, and the ability of buyers to receive a favorable credit rating. A conventional home loan typically requires 20 percent of the sale price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment required and a potential homeowner's available funds. The availability of financing for developers under current economic conditions also poses a constraint on development that is outside of the City's control. Historically, jurisdictions could offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population through the use of state and federal financing programs, when available.

### **6.5.2 Governmental Constraints**

Housing affordability is also affected by the actions and policies through which the City and State can have an impact on the production of housing. Land use controls, site improvement requirements, California building codes, fees, and other local programs intended to improve the overall quality of housing may serve as constraints to the development of affordable housing.

#### *General Plan Land Use Element and the Mission Street Specific Plan*

The South Pasadena General Plan Land Use Element sets forth the City's policies for guiding local development by establishing the amount and distribution of land to be allocated for different uses within the City. The current (1998) General Plan Land Use Element acts as a constraint on housing production through limitations that preclude mixed-use and higher density multi-family housing. The comprehensive revision of the General Plan and preparation of a new Downtown Specific Plan that will replace the Mission Street Specific Plan will play a major role in addressing this constraint. The draft General Plan presents a community vision for South Pasadena through 2040 that aligns with the programs in this housing element. Adoption is anticipated at the same time as Housing Element adoption.

South Pasadena's current General Plan residential land use densities are shown in Table VI-34.

**Table VI-34  
GENERAL PLAN RESIDENTIAL LAND USE CATEGORIES**

RESIDENTIAL LAND USE DESIGNATIONS	DENSITY (DWELLING UNITS PER ACRE)
Estate & Very Low-Density Residential	1 – 3.5
Low-Density Residential	3.5 – 6
Medium-Density Residential	6 – 14
High-Density Residential	14 – 24
Altos De Monterey (Overlay Zone)	1 unit per lot

Source: Land Use & Community Design Chapter, *South Pasadena General Plan*, October 1998

The new plans anticipated to be adopted in 2022 will allow a range of densities, including mixed-use zoning with 30-70 dwelling units per acre.

***Residential Zoning Regulations***

Residential site development standards are summarized by zoning district in Table VI-35. The City maintains the current Zoning Code with zoning and development standards on the City website.

**Table VI-35  
RESIDENTIAL SITE DEVELOPMENT STANDARDS BY ZONING DISTRICT**

Development Feature	Requirement by Zoning District (*)				
	RE	RS	RM	RH	AM
Minimum lot size	<i>Minimum area and width for new parcels.</i>				
Area	12,500 sf	10,000 sf	10,000 sf	10,000 sf	As shown on Final Tract Map 25588, except for mergers and lot line adjustments, provided that such actions shall not cause any significant gain or loss in the area of the tract. The subdivision of any existing lot is prohibited.
Width	75 ft; 85 ft for a corner lot	50 ft; 60 ft for a corner lot		60 ft; 80 ft for a corner lot	Regular lots: 30 ft. Flag lot "pole": frontage width may be 25 feet for parcels 306 and 307 to accommodate a 10-foot wide path parallel to the flag lot stem.
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or land use permit approval, as applicable.</i>				
Allowable density	1 - 3.5 du/acre	3.51 - 6 du/acre	6.1 - 14 du/acre	14.1 - 24 du/acre	1 du/lot
Minimum density allowed	Each legal parcel in a residential zoning district will be allowed one single-family dwelling regardless of lot area; parcels in zoning districts that allow single-family and multifamily residential districts may also be allowed an accessory dwelling unit in compliance with Section 36.350.200 (Residential Uses - Accessory Dwelling Units).				
Minimum lot area/multifamily unit	N.A.		3,200 - 7,300 sf	1,900 - 3,200 sf	N.A.
Setbacks	<i>Minimum and, where noted, maximum setbacks required. See Section 36.300.030 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>				
Front	25% of lot depth, with a minimum of 25 ft, and a maximum requirement of 35 ft		20 ft	20 ft; 85 ft from street centerline on Huntington Drive	See Table 2-8 of South Pasadena Municipal Code Division 36.250 (AM Overlay District Setback Requirements). The side setback requirements in the table identify each side (i.e., 15'-5' means 15 ft on one side and 5 ft on the other).
Front exception	If 60 percent or more of the lots on the same block face have structures with front setbacks different from the above, the required front setback shall be the average of the existing front setbacks, provided that no more than 45 feet shall be required in the RE district, and 35 ft shall be required elsewhere.				N.A.
Sides, each	10% of lot width	10% of lot width, 4 ft minimum		10 ft	See Table 2-8 of South Pasadena Municipal Code Division 36.250 (AM Overlay District Setback Requirements). The side setback requirements in the table identify each side (i.e., 15'-5' means 15 ft on one side and 5 ft on the other).
Side, street side	20% of lot width, to a maximum requirement of 15 ft			15 ft	
Rear	25 ft		20 ft	15 ft, or 5 ft if abuts an alley.	25 ft
Garage	An attached garage shall be set back a minimum of 10 ft from the front of the main structure				N.A.

Development Feature	Requirement by Zoning District (*)				
	RE	RS	RM	RH	AM
Accessory structures	<p>As required for primary structures, except that:            A structure of 120 sf or less may be placed within a required side or rear setback, but not a front setback or in front of the frontmost dwelling unit on the lot;</p> <ul style="list-style-type: none"> <li>• A detached garage or carport or other accessory residential structure shall be located at least 5 ft from a side and/or rear property line, except if the required side yard setback for the dwelling/s is less than 5 ft, in which case the lesser side yard setback may be used for a detached garage or carport only. Such structures cannot be located in the front setback or in front of the frontmost dwelling unit on the lot;</li> <li>• Accessory structures shall be located at or beyond the required street-facing side yard setback for the dwelling/s, except if the Director determines that a lesser setback can be approved using the Administrative Use Permit process detailed in Section 36.350.170(C)(3)(e);</li> <li>• Private residential recreational facilities shall be located at least 5 ft from a side and/or rear property line and cannot be located in the front setback, or in front of the frontmost dwelling unit on the lot or in the street-facing side setback of a corner lot.</li> </ul>				N.A.
Building separation	10 ft between structures on the same site.				
Lot coverage	<b>Maximum percentage of total lot area that may be covered by structures.</b>				
	40%		50%	60%	40%
Floor area ratio	<b>Maximum allowable ratio of building floor area to lot area. See Article 7 (Glossary) for a definition and illustration.</b>				
Requirement	0.35		0.50	Single-family dwellings - 0.40 Multifamily projects - 0.50	0.35 for main building area for multi-floor structures, maximum
Exception	Each dwelling unit may have an attached or detached garage or carport of up to 500 sf in addition to the above-listed FAR. Any square footage in excess of 500 sf is included in the FAR calculation.				N.A.
Height limit	<b>Maximum allowable height of structures in other than hillside areas (see Division 36.340 (Hillside Protection) for height limits in hillside areas). See Section 36.300.040 (Height Limits and Exceptions) for height measurement requirements. See also Section 36.350.170 (Residential Uses—Accessory Residential Structures).</b>				<b>Maximum height of structures, measured from a point 6 inches above the high point of the existing grade line at the existing, previously set front yard setback line to the highest point of the roof or parapet wall.</b>
Maximum Height	35 ft		45 ft		Primary Structure: 25 ft Detached Accessory Structure: 15 ft

Development Feature	Requirement by Zoning District (*)				
	RE	RS	RM	RH	AM
Multiple story exception	No portion of a structure shall encroach through a 45 degree angle projected perpendicularly from the front property line toward the rear property line. See Figure 2-1, page 14. Building height in addition to the above limits may be authorized by the DRB through Design Review (Section 36.410.040) to accommodate dormer windows and/or non-habitable roof structures where appropriate to the architectural style of the dwelling.				N.A.
Open Space	N.A.		As required by Section 36.350.190 (Multifamily Project Standards) and listed below this table		N.A.
Landscaping	As required by Division 36.330 (Landscaping Standards)				As required by Division 36.330 (Landscaping Standards). No impervious surface shall be allowed in a required front or street side setback area, except for a driveway or approved drainage structure. All trees shall comply with the requirements of Ordinance No. 1991.
Parking	As required by Division 36.310 (Parking and Loading) <b>(see detailed discussion on residential parking requirements below)</b>				<ul style="list-style-type: none"> <li>• Dwellings require 3 off-street spaces (2 in a garage or carport), that are a minimum of 10 ft wide by 20 ft long, and entirely located to the rear of the front setback line.</li> <li>• No vehicle, trailer, boat, or component thereof shall be stored on any parking space or driveway, or access thereto, except in a garage or carport, or behind a solid wall or fence that screens the stored object from public view.</li> </ul>
Signs	As required by Division 36.320 (Signs)				No more than one commercial sign with a maximum area of 6 square feet shall be displayed on any lot; non-commercial signs are not subject to this limitation.

Source: Zoning Code, City of South Pasadena, accessed in 2020 and 2021

Note: This table has not yet incorporated any changes that may be required based on the adoption of Senate Bill 9.

*Multi-Family Open Space Requirements*

The following are the open space requirements for multi-family projects excerpted from SPMC Section 36.350.190.C.

“All multi-family residential projects except duplexes shall provide permanently maintained outdoor open space for each dwelling unit (private space), and for all residents (common space).

1. Area required. Private open space shall be provided at a ratio of 200 square feet per dwelling unit. Common open space shall be provided based on the size of the project, as follows in Table VI-36.

**Table VI-36  
MULTI-FAMILY COMMON OPEN SPACE**

PROJECT SIZE	COMMON OPEN SPACE REQUIRED	PRIVATE OPEN SPACE REQUIRED
3 to 4 units	200 sf	200 sf per unit
5 to 10 units	500 sf	
11 to 30 units	1,000 sf	
31 and more units	2,000 sf	

1. Configuration of open space.
  - a. Location on site. Required open space areas:
    - i. Shall be located adjacent to the primary entrance;
    - ii. Shall be provided as continuous, usable site elements, which shall not include setback areas but may be contiguous to required setbacks; and
    - iii. Private open space shall be at the same level as, and immediately accessible from, a kitchen, dining room, family room, master bedroom, or living room within the unit. Variations from these dimensional and locational standards may be allowed where it can be shown that the required private open space meets the intent and purpose of this Section. Provision of private open space shall not reduce the common open space requirements of this Section.
  - b. Dimensions. All open space areas shall be of sufficient size to be usable by residents.
    - i. Private open space areas shall have a minimum dimension of eight feet on any side, and a configuration that would accommodate a rectangle of at least 100 square feet.
    - ii. Common open space areas shall have a minimum dimension of 20 feet on any side.
  - c. Elevation. A minimum of 60 percent of the required common open space shall be located at grade or the level of the first habitable floor.

- d. Uncovered areas required. At least 33 percent of the perimeter of the private open space of each unit, or 100 percent of the roof of the open space of each unit, shall be open to the outdoors. Reference to this requirement shall be included in the Covenants, Conditions, and Restrictions of any common interest development.
2. Allowed uses. Required common open space:
    - a. Shall be available for passive and active outdoor recreational purposes for the enjoyment of all residents of each multi-family project; and
    - b. Shall not include driveways, setbacks, public or private streets, or utility easements where the ground surface cannot be used appropriately for open space, parking spaces, or other areas primarily designed for other operational functions.
  3. Maintenance and control of common open space. Required common open space shall be controlled and permanently maintained by the owner of the property or by a homeowners' association. Provisions for control and maintenance shall be included in any property covenants of common interest developments.
  4. Surfacing. Open space areas shall be surfaced with any practical combination of lawn, paving, decking, concrete, or other serviceable material.
  5. Landscaping. The applicant shall submit a landscape plan for approval. Landscape design, installation, and maintenance shall comply with Division 36.330 (Landscaping Standards).
  6. Slope. Required open space areas shall not exceed a slope of 10 percent.”

The City will evaluate the SPMC Section 36.350.190.C standards as part of the zoning work called for in Program 3.a in Chapter 6.8 of this Housing Element and revise as needed to assure feasibility of projects at proposed densities on the sites in Table VI-50.

### ***Residential Parking Requirements***

The City's parking requirements are based on unit type and size and are shown in Table VI-37. Program 3.f updates the City's ADU ordinance, including parking requirements, to comply with current California law (already adopted in May 2021). The inclusionary housing ordinance (SPMC Chapter 36.350) also includes a streamlined process to waive parking requirements in conjunction with providing affordable housing units and utilizing the state density bonus.

Although subterranean parking is not required for residential developments, to achieve maximum densities and provide required parking, it is sometimes the only viable option. The visual simulation modeling conducted on selected sites in the proposed Housing Element inventory assumed underground garage parking in order to achieve multifamily projects under the highest densities allowed. Reduced parking is already offered as an incentive in the Code's provisions for inclusionary housing. As part of the review of zoning standards and revisions to zoning standards called for in Program 3.a in Chapter 6.8, the City will adopt parking requirements that facilitate the proposed maximum residential densities, for the sites listed in Table VI-50.

**Table VI-37  
RESIDENTIAL PARKING REQUIREMENTS**

Duplex	4 spaces within a garage or carport, plus 1 guest space.
Live/work unit	2 spaces for each 1,000 sf of combined floor area.
Mixed-use development	As required for each individual land use.
Multifamily dwelling, condominiums, and other attached dwellings	1 bedroom unit—1 space; 2 bedrooms and/or greater—2 spaces within a garage or carport for each unit, plus 1 guest space per each 2 units. (1)
Organizational house	1 space for each bed.
Single-family housing	2 covered spaces
Accessory dwelling unit	1 space, covered or uncovered, unless within one-half mile of a transit stop (exempt from requirement).
Senior citizen residential Assisted living and group homes Independent Living	0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees. 1 covered space for each unit, plus 1 uncovered guest parking space for each 10 units

Source: Zoning Code, City of South Pasadena, accessed in 2020 and 2021

***Cumulative Impacts of Development Standards***

The City of South Pasadena current General Plan and Zoning Ordinance provide for a wide range of residential land use designations/zoning districts in the City, as illustrated in Table VI-35. Under the land use controls single-family neighborhoods were the predominant type of development, with very limited amounts of high-density housing built. The cumulative impact of the land use controls in place during the buildout of what is now the City of South Pasadena is a limited variety of housing types to meet a range of incomes. The City has reviewed the cumulative impact of the land use controls on recent developments and recognized that development will benefit from the adoption of the new General Plan and the Downtown Specific Plan. The cumulative impact of the land use controls in the downtown, and mixed-use zone are potentially constraining for residential development as well as height requirement and the City’s Inclusionary Ordinance. Therefore, per Program 2.j General Plan Affordable Housing Overlay, Program 2.m, Inclusionary Housing Ordinance revisions, Program 2.n, the Ballot Initiative to increase heights and the Program 3.b, Mixed-Use zoning the City will evaluate all these development standards including but not limited to open space requirements, lot coverage, and heights, as well as permit requirements for multifamily developments to ensure that development will occur throughout the planning period. The City is committed to amending development standards to ensure these requirements are not so restrictive that they constrain residential development.



### *Zoning Standards: Flexibility for Projects with On-site Affordable Housing*

Compliance with all of the City's Zoning Code regulations, such as maximum height regulations, lot coverage, and/or floor area ratio restrictions, and parking standards could potentially present difficulties for the development of affordable multifamily housing. The South Pasadena Zoning Ordinance now includes two processes that offer waivers from strict application of the standards for projects that include affordable housing. These are:

- SPMC 36.375.080, Streamlined State Density Bonus Review. These provisions adopted with the inclusionary housing ordinance provide projects with on-site affordable housing the opportunity to incorporate strong architectural design and in return receive automatic approval of certain waivers including a height bonus, height averaging, parking reductions and flexibility in the unit size of the project's affordable units. The approach is standards-based to reduce discretionary approval, and is not a separate permit (no additional permit fee required).
- SPMC 36.410.100, Planned Development Permit. The planned development permit process allows the approving body to modify any development standard, such as the number of required parking spaces and maximum floor area ratio, to provide a quality design and facilitate the development of affordable housing.

With the ability to modify standards that can act as constraints to construction of housing, and by offering these waivers through a ministerial process for projects with affordable housing or through a process that is processed together with other required discretionary permits, the City's development standards and parking requirements would not impede residential development.

Hillside Development: The City's Zoning Code includes provisions for hillside protection applicable to lots with an average slope of 20 percent or greater. The sites included in Table VI-44 that are on slopes are all on slopes less than 20 percent and are developable in accordance with the City's hillside ordinance. The City views its hillsides as a valuable resource to the community, and therefore, the hillside protection provisions of the Zoning Code are intended to ensure safe and minimally damaging development of lots located on the City's hillsides through the application of strict development standards. Issuance of building or grading permits for the construction of any structure on any hillside lot requires approval by the Planning Commission of a hillside development permit for the project.

Development of the hillside area is costly due to the cost of grading, geotechnical engineering issues, the nature of the construction required, the public services that must be provided to these areas, and in some cases, substandard conditions of existing infrastructure available to serve the site. Some of these higher costs are attributable to provision of water for both consumption and fire prevention and compliance with strict construction standards. In addition, public and private access to hillside sites is expensive to construct and maintain. Despite the constraints associated with hillside development, the City continues to receive applications for homes on sloped lots. Seven recently approved and constructed projects have included homes on slopes between 22 and 54 percent. Details about the projects are provided in the table below:

PROJECT	LOT SIZE (SQ/FT)	SLOPE (%)	APPROVAL DATE
226 Warwick	4,465	35.7	December 2019
228 Warwick	4,352	37.8	December 2019
804 Valley View	7,500	38.0	October 2020
807 Rollin	9,970	22.1	January 2021
1502 Indiana	7,170	38.0	November 2021
1818 Peterson Ave.	3,740	54.0	October 2021

### ***Building Codes and Enforcement***

In addition to land use controls, California building codes also affect the cost of housing. The City has adopted and enforces the 2019 California Building Code and has made no local amendments. Program 1.c calls for the City to continue its complaint-based code enforcement program and to address identified sub-standard housing conditions surveyed in 2022. In addition, in the City's 2021-2026 Strategic Plan adopted in December 2021, an action was included to develop and present an Occupancy Inspection Program and Policy to the City Council. That work has been included in the Fiscal Year 2022-2023 workplan.

### ***Development and Planning Fees***

The City collects various fees from applicants to cover the costs of processing permits and providing necessary services and infrastructure. Table VI-38 describes South Pasadena's 2022 planning fee schedule. The City fee schedule is available on the City website.

**Table VI-38  
2022 PLANNING FEE AND IMPACT FEE SCHEDULE**

PLANNING APPLICATION	FEE
Variance	\$3,701.00 (first); \$2,611.00 (each additional)
Conditional Use Permit; with first variance	\$3,925.00; \$5,048.00
Administrative Use Permit	\$1,745.00
Temporary Use Permit (non-profit)	\$258.00
Temporary Use Permit	\$517.00
Tentative Parcel Map	\$4,164.00
Tentative Tract Map	\$11,291.00
Lot Line Adjustment/Parcel Merger/Certificate of Compliance	\$ 2,244.00
Hillside Development Review; with variance	\$2,224.00; \$3,365.00
General Plan Amendment	\$22,433.00
Vacation-Easements, Alley's, Streets	\$1,978.00
Zone Clearance	\$70.00
Cultural Heritage Commission-Landmark Review	\$1,683.00
Cultural Heritage Certificate of Appropriateness for Additions/ Alterations	\$1,683.00 (single-family); \$3,365.00 to \$10,095.00 (multifamily (3-8 to 100+ units))
Categorical Exemption	\$158.00
Initial Study	\$5,608.00

<b>PLANNING APPLICATION</b>	<b>FEE</b>
Environmental Impact Report	\$28,041.00
Negative Declaration	\$317.00
Mitigation Monitoring Inspection & Administrative Fee	Actual Cost
Zoning Text & Map Amendments	\$11,216.00
Specific Plan Application	\$11,216.00
Specific Plan Amendment	\$22,433.00
Development Agreement Review	\$11,216.00
Planned Development	\$11,216.00
Technology Surcharge (Percentage Applied to Fire, Building, Engineering, and Planning Permits)	10%
General Plan Maintenance Fee (Percentage of Building Permit Feet)	15%
<b>DEVELOPMENT IMPACT FEES</b>	
Residential	\$1.64 per sq. ft.
Park Impact Fee -- Residential	\$7.65 per sq. ft.
Park Impact Fee – Residential Remodel	\$7.65 per sq. ft. > 250 sq. ft.
Park Impact Fee – Senior Housing	\$2.95 per sq. ft.
Public Art Development Fee – on-site	1% of total building valuation
Public Art Development Fee – in-lieu	1.5% of total building valuation
School Fees	\$4.08 per sq. ft.
Water Connection	\$7,916.00 per unit
Sewer Connection	\$2,094.00 per unit
Los Angeles County Sanitation District	\$3,980.00

Source: City of South Pasadena July 2021 Master Fee Schedule, SPUSD 2019-2020 Statutory School Fees, South Pasadena Building Division Estimated Fees for Residential Development, South Pasadena Public Works Department.

South Pasadena’s development fee schedule is tied to the cost of providing necessary services. City fees may be waived as part of the incentive package for affordable housing or ADUs.

As discussed in the section above on construction costs, developers are required to pay development impact fees for City maintenance and improvement of the city’s aging infrastructure of streets, sewers, storm drains, and water lines.

*Typical Residential Project Fee Estimate*

Table VI-39 includes an estimate for the development costs of single-family and multifamily housing scenarios in South Pasadena. The estimated totals assume one 1,200-square-foot single-family home or an 86-unit multifamily complex. To develop the single-family home, it would cost approximately \$32,293 in fees. To develop an 86-unit multifamily complex consisting of 87,328 square feet of general living area, it would cost approximately \$714,000 total in fees (\$8,302 for each unit). In terms of total cost (i.e., fees, construction, and land costs), it would cost \$330,495 per single-family unit and \$548,449 per multifamily unit. The proportion of the fees to the total development cost of the multifamily scenario is less than 2 percent and would make up approximately 10 percent of the total development cost for the single-family scenario.

**Table VI-39  
ESTIMATED TOTAL FEE COSTS FOR NEW HOUSING\***

<b>DEVELOPMENT COST FOR A TYPICAL UNIT</b>	<b>SINGLE-FAMILY (1,200-SQUARE-FOOT HOME)</b>	<b>MULTIFAMILY (86-UNIT COMPLEX)</b>
Total Estimated Fees Per Unit	\$32,293.70	\$8,302.33
Estimated Development Cost Per Unit	\$330,495.50	\$548,449.45
Estimated Proportion of Fee Cost to Overall Development Cost Per Unit	10%	1.51%

\* Fees estimated at time of housing element preparation; should be considered approximate and will vary by project.

***Regulations Impacting Housing Supply***

The City’s 2021 inclusionary housing regulations will have a meaningful impact on the supply of affordable housing. They are discussed in detail in Section 6.6.1 of this Housing Element under Zoning Provisions to Encourage Affordable Housing. Impacts of the inclusionary housing requirements on development costs and affordable housing are included in that section. Additionally, the 2021 ADU ordinance amendments, including the Phase II regulations for historic properties, are expected to continue to increase ADU development. ADUs are prohibited for use as short-term rentals in order to keep them in the housing stock for year-round residential use. The City does not regulate short-term rentals in other ways. There are no other recent ordinances in the City that affect the cost and supply of housing. The other city regulation that impacts housing supply is the citywide height limit, discussed in more detail below.

*City Height Limit Initiative*

On July 12, 1983, the voters in South Pasadena approved a citywide height limit of 45 feet in a special municipal election (see Section 36.300.040 of the SPMC). The 1983 height limit (and parking variance restriction) reflected a backlash to a project (“Twin Towers”) that would have created 10- and 12-story high-end office towers on the property at Fair Oaks and Magnolia. Protestors had also delayed a 9-story project at Fair Oaks/Grevelia next to the freeway, which was subsequently dropped. The Council favored the project, which would have provided significant tax revenues for the City. The initiative’s backers focused on how this high-rise would change the City’s small-town character. Opponents of the initiative focused on how a blanket 45 foot height citywide was too sweeping and would have unanticipated consequences, including scaring away anyone interested in investing in South Pasadena to create economic development activity.

The early 1980s was a time of recession and the State was cutting back on services. The City’s finances were in bad shape. It seems that the mini-malls that lined the street were seen as eyesores and some were vacant, and the Council favored their replacement with higher quality development. Projects were being approved in compliance with the Zoning Code. Developer interest went away after the initiative. There is now a Bristol Farms on the Twin Towers site surrounded by a surface parking lot and some other, smaller retail buildings. The arguments in the paper at the time did not include any that related to residential/fair housing concerns.

This ballot initiative can only be amended or rescinded through another vote of the electorate. However, some projects that receive state density bonuses and incentives, including most projects subject to the City's inclusionary housing regulations, may request and receive a height increase beyond the ballot initiative limit, in order to comply with State law, which takes precedence.

The citywide height limit could act as a constraint on housing development. Sites proposed to receive the Affordable Housing Overlay to increase the options for density with affordable housing projects are discussed in Section 6.6.2 under Sites to Address the Lower Income RHNA. The other sites proposed for density increases are currently zoned Business Park (BP), Commercial General (CG), Residential Medium Density (RM) or are in the Mission Street Specific Plan (MSSP) district. All of these zoning districts currently have a maximum height of 35 feet (See Tables VI-35 and VI-42).

This section discusses the research that the City conducted to ensure that proposed density increases for sites to accommodate the lower-income RHNA (Section 6.6.2) are feasible in light of this constraint. The analysis accounted for existing height limits as well as increases proposed in the DTSP or through other zoning changes.

As part of the early outreach for the Housing Element Update, surveys and meetings were conducted to gauge public interest in a potential ballot initiative to increase the maximum allowed height in the city above 45 feet either citywide or in certain areas. The process to place an initiative on the ballot takes months of lead time so this was a priority for the early outreach as a positive result would have required placing the measure on the November 2020 ballot in order to maintain the housing element project timeline. Discussions with the Planning Commission in July 2020 and public testimony did not indicate support for pursuing a ballot measure. Rather, it was considered to be a better direction to research the potential for development within current limitations.

Following that decision, the analysis of increased densities for certain sites being considered for the Housing Element sites inventory focused on densities that could be accommodated within the existing 45 foot height limit. All types of multifamily or mixed use development on sites in the draft Downtown Specific Plan (DTSP) Area are proposed to allow 3 stories or 35 feet in height. In addition, the draft DTSP contains a height bonus for projects that include at least 20 percent deed-restricted affordable units of up to 45 feet, consistent with the inclusionary housing ordinance. For sites in Table VI-50 currently designated BP, CG and RM, outside of the proposed DTSP, development standards are proposed to be amended to increase the maximum height to 45 feet.

The project team undertook detailed analysis of higher density precedent projects, visual simulations of potential housing sites in South Pasadena, and mathematical analysis to determine feasible densities within the existing citywide height limit. Presentations about this analysis were made at multiple public hearings and workshops during the second half of 2020. The review of precedent projects in South Pasadena and throughout the region was one of the first steps in the analysis, reviewing more than 40 projects in the 2 to 3-story range, another 40 projects in the 4-story range, and dozens of others that were 5-stories or taller. The average density on the 2 to 3-story projects was 39 units per acre. The average density on the 4-story projects was 72 units per acre.

The City also analyzed the impact of the 45 foot height limitation on unit sizes and examined the development standards (besides height) that would be needed to achieve high quality design while achieving densities of 70 or 80 units to the acre. Two actual projects, one in Santa Monica (100%

affordable) and one in Hercules (market rate) in northern California were modeled for this analysis (see Figure VI-32). Both projects include a range of bedroom types. The Hercules project that was built at 76 units per acre average had an average unit size of 825 square feet. At 80 units per acre, the Santa Monica project had a smaller average unit size (732 square feet) although it included units with up to three bedrooms. Both projects achieved a level of design that avoided boxy massing that would not be compatible with South Pasadena’s urban form. The analysis confirms that the densities and heights proposed in the sites inventory, to be implemented through rezoning, are reasonable and feasible.

Figure VI-32  
**HIGHER DENSITY PRECENT PROJECTS WITHIN 45 FOOT-BUILDINGS**



**76\* du/ac Hercules, CA**

*\*actual building is 4-stories, but 76 du/ac calculated as if it were 3 -stories*

» **Precedents and unit sizes of 3-story buildings with density maximized, within 45 feet height**

ACHIEVABLE HOUSING DENSITIES IN A THREE-STORY BUILDING												
Max Density (du/ac)	Unit Size (Square Feet)			Example								
	Average	High	Low	Project	Acres	Tot Bldg Area	Total Units	Unit Mix			Afford-able	
								Studio	1 bdrm	2 bdrm		3 bdrm
80	732	1,054	554	Las Flores, Santa Monica	0.65	40,270	55	0	26	14	14	100%
76	825			Hercules, CA	2.2	151,932	172	32	92	48	0	Market



**80 du/ac Los Flores, Santa Monica**

Source: PlaceWorks, 2020

Visual simulation analyses were performed on representative inventory sites including the vacant site in Ostrich Farm (Site 1), the Tyco site in Ostrich Farm (Site 4), and Meridian site (Site 10), Site numbers in parentheses correspond to the numbering in Appendix A and Table VI-50. The analysis included modeling multiple densities and heights on each site. It also included identifying precedent projects from the list mentioned earlier in this section that could be suitable for the site in terms of design, scale and massing. These sites occur in different areas of the city and have different contexts so were chosen to represent what could happen on the whole range of sites chosen to receive higher densities. All of the representative sites analyzed are proposed to receive a maximum allowed density of 70 units per acre which is the highest base density proposed for sites in the Housing Element and in the city overall in the proposed General Plan Update. Some of the other sites with proposed density increases have lower proposed maximum densities so could also feasibly develop within the 45 foot height limit based on the analysis of higher density projects.

Based on the analysis and information previously discussed, that there are project examples in which the 45-foot height limit does not preclude the ability to build with densities of up to 70 units per acre. However, the South Pasadena community has need for a variety of unit sizes and values quality design. Therefore, Program 2.n is included in this housing element, requiring the City to place an initiative on a ballot by 2024 to ask the voters to increase the height limit for projects containing residential units in some areas of the City after conducting additional community outreach.

It should be noted that current development standards are not currently seen as a constraint to development. In anticipation for adoption of the General Plan reaching maximum densities could be considered a constraint. Implementation of Program 2.n will ensure the city is able to continue to allow for a variety of housing types.

### ***Local Review and Permit Procedures***

The Zoning Code stipulates the residential types permitted, permitted with an administrative use permit, conditionally permitted, or prohibited in each residential zone. Permitted uses are those uses allowed without discretionary review.

Typically, developers in South Pasadena build the maximum number of units allowed in the relevant zoning district. Until now, typical built density for RS sites has been one unit per buildable lot, but the development potential has recently changed with the enactment of SB 9. In zones that allow higher densities, parcels usually develop to the density allowed in that zone. It is too early to tell how many single-family property owners with parcels that are not within historic districts will opt to build two units or subdivide their lots to build more, but the City will review and approve applications under the new regulations in compliance with both State and local codes.

Table VI-40 describes the allowable uses in each residential zone.



**Table VI-40  
ALLOWED RESIDENTIAL USES AND PERMIT REQUIREMENTS**

ALLOWED USES AND PERMIT REQUIREMENTS FOR ZONING DISTRICTS THAT ALLOW RESIDENTIAL DEVELOPMENT	P - Permitted Use CUP – Conditional-Use Permit Required AUP – Administrative-Use Permit Required, Use not allowed.											
	CF	OS	AM	MSSP	CO	CG	BP	RE	RS	RM	RH	SPECIFIC REGULATIONS
Accessory dwelling unit	--	--	CUP	--	--	--		P	P	P	—	36.350.200
Accessory residential uses and structures	--	--	--	--	--	--		P(3)	P(3)	P(3)	P(3)	36.350.170
Bed & breakfast inn (B&B)	--	--	--	P	--	--		CUP	CUP	CUP	CUP	36.350.070
Child daycare center	--	--	--	--	--	CUP	CUP	—	—	CUP	CUP	36.350.080
Child daycare—Small family daycare home	--	--	--	--	--	--	--	P	P	P	P	36.350.080
Child day care—Large family daycare home	--	--	--	--	--	--	--	P	P	P	P	36.350.080
Emergency Shelter	--	--	--		--	--	P	--	--	--	--	36.350.250
Home occupation	--	--	--	--	--	--		P	P	P	P	36.410.030
Manufactured Homes (4)	--	--	P	P	--	--		P	P	P	P	
Medical services—Extended care	--	--	--	--	--	--	--	—	—	—	CUP(2)	
Mixed-use projects	--	--	--	P	CUP	CUP	--	--	--	--	--	36.350.120
Mobile Home Parks	--	--	--	--	--	--	--	--	--	--	--	
Multifamily dwellings	--	--	--	P	--	--		—	—	P	P	36.350.180, 190
Organizational house (sorority, convent, etc.)	--	--	--	--	--	--		—	—	CUP	CUP	
Residential care facility, 6 persons or less	--	--	--	--	--	--		P	P	P	P	
Residential care facility, 7 persons or more	--	--	--	--	--	--		—	—	CUP	CUP	36.350.050
Residential care facility for the elderly (RCFE)	--	--	--	--	--	--		—	—	CUP	CUP	36.350.050
Single-family dwelling	--	--	P	P	--	--		P	P	P	P	
Single room occupancy	--	--	--	--	--	--	P	--	--	--	--	36.350.260
Transitional and Supportive Housing	--	--	--	--	--	--		P	P	P (multifamily types located in the RM district are subject to specific use regulations 36.350.180,190)	P (multifamily types located in the RH district are subject to specific use regulations 36.350.180,190)	

Source: Zoning Code, City of South Pasadena, accessed in 2020 and 2021

Notes:

(1) See Article 7 for land use definitions.

(2) Allowable locations restricted to El Centro Street between Fremont and Diamond; Fair Oaks Avenue; Fremont Avenue north of Monterey Road; and Huntington Drive.

(3) Permit required determined by Section 36.350.170.

(4) Per Article 7 of Chapter 36 “Zoning” of the South Pasadena Municipal Code, manufactured homes on permanent foundations are considered single-family land uses.

## *Permit Processing*

The time it takes to process development permits and other governmental approvals contributes to the high cost of housing and is thus considered a constraint for housing development. South Pasadena recognizes the high cost of housing to the developers and has identified couple programs including, Programs 3.e and 3.l to address this issue. The programs include developing an electronic permitting system to increase efficiency in processing housing applications and hiring additional Planning and Housing Division staff to process applications as well as focusing on implementing the Housing Element programs. Additionally, in response to California law and the need to support more housing for the community, South Pasadena has been shifting toward more efficient permit review processes, reducing the number of hearing bodies involved in project approval and improving inter-departmental coordination to streamline the entitlement process.

### **Discretionary Design Review: Efforts to Streamline**

Single- and all multi-family housing uses are permitted by right (P) in districts that allow residential uses. However, design review (discretionary) is required of all new structures and additions, with the exception of ADUs, emergency shelters, and single-room occupancy housing. City Planning staff reviews residential projects to confirm Code compliance in preparation to present them to the design review approval body. The City has three regulatory bodies with authority to review housing projects depending on the type and nature of a project: the Design Review Board (DRB), Cultural Heritage Commission (CHC), and Planning Commission (PC). Residential project applications with up to six units that are exempt from CEQA are heard by the DRB, and those with seven or more units (or not CEQA-exempt) require approval by the Planning Commission. Where the Zoning Code requires a conditional use permit for a use, the Planning Commission is the approving body. Projects may be appealed, and those that are appealed to the City Council receive priority scheduling. The required findings for design review located in SPMC Section 36.410.040.I are for the reviewing body to find that the design and layout of the proposed development:

1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);
2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;
3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this section and the General Plan; and
4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

The sites with lower income RHNA assigned to them in Appendix A will all allow multifamily residential development without discretionary review once the updates to the General Plan and zoning are complete and the Downtown Specific Plan is adopted. This will address constraints associated with discretionary review currently required in the city. As part of the zoning work called for in Program 3.n in Chapter 6.8, the City will evaluate whether any of the above findings is subjective and a constraint to development of additional multifamily housing in the City on the sites identified in this Housing Element. Revisions will be made to the City's zoning regulations to address these constraints

as part of implementation of Program 3.n. The City employs a streamlined processing and permit procedure for most projects, which includes one Design Review hearing and final approval of a project to be conducted by a single review entity, either the Design Review Board or the Planning Commission, depending on the project type. This makes it possible for housing projects to be approved at one public hearing unless the project is continued for revisions or appealed. The exception is for properties deemed historically or culturally significant, which require design review by the CHC followed by the Planning Commission. The intent is to expedite most housing applications through an easier permit process.

The processes listed in Table VI-41 generally run concurrently. Most residential projects do not require a Negative Declaration (ND/MND) or an EIR. Projects typically requiring a ND/MND or an EIR include a General Plan Amendment, Zone Change, and/or larger projects not qualified under CEQA exemptions. The City also requires the joint processing of related applications for a single project. As an example, a conditional use permit or planned development permit application is reviewed in conjunction with a tentative tract map, requested variances and design review. Such procedures save time, money, and effort for both the public and the developer. Applications for building permits are usually submitted within one year once a project is fully entitled. To the City's knowledge, no requests have been made to develop any site in the existing Housing Element sites inventory at lower densities than anticipated in the inventory.

The City is also preparing the Downtown Specific Plan to increase housing production and improve transparency in design requirements. The Downtown Specific Plan encourages quality housing development for a range of income levels in Downtown South Pasadena through the following actions:

- Develop and adopt a Form-Based Code for the Downtown area that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and offers a streamlined development review process. (A3.2a)
- In the Downtown Specific Plan area, reduce the minimum parking requirement for two-bedroom or larger units in multifamily residential buildings from 2 spaces per unit to 1.5 spaces per unit, and consider “unbundling,” under which parking spaces must be sold or leased separately from units. (A4.8c)
- Review the time limits and other regulations for on-street parking supply in Downtown and streamline regulations to improve the ease of interpreting parking rules. (A4.8f)
- Provide building owners with tax incentives, grants, loans, and streamlined permitting process to renovate buildings that can be used as live/work spaces by artists. (A8.2b)

To further streamline the permitting process, the City will adopt objective development and design standards (Program 3.b), with assistance from a SCAG REAP-funded program in which South Pasadena is participating. To align with the State's needs and goals for housing production, objective residential development and design standards will be updated to be simpler to understand and easier to implement, resulting in faster processing timelines. The objective development and design standards will include easy-to-read development and design regulations through measurable requirements, simple tables, and diagrams, and they'll require no personal or subjective judgement to determine if the standards have been met, allowing for a straightforward administrative process. This project was kicked off in March 2022, and public outreach was conducted from July 2022 to January 2023 to provide information about multi-unit and mixed-use objective standards and streamlined

permitting processes to accelerate housing production. The project will culminate with the City's adoption of objective development and design standards within 120 days of adoption of a compliant Housing Element.

### **Application Processing Times**

The time required to process an application varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. The timeframes that are generally typical for the City's entitlement processes, based on normal conditions, are shown in Table VI-41, below. Depending on the complexity of the project and required entitlements, Planning aims to approve a single-family project within four to six weeks from the date that the application is deemed complete provided no variances, exceptions, or zone changes are needed. For multi-family projects, pursuant to the State Permit Streamlining Act, the City's processing timeframe is based on the CEQA determination for the proposed project and can range from 120 days for a project deemed to be exempt, up to 12 months for a project requiring preparation of an EIR.

Nevertheless, over the past three years, between 2019 and 2021, the department sustained an unusually high amount of staff turnover at all levels, which disrupted these timeframes and delayed several housing projects. This was exacerbated by the COVID-19 pandemic, which interrupted the work environment and the public hearing processes. Despite the pandemic, in 2020, the City prioritized addressing the application backlog and three important multi-family housing projects were approved in 2020-21, including the City's first project with affordable housing based on State density bonus law (prior to adoption of the inclusionary housing ordinance). The City also prioritized the adoption of Code amendments to support housing, including the inclusionary housing ordinance and a comprehensive update to the ADU ordinance. The ADU ordinance updates in particular have simplified review of ADUs, establishing clear, objective standards for staff-level approval. These applications represent a high percentage of recent Planning applications and processing time was greatly reduced in 2021.

To prioritize more efficient application review and approval, the Council approved an increase to the Community Development Department budget in 2021, adding new staff positions. The recognition of the relationship between staff enhancements and more efficient processing is expressed in this housing element through Program 3.l, which commits to increasing staff resources and creating a dedicated housing division within the Community Development Department. Additionally, application processing time will be reduced when the City acquires the electronic permitting system (Program 3.e).

**Table VI-41  
TYPICAL TIMEFRAMES FOR PERMIT PROCEDURES**

<b>APPROVAL</b>	<b>TYPICAL PROCESSING TIME</b>	<b>APPROVAL BODY</b>
Planning Clearance (Site Plan Review)	2 - 6 weeks	City Staff
Accessory Dwelling Units	30 - 60 days	City Staff
Administrative Use Permit	1 - 2 months	Community Development Director
Conditional Use Permit	4 - 6 months	Planning Commission
Planned Development Permit	6 - 12 months	Planning Commission
Variance	4 - 6 months	Planning Commission
Zone Change	6 - 12 months	City Council
General Plan Amendment	6 - 12 months	City Council
Design Review	4 - 6 months	Cultural Heritage Commission/ Design Review Board/Planning Commission
Tentative Tract Map	4 - 12 months	Planning Commission
Parcel Maps	4 - 6 months	Planning Commission
Negative Declaration	6 - 8 months	Planning Commission or City Council*
Environmental Impact Report	8 - 12 months	Planning Commission

Source: South Pasadena Community Development Department, 2022

\* Depending on entitlement and significance of impact

**City Staff Assistance in the Permit Process**

City staff assists developers to provide information and guidance on the entitlement process in order to expedite approval procedures and reduce the likelihood of unnecessary timing constraints on development. A project often begins with an informal, courtesy meeting, at which the developer can present the concept to Community Development staff and get feedback and guidance for complying with requirements of the Code and the design review process. Once the developer submits an application, with the required components, such as a site plan, floor plans, elevations, landscape plan, and, in some cases a subdivision map, the Planning Division, Building and Safety Division and other agencies, such as Public Works and the Fire Department, will review for Code consistency and flag concerns in order to avert problems that might otherwise not be detected until building permit review later on.

After the project is entitled, the Building and Safety Division performs plan checks and issues building permits. Throughout construction, the building inspector inspects the project site to ensure compliance with requirements and to monitor progress. This process is typical and does not impose an undue time constraint on most developments.

**Permits to Encourage Development of Affordable Residential Projects**

The Zoning Code provides for flexibility in the application of Zoning Code standards through the planned development permit process for multifamily projects that include a certain percentage of the project as affordable housing. The purpose of the planned development permit is to allow consideration of innovation in site planning and other aspects of project design and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Code standards would produce without adjustment. Planned development permit approval may be requested for an affordable multifamily housing, mixed-use commercial, and multifamily residential development, or senior housing project and requires approval of a conditional-use permit. Planned development permit approval may adjust or modify, where necessary and justifiable, any applicable development standard of the Zoning Code, such as floor area ratio, building height (but not beyond the ballot initiative maximum of 45 feet), setbacks, parking, and street layout.

Affordable housing projects may also qualify for the granting of a density bonus and incentives and/or concessions that can include deviations or waivers from certain development standards, as established in the Zoning Code for multifamily development. Program 2.e is proposed to update the City's zoning to comply with current state density bonus law. Other programs that will address the need to streamline the development process include Programs 2.a, 2.k, 2.l, 3.a, 3.e, and 3.l.

### **6.5.3 Environmental Constraints**

While the City of South Pasadena is predominantly developed, there are vacant and underutilized parcels on which development can be accommodated. Many of these parcels, however, are impacted by environmental constraints and sensitivities.

#### *Topography*

The largest concentration of undeveloped land for new residential development is located in the City's hillside area referred to as the Southwest Monterey Hills. Development in this area is constrained due to steep slopes, substandard lots, unimproved roads, and geologic and seismic-related issues. Historically, development has varied in the degree and sensitivity to which it has accounted for these constraints. Some developments have sited housing units in ways to maintain the hillside's unique landform while others have used extensive grading to alter the natural landform. The extent to which development will be permitted on the City's hillsides in the future is of particular concern.

The remaining undeveloped or primarily undisturbed open space in the City, located primarily in the following areas, represents opportunities for conservation, habitat protection, and open space use:

- The canyons, hillsides, and steep topography in the Southwest Monterey Hills, and the primarily City-owned vacant, undeveloped lands in the southwest corner of the Southwest Monterey Hills;
- The Arroyo Seco and adjacent areas;
- Upper slopes in the Monterey Road/Pasadena Avenue/Kolle Avenue/Brunswick Avenue/Oak Hill Avenue residential areas;
- Raymond Hill Site

The following are more detailed discussions of the City's environmental constraints and hazards that affect, in varying degrees, existing and future residential developments.

#### *Slope Stability*

The Safety Element of the General Plan identifies landslide areas in the Repetto Hills just inside the City's western boundary. The Monterey Road Landslide area, in the southwest portion of the City, is a particular area of concern. Although small in geographic extent, the landslide area is extremely unstable in certain portions and is located in or near the majority of remaining undeveloped land in the City. Liquefaction of the soil is of secondary concern. The Los Angeles County General Plan Safety Element indicates that South Pasadena is at low risk for liquefaction.

#### *Seismic Hazards*

The City of South Pasadena is located in a seismically active region, in an area of potential fault rupture, strong ground shaking, and slope instability. Seismic hazards can affect the structural integrity of buildings and utilities, and in turn can cause severe property damage and potential loss of life. A series

of faults, including regional and local faults, have the potential to impact the City. Regional faults with potential sources of ground shaking within the City include the Sierra Madre Fault system, the Whittier Fault, and the San Andreas Fault. The Raymond Fault and the Los Angeles Fault are the only known active faults of local significance actually located in South Pasadena and are both classified as being located within an Alquist-Priolo Study Zone. A seismic event along any of these faults has the potential to generate surface ruptures that would affect structures within the city.

### ***Flooding***

The City of South Pasadena is located within Zone X of the National Flood Insurance Rate Maps (FIRM), which designates areas of minimal (.2% Annual Chance) flooding. As there are no floodplain areas within the City, there are no pertinent flood hazards.

### ***Fire Hazards***

The California Department of Forestry and Fire Protection has identified all the land in adjacent Los Angeles along South Pasadena's western and southwestern boundaries as being a "very high fire hazard severity zone." Although the state did not include South Pasadena in this fire area, a fire starting in the neighboring Los Angeles neighborhoods of Garvanza, Highland Park, Montecito Heights, or Newtown Park, could spread into the Monterey Hills community of South Pasadena under certain prevailing wind conditions. In February 2020, the Council adopted Ordinance 2342, which established a "High Risk Fire Area... defined as those properties located South of Monterey Road, extending to the City border, and West of Meridian Avenue, extending to the City border." This represents approximately 25 percent of the land area in the city.

Climate change is anticipated to increase the frequency and severity of fire events across California, including in Los Angeles County. SB 99 (2019), passed in response to the destruction of Paradise, California, in the 2018 Camp Fire, requires that all local jurisdictions ensure that all residential developments in a hazard area have a minimum of two evacuation routes. The City is required by this law to ensure that residents of Monterey Hills can effectively evacuate in the event of an emergency given the community's proximity to a fire hazard severity zone. To reduce the threat of fire in the hillside areas, more restrictive building standards are applied to new residential developments, including accessory dwelling units (ADUs), requiring fire sprinklers and specific roofing materials. This requirement increases the cost of developing new residential structures but is warranted by the fire risk inherent in this area.

### ***Open Space***

Constraints to development include sensitive environmental resources. Zoning regulations are designed so that development in the hillside areas protects the "view-shed" both to and from the hillsides and retains as much remaining natural vegetation as possible. The City's Zoning Code encourages sensitive forms of development, which complement the natural and visual character of the City and its hillsides.

There are some open space areas that do not lend themselves to development. These areas have been left in their natural state and are maintained under private ownership. Such open space lands include the undeveloped portions of the hillsides, steeply sloping topography and canyons in the Southwest Monterey Hills, portions of the Altos de Monterey, and Raymond Hill.

The City owns 15.89 acres of unimproved land in the Altos de Monterey hillside residential tract, referred to as Lot 117. This area is considered an open-space resource to the neighborhood and is not intended for future development.

The sites identified in the Housing Element inventory can be developed with the number of units identified on each site even with environmental constraints taken into consideration.



## **6.6 HOUSING DEVELOPMENT RESOURCES**

### **6.6.1 Zoning Code Resources**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including multifamily rental housing, emergency shelters, mobile homes, and transitional and supportive housing. The following is a discussion of the Zoning Code regulations that serve to encourage and facilitate a variety of housing types.

#### ***Multifamily Residential Districts***

South Pasadena's current Zoning Code provides for a Residential Medium Density (RM) district allowing for development of 6 to 14 dwelling units per acre and a Residential High Density (RH) district allowing for development of multiple dwellings of 14 to 24 units per acre. Multifamily residential units are permitted in the RM and RH zoning districts and do not require a conditional use permit (CUP). Multifamily housing is also allowed in the Mission Street Specific Plan (MSSP) district. Programs in this Housing Element and changes proposed in other elements of the General Plan will allow multifamily housing in more areas of South Pasadena and at higher densities, including the proposed Mixed-Use District and proposed Downtown Specific Plan (see Programs 2.j, 2.k, and 3.a).

#### ***Mixed-Use Zoning Code Provisions***

Mixed-use development projects are those that integrate retail and/or office commercial uses with residential uses on the same parcel. Mixed use is allowed in the Commercial General (CG) zoning district and the MSSP zoning district subject to approval of a CUP. The Zoning Code requires commercial and residential uses within a mixed-use project to be fully separated, with residential units limited to the rear portion of the first story, and/or on the second and higher stories. The maximum allowable density for the residential component of a mixed-use project in a CG zoning district is 24 dwelling units per acre and up to 48 dwelling units per acre in the MSSP zoning district. On Bonus Sites on which additional parking is provided, up to one dwelling unit for each 900 square feet of lot area is permitted. On all other sites, up to one dwelling unit for each 1,500 square feet is permitted.

The General Plan Update and Downtown Specific Plan will amplify the role of mixed-use development in South Pasadena. In order to facilitate implementation of the housing plan, Zoning Code amendments will be considered that would change the processes and standards for mixed-use projects, significantly increasing the land resources available for mixed-use development.

The Zoning Code allows for waivers to development standards for mixed-use commercial and residential uses that include an affordable housing component consistent with the inclusionary housing ordinance. Some modifications may be allowed through a planned development permit.

#### ***Mixed-Use Development Regulations in the CG Zoning District***

When applying development regulations to mixed-use development projects in the CG zone, the RH zoning district requirements, as described in Table VI-35, Residential Site Development Standards by Zoning District, apply to the residential component and the CG zoning district requirements, as described in Table VI-42, Commercial, Mixed-Use, and Business Park District Development Standards," apply to the commercial component.

### ***Mixed-Use Development Regulations in the MSSP Zoning District***

Mixed-use development projects in the MSSP zoning district are subject to the regulations as specified for the subject parcel in the MSSP (see Table VI-42). Development capacity for a project site within the MSSP is determined by a number of factors. A maximum of a 0.8 floor area ratio (FAR) is allowed to derive the total square footage permitted for development, but if public parking spaces are provided as part of the project, the project would be eligible to receive a density bonus to increase the development capacity of the site up to 1.5 FAR. The total number of units allowed within a mixed-use project in the MSSP is derived by dividing the total allowable square feet of development, based on permitted FAR, by 763 square feet, which was the average size of a residential unit within the MSSP when the plan was prepared. Limitations on the total number of units that can be realistically developed in the MSSP include the citywide maximum height restriction of 45 feet, physical dimensions and configuration of the project site, and whether required parking is proposed to be surface or subsurface level.

Program 3.a calls for adoption of the Downtown Specific Plan (DTSP), which will update the zoning and regulations throughout the existing MSSP and into other areas of the Downtown. The DTSP proposes to allow 50 dwelling units to the acre on Mission Street and 60 dwelling units to the acre in the rest of the Specific Plan Area. Multifamily residential uses will be allowed without discretionary review in any location on a site. This will include projects with 100-percent residential uses.

### ***Accessory Dwelling Units***

Accessory dwelling units (ADUs) are permitted as either attached or detached units in zoning districts that allow single-family and multifamily dwellings. Junior accessory dwelling units (JADUs) are also allowed in the City. The ADU regulations (SPMC Section 36.350.200) were last updated in June 2021 to comply with State law by allowing their construction in all residential locations, providing objective standards and clarifying the approval process. An illustrated, explanatory brochure explaining the ADU process was published and posted together with the new regulations to assist interested homeowners.

South Pasadena has an extensive historic preservation program, including many historic districts with single-family zoning. These districts are subject to State and local historic preservation laws as well as the ADU statutes. The City received a grant from the State Office of Historic Preservation to develop ADU standards and guidelines that would bridge the requirements of both with the purpose of encouraging ADUs with appropriate design requirements. The second phase of the ADU update, which provided objective standards and guidelines to allow ADUs on historic properties, was approved in December 2021. The City is committed to supporting the construction and legalization of ADUs, as described in Programs 3.f, 3.g, 3.h, 3.i, 3.j, and 3.k.

### ***Manufactured Homes***

Residential single-family detached housing makes up about half of the housing stock in the City and includes a small number of mobile homes. The City's Zoning Code considers a manufactured home that may or may not be on a permanent foundation to be a single-family dwelling and, as such, it is a permitted use in the Residential Estate (RE), Residential Single Family (RS), RM, and RH zoning districts subject to the same development regulations as established for conventional "stick built," single-family detached residential units. Because manufactured housing is permitted in all of the residential zoning districts, and the zoning regulations governing construction of manufactured

housing are the same as those established for conventionally constructed housing, suitable opportunities are provided in the residential zoning districts for development of this housing type.

### ***Housing for Persons with Disabilities***

Group homes or residential care facilities represent a viable housing type for persons living with a disability and for seniors, providing a supervised group home environment with personal services and assistance with daily activities on-site. The Zoning Code includes provisions for group homes for persons with disabilities and residential care facilities for the elderly. The Zoning Code (SPMC 36.700.020 - Definitions) defines a group home as follows:

“A dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes: children’s homes; orphanages; rehabilitation centers; self-help group homes.”

SPMC 36.700.020 – Definitions defines a Residential Care Facility for the Elderly (RCFE) as follows:

“A housing arrangement chosen voluntarily by the residents, or the residents’ guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from Government Code Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space.

RCFE projects include Assisted Living Facilities (Board and Care Homes), Congregate Housing, Independent Living Centers/Senior Apartments, and Life Care Facilities, as defined below.

1. Assisted living facility. A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be licensed by the California Department of Social Services and do not include skilled nursing services.
2. Independent Living Center/Senior Apartment. Independent living centers and senior apartments are multifamily residential projects reserved for senior citizens, where common facilities may be provided, such as recreation areas, but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
3. Life care facility. Sometimes called continuing care retirement communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide skilled nursing care so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life care facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.”

Pursuant to State law, SPMC 36.220.030 (Table 2-2) - Residential Zoning District Land Uses and Permit Requirements permits residential care facilities of six or fewer residents in any residential district of South Pasadena subject to the same development regulations as are applied to residential uses of the same type in the same zone, as described in Table VI-35. Consistent with State law, the Zoning Code does not define family, does not establish a maximum concentration requirement for residential care facilities, and does not impose any special development standards for residential care facilities, over and above the zoning standards that are applied to any similar use in a residential district, which could constrain the provision of residential care facilities for the elderly or persons with disabilities.

The City's Zoning Code allows for residential care facilities for the elderly and residential care facilities of seven or more residents within the RM and RH zoning districts subject to the development standards described in Table VI-35 and approval of a CUP. In the case of residential care facilities providing assisted living for seven or more residents, the Zoning Code establishes special development standards for these facilities, as summarized below:

- There can be no impacts on surrounding properties that are more significant than would be caused by standard multifamily rental projects.
- Common indoor business, recreational, and social activity areas of a number, size, and scale consistent with the number of living units shall be provided, with no less than five percent of the total indoor floor area devoted to educational, recreational, and social facilities (e.g., library, multi-purpose common room, recreation room, TV room).
- Common laundry facilities must be provided of sufficient number and accessibility, consistent with the number of living units.
- Residents are limited to those in need of an assisted living environment, together with a spouse or partner in each unit.
- If an approved congregate care/assisted living facility is converted to another use, such as a conventional unrestricted multifamily project, the project is required to meet all applicable standards of the Zoning Code.
- Indoor common areas and living units must be provided with necessary safety equipment (e.g., safety bars), as well as emergency signal/intercom systems.
- Adequate internal and external lighting must be provided for security purposes.
- The entire project must be designed to provide maximum security for residents, guests, and employees.
- The project may provide common facilities for the exclusive use of the residents, such as a beauty and barber shop, central cooking and dining rooms, exercise rooms, and small-scale drug store and/or medical facility.
- A bus turnout and shelter along the street frontage is required if the facility is on an established bus route and its location coordinated with the transit authority.
- Facilities with 50 or more dwelling units must provide private dial-a-ride transportation shuttles, with the exact number and schedule to be determined by the City.
- Senior apartments and independent living centers may be allowed additional nonresidential facilities, including intermediate care facilities and personal services (for example, beauty salon, physical therapy) through CUP approval, without a requirement for additional parking, provided that the facilities are only for the private use of project residents.

Because the Zoning Code permits residential care facilities of six or fewer residents in any residential district of the city and does not impose any special development standards for these residential care facilities, over and above the zoning standards that are applied to any similar use in a residential district, the Zoning Code does not impose any constraints to the provision of residential care facilities for the elderly or persons with disabilities. Program 5.b is proposed to remove the CUP requirement for residential care facilities of more than six residents.

SPMC 36.410.110 - Reasonable Accommodation provides for granting a reasonable accommodation by the Community Development Director for a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability an equal opportunity to the housing of their choice. The granting of a reasonable accommodation is subject to the following findings (SPMC 36.410.110.G):

The requested accommodation is requested by or on the behalf of one or more individuals with a disability protected under the fair housing laws and entitled to a reasonable accommodation;

- a. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
- b. The reasonable accommodation will not impose an undue financial or administrative burden on the City;
- c. The requested accommodation will not result in a fundamental alteration in the nature of a City program or law, including, but not limited to, the General Plan, Zoning Code, design guidelines, and any specific plans; and
- d. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

To further address the housing needs of individuals with disabilities, this Housing Element includes a program objective to explore options for requiring that a percentage of all new multifamily residential projects in South Pasadena be universally accessible (see Program 4.e).

### ***Emergency Shelters***

The City's Zoning Code defines an emergency shelter as:

“A residential facility, other than a residential care facility, operated by a provider that provides temporary accommodations to persons or families for a time period not to exceed six months per calendar year and which offers accommodations on a first-come first-served basis where the resident(s) must vacate each morning and have no guaranteed bed for the next night. For purposes of this definition, a “provider” shall mean a government agency or private non-profit organization that provides or contracts with recognized community organizations to provide emergency or temporary shelter, and which may also provide meals, counseling and other services, as well as common areas for residents of the facility.”

There are currently no emergency shelters within South Pasadena. Emergency shelters are permitted in the Business Park (BP) zoning district, through a ministerial process, subject to specific standards contained in SPMC Section 36.350.250, which was last revised in 2013. The standards govern the size and location of shelters; require on-site facilities, such as laundry, cooking, and bathroom facilities and provision of support services; set parking standards, security lighting requirements; and require a management plan for City approval prior to occupancy.

Sites within the BP zoning district are within walking distance to the Los Angeles Metropolitan Authority (MTA) Line L South Pasadena station with connections to retail areas and job centers along the route, making this an appropriate location for this land use. There are multiple sites in the BP zone that offer opportunities for development of emergency shelters with more than 12 acres of land on 19 parcels. The parcels range in size from 0.06 to 2.33 acres. In addition to this existing capacity in the BP district, the proposed General Plan update and subsequent Zoning Ordinance revision will designate the BP as the Ostrich Farm District, with a corresponding increase in residential capacity through higher density and development standards.

State law allows for Zoning Code regulations to govern the operations of an emergency shelter, including the establishment of a maximum number of beds in any one shelter provided the maximum adequately addresses the City's homeless population need. The standards contained in SPMC 36.350.250 are listed below:

A. Special design standards:

- a) Location requirements. An emergency shelter shall not be located any closer than 300 feet to another emergency shelter or within 300 feet of a residential use, public park, or public school.
- b) Maximum number of beds. The maximum number of beds for an emergency shelter shall be 12 beds plus a residential unit for a full time on-site manager. The total number of beds in operation at one time in the City shall not exceed 20 beds.
- c) Maximum occupancy. Maximum occupancy at any one time shall be 12 residents plus a minimum of one on-site manager.
- d) On-site facilities. Each emergency shelter shall provide central laundry and cooking facilities, a minimum of one toilet per six beds per gender, a minimum of one shower per six beds per gender, and private showers for family shelter facilities. Resident storage areas shall be provided. At least one of the following specific support services shall be provided:
  - i) Recreation room;
  - ii) Counseling center;
  - iii) Child care;
  - iv) Referral services;
  - v) Other similar supportive services geared to the homeless.
- e) Off-street parking. One space per employee and one space per each four beds or one-half space per bedroom of a family unit with children plus up to five visitor spaces for service providers.
- f) Lighting. Security lighting shall be provided. A plan for security lighting shall be submitted for review and approval by the Police Department and be installed and fully operational prior to occupancy of the facility.

- g) Waiting areas. Intake areas and waiting areas shall be located to prevent queuing in the public right-of-way or a parking lot. These areas shall be screened from public view with either a six-foot high wall or landscaping reaching six feet in height.

B. Management and operations standards:

- a) On-site security personnel and an on-site manager shall be present at the facility during all hours of operation.
- b) Outdoor activities are limited to the hours of 8:00 a.m. to 9:00 p.m.
- c) Resident check-in is permitted between the hours of 4:00 p.m. and 11:00 p.m. Residents are required to vacate the premises at 8:00 a.m. with no guaranteed bed for the next night.
- d) Resident stays are limited to a maximum of six months per resident within a 12-month time period.
- e) Loitering is prohibited.
- f) A written management plan shall be submitted for review and approval by the Community Development Director prior to occupancy and shall address provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided, training and treatment programs for residents, loitering control, and a staffing and services plan for assisting residents to obtain permanent shelter and income.

The City's existing standards for emergency shelters (SPMC 36.350.250) were consistent with State law when adopted in 2013; however, changes in State law (including AB 130, signed into law in September 2019) no longer allow local regulations to establish buffering standards between an emergency shelter and other land uses, restrict parking standards from requiring more than the number needed for a shelter's employees, and specify that the number of beds to be allowed in the city must be based on the most recent point-in-time count. As discussed earlier in Section 6.3.5, the 2020 LAHSA Homeless Count found 15 unsheltered individuals in South Pasadena and the 2021 count was cancelled due to the COVID-19 pandemic. The results of LAHSA's 2022 count, conducted between February 22<sup>nd</sup> and 24<sup>th</sup>, were not released at the time of this draft, but South Pasadena police, who participated, indicated that 28 individuals were counted within the City limits.

Accordingly, SPMC 36.350.250 must be revised to fully comply with State law (see Program 4.a). Revisions will include removal of current distancing requirement from other uses, revised parking requirements, a revised maximum number of beds to at least 30 to accommodate the 2022 point-in-time survey and in consideration of the cost and feasibility of providing this service, and any other changes to standards needed to comply with state law (see Program 4.a). The development standards and regulations applicable to all projects located within the BP zoning district and other nonresidential districts are described in Table VI-42.

South Pasadena maintains a Homeless Outreach Team, which operates a referral program to connect individuals living on South Pasadena's streets and open spaces to shelters in the City of Pasadena, which participates with the City of South Pasadena to provide services to these individuals. The Team provides transportation for individuals desiring to go to the shelter and monitors the location and conditions of individuals identified to be without housing in the city. Continuing commitment to provide this program is included as Program 2.f.

**Table VI-42  
COMMERCIAL, MIXED-USE, AND BUSINESS PARK DISTRICT DEVELOPMENT  
STANDARDS (From SPMC 36.230.040)**

DEVELOPMENT FEATURE	REQUIREMENT BY ZONING DISTRICT			
	CO	CG	BP	MSSP
<b>Minimum lot size</b>	Minimum area and width for parcels proposed in new subdivisions.			
Area (square feet)	10,000 sf			N.A.
Width (feet)	50 ft			N.A.
<b>Setbacks (feet)</b>	Minimum setbacks required. See Section 36.300.030 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.			
Front	25 ft on Fremont St. between the 110 freeway and Monterey Rd., 20 ft required otherwise.	None required	25 ft	5 ft
Sides, each	15 ft if adjacent to an RS district; none required otherwise.			5 ft
Street side	None required		None required	None required
Rear	None, except if adjacent to an alley 5 ft, or if adjacent to a RS district 25 ft		None required	None required
<b>Lot coverage</b>	Maximum percentage of total lot area that may be covered by structures.			
	No maximum		50%	60%
<b>Floor Area Ratio</b>	N.A.	N.A.	N.A.	Bonus sites with extra public parking: - Mixed Use and Residential: 1.5  Other Development Sites: -Mixed Use: 0.8 -Residential: 0.5
<b>Height limit (feet)</b>	Maximum allowable height of structures. See Section 36.300.040 (Height Limits and Exceptions) for height measurement requirements.			
Maximum height	35 ft			35 ft
<b>Landscaping</b>	As required by Division 36.330 (Landscaping Standards)			As required by Section 8.6.3 (Outdoor Open Space in Residential or Mixed Use Projects) of the Mission Street Specific Plan
<b>Parking</b>	As required by Division 36.310 (Parking and Loading)			As required by Chapter 6.0 (Transportation and Parking) of the Mission Street Specific Plan
<b>Signs</b>	As required by Division 36.320 (Signs)			As required by Section 7.5.2 (Signs) of the Mission Street Specific Plan

***Transitional and Supportive Housing***

Transitional housing is defined by the State, and by the City’s Zoning Code, as:

“Rental housing for stays of at least six months operated under program requirements that call for the termination of assistance and recirculation of the housing unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.”



Transitional and supportive housing uses are permitted in all residential zoning districts, subject to the same design standards as other residential uses in the district. In compliance with State law, and in conjunction with the General Plan Update and Downtown Specific Plan, transitional housing will also be included as a permitted use in other zones that allow for mixed-use residential and commercial development (see Program 4.b). Currently, there are no transitional housing or supportive housing facilities in South Pasadena.

While transitional housing aims to facilitate the movement of unhoused individuals and families to permanent housing, supportive housing is distinguished by the provision of on-site or off-site services that assist the residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. This type of housing is defined as a group home in the City's Zoning Code. Program 4.b also addresses compliance with State law in regard to ensuring that supportive housing is permitted in a manner similar to other housing in all zones where housing is allowed.

In July 2019, the Governor signed AB 101, which allows Low Barrier Navigation Centers to be approved by right, without CEQA review required. Government Code Section 65660 defines "Low Barrier Navigation Center" as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry..."

As a form of transitional and supportive housing, this use is already permitted in residential zoning districts (SPMC 36.220.030, Table 2), and the definition defaults to the State law referenced above. However, the City has not yet incorporated a specific definition of Low Barrier Navigation Centers, which would clarify compliance with State law. Policy 4.4 and Program 4.b address the need to update the Code to include a definition of low-barrier navigation centers and expand to allow them within mixed-use zoning districts within one year.

### ***Single-Room Occupancy***

The City's Zoning Code defines Single-Room Occupancy (SRO) as:

"A residential facility for homeless persons, other than a residential care facility, operated by a provider that offers housing consisting of single-room dwelling units that is the primary residence of its occupant or occupants for a period not to exceed six months per calendar year. For purposes of this definition, a "provider" shall mean a government agency or private non-profit organization that provides or contracts with recognized community organizations to provide SRO housing. SRO residential units must contain either food preparation or sanitary facilities or may contain both."

SROs are allowed by right in the BP zoning district, subject to the specific use standards in SPMC Section 36.350.260. South Pasadena does not currently have any SRO developments.

An SRO unit is generally between 200 and 350 square feet in size. These units provide a valuable source of housing for lower-income individuals and can serve as an entry point into the housing market for people transitioning into permanent housing. Some of the Code standards required for SROs include that they may not be located any closer than 300 feet to one another or within 300 feet of a residential use, public park, or public school and must be developed on a minimum lot size of 10,000 square feet with a maximum density of one unit per 1,600 square feet of gross floor area. The specific standards also include requirements for establishes setbacks, parking, common area open

space, showers, cooking facilities, toilets, storage facilities, and security lighting. All SRO facilities are required to submit a management and operations plan for review by the Community Development Director prior to occupancy and operations.

### ***Zoning Provisions to Encourage Affordable Housing***

In addition to the areas of the City where higher-density housing is allowed or is proposed to be allowed without discretionary review, the City's Zoning Code includes permitting procedures and incentive programs to encourage the development of affordable housing by allowing for flexibility in the application of development regulations and standards and through the approval of density bonuses for projects containing an affordable housing component. These zoning provisions are discussed herein.

#### *a. Planned Development Permit*

The City's Zoning Code provides flexibility in the application of development standards for a project containing an affordable housing or senior housing component pursuant to the approval of a planned development permit (see Municipal Code Section 36.410.100). Planned development permit approval may be requested for an affordable housing, mixed-use, or senior housing project to modify or adjust any applicable development standard of the Zoning Code. Approval of a planned development permit may adjust or modify, where necessary and justifiable, any applicable development standard of the Zoning Code, including, but not limited to, FAR, building height, setbacks, parking, and street layout. Planned development permits are approved by the Planning Commission at a public hearing and pursuant to findings summarized below.

1. The project must be consistent with the actions, goals, objectives, policies, and programs of the General Plan and any applicable specific plan, allowed within the applicable zoning district, and comply with all applicable provisions of the Zoning Code and adopted design guidelines other than those modified by the planned development permit, and be adequately served by public facilities, services, and utilities.
2. The approved modifications to the development standards of the Zoning Code are found to be necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of environmental impacts.
3. The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan.
4. The site is adequate for the project in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways, which are adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the use.
5. The establishment, maintenance, or operation of the use would not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use, any neighborhood improvements, or the citywide welfare.

The Planning Commission may impose any conditions deemed reasonable and necessary to ensure that the project will comply with the findings. Standard conditions of approval applied by the Planning Commission as part of an approval for a planned development permit are summarized below.

1. Appropriate City building permits are required prior to construction.
2. The project must comply with all other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity.
3. Construction sites are subject to industry standards for construction management for management of trash, debris, and disposal of construction materials.
4. Hours of construction are limited to 8:00 a.m. to 7:00 p.m., Monday through Friday; 8:00 a.m. to 6:00 p.m. on Saturday, and 10:00 a.m. to 7:00 p.m. on Sunday.
5. A demolition permit is required for any existing buildings to be demolished.
6. Fees including sewer connection fees and school development fees are required to be paid prior to issuance of a building permit.
7. Where required, CAL-OSHA permits must be obtained.
8. Compliance with all State of California disability access regulations for accessibility and adaptability is required.
9. Plan check for electrical, mechanical, plumbing, and sewer is required.
10. Mechanical ventilation in accordance with the Los Angeles County Building Code is required for parking garages.
11. A soils report is required.
12. A grading and drainage plan approved by the City is required prior to issuance of the building permit.
13. Structural and energy calculations are required to be provided.
14. Public dedications for necessary right-of-way adjacent to the project site are required, as applicable.
15. Reconstruction of substandard, broken, damaged, or out-of-grade sidewalk or curb and gutter, asphalt/concrete, in front of the site is required.
16. Compliance with all applicable standards of the California Code of Regulations Title 19, 2001 California Building Code, and 2000 Uniform Fire Code with appendices (South Pasadena Ordinance 2109), including class A roofing, spark arrestors, and weed abatement program is required.

Depending on workload, review and approval of a planned development permit by the Planning Commission can be completed within 6 to 12 months. The Housing Element includes Program 4.c to maintain the Zoning Code provision allowing approval of a planned development permit for projects proposing development of affordable housing to encourage its development.

*b. Affordable Housing Incentives*

The Council adopted SPMC Section 36.370 (Affordable Housing Incentives) in 2013 to incorporate State requirements to grant density bonuses and incentives and/or concessions for affordable housing by right. The “Affordable Housing Incentives” provisions of the Zoning Code allow for the granting of a density bonus to eligible projects upon approval by the Community Development Director and the granting of affordable housing incentives and/or concessions to eligible projects by the Planning Commission. State density bonus law has been updated since 2013 expanding the amount of bonus (up to 50 percent for many projects and up to 80 percent for 100-percent affordable projects), increasing the number of incentives and concessions the City must offer, and expanding the list of types of projects that are eligible for a State density bonus. Although the City implements state density bonus law as it is updated, the City has included Program 2.e in this Housing Element to update the Zoning Code to comply with current State density bonus law.

Some of the central components of the affordable housing incentives in SPMC 36.370 are a ministerial approval process for eligible projects; reduced parking requirements and allowing tandem parking or uncovered parking on the project site; a process for inclusion of a Child Care Facility and requirements to ensure unit quality. The location of the designated dwelling units within projects receiving a density bonus or incentives and/or concessions is at the discretion of the City with the goal to integrate the units into the overall project with designated dwelling units reasonably dispersed throughout the development, where feasible. Furthermore, the affordable units must contain on average the same number of bedrooms as the market-rate units, and must be compatible with the design or use of the remaining units in terms of appearance, materials, and finish quality. If a project is to be phased, the affordable units must be phased in the same proportion as the market-rate units, or phased in another sequence acceptable to the City. Alternatively, the City may authorize some or all of the designated dwelling units associated with one housing development to be produced and operated on an alternative development site.

As part of the approval of a density bonus and incentive and/or concession, the developer is required to record a deed restriction against the property that ensures that continued affordability of the designated units is maintained.

*c. Inclusionary Housing Ordinance*

In 2018, City Council directed staff to explore policies to proactively increase the production of affordable housing. In 2019, at the City Council’s direction, the Community Development Department began outreach in the community, and heard strong support from the community for an inclusionary housing policy. After extensive outreach, and some delay due to the pandemic, on March 9, 2021, the Planning Commission recommended adoption of a draft inclusionary housing ordinance. The City adopted the inclusionary housing regulations (Ordinance 2355) ordinance on May 5, 2021.

This recent change will work together with proposed changes in the General Plan and Downtown Specific Plan to allow higher-density housing in more areas of the city through mixed-use zoning and an affordable housing overlay. Those changes will be adopted at or near the same time as Housing Element adoption as will zoning updates to codify those changes outside of the Downtown.

The inclusionary housing ordinance provides for smaller projects to pay an in-lieu fee, which was planned to be adopted subsequent to the provisions. Additionally, the introduction of the inclusionary requirements necessitates a new administrative structure to ensure proper implementation and monitoring. The City has engaged a consultant firm to conduct an Inclusionary Housing In-Lieu Fee Study and Affordable Housing Program Recommendations, which will analyze project characteristics

and make recommendations for the Council to adopt an in-lieu fee and establish an affordable housing program or participate in a regional affordable housing production program (see Program 2.b).

*Inclusionary Requirements*

The inclusionary regulations require any project with three or more residential units proposed in South Pasadena to include at least 20 percent of the base number of units in the project as affordable to lower- or moderate-income households. Applicants may pay an in-lieu fee instead of providing units only for projects containing three or four residential units, for any ownership project, or for fractional units calculated as part of the inclusionary requirement. The in-lieu fee option is described further in the next section.

The inclusionary requirement would change as the number of units in a project increases. Only rental projects between 3 and 10 units may include moderate-income units as part of the inclusionary mix. Larger projects with rental units would need to include a mix of lower-income and very/extremely low income units, as detailed in the ordinance. Ownership (condominium) projects containing for-sale inclusionary units would provide them as moderate-income units.

Table VI-43 summarizes the implementation alternatives allowed by SPMC 36.375.050 – Inclusionary Unit Requirement for different types of residential projects.

**Table VI-43  
INCLUSIONARY HOUSING REQUIREMENT OPTIONS**

	<b>3-4 RENTAL UNITS</b>	<b>5-10 RENTAL UNITS</b>	<b>11+ RENTAL UNITS</b>	<b>FOR-SALE UNITS</b>
On-site Option	20% of base # of units; affordable to extremely low, very low, low, or moderate income	20% of base # of units; Designate an affordable unit as extremely low, very low, lower, or moderate income, provided that if the project includes two affordable units, either:  a. Both units shall be lower income; or  b. At least one shall be a very-low income unit and the other unit may be very low, lower, or moderate.	20% of base # of units; Provide 50% of required affordable units as extremely low or very low and 50% as lower-income units. In case of an uneven number, one more unit shall be provided as very low.	20% of base # of units; Provide as moderate-income units
Off-site Option	N/A	YES	YES	YES
Rehabilitation/ Conversion of Existing Units Option	N/A	YES	YES	YES
Land Dedication Option	N/A	YES	YES	YES
In-Lieu Fee Option	YES	N/A	N/A	YES

Source: City of South Pasadena, 2021; SPMC 36.375.050

Since the inclusionary requirements trigger eligibility for the State density bonus, the inclusionary regulations include provisions offering streamlined density bonus approval for projects that comply with objective design standards to create strong architecture. The intent of the design incentives is to

promote clarity regarding the City’s expectations for quality and contextual design for all projects, providing more certainty to applicants, particularly those on a large enough scale to have a stronger effect on the surrounding area. All of the sites included in the sites inventory to address the lower-income RHNA are of sufficient size to derive strong benefit from taking advantage of the proposed design incentives in the inclusionary regulations. The incentives offered exceed guarantees available under State Density Bonus law. Incentives are offered for height, minimum unit size, and parking. Based on the recently adopted regulations, the City expects an increase in higher-density residential development with on-site affordable units. Program 2.i calls for implementation and monitoring of the Inclusionary Housing ordinance.

#### *In-Lieu Fee Option*

The inclusionary ordinance provides alternatives to on-site provisions, as required by State law, but has been designed to encourage on-site provision as the preferred method of compliance. Payment of an in-lieu fee is an option for the smallest projects subject to the inclusionary regulations and for ownership projects. SPMC 36.375.110.B calls for an in-lieu fee that is “equivalent to the cost of providing a comparable unit for each unit that would have been provided in the project. The in-lieu fee study was completed and resulted in various fee options. On March 16, 2022, the fee options were taken to City Council for review and to provide direction. On March 18, 2022, the Planning Commission reviewed and provided comments on the study and the Council’s direction from the March 16th City Council meeting. The Commission’s comments will be incorporated into the staff report for Council’s public hearing to adopt a fee resolution tentatively scheduled for May 18, 2022. The City Council shall establish the fee by resolution, then it will adjust (as needed) annually. In the interim before the City Council establishes the fee, the Planning Commission may allow the in-lieu fee option and determine the amount on a project-by-project basis. The in-lieu fee is required to be paid to the City ahead of receiving a building permit or tree removal permit. The funds collected through the in-lieu fees must be used for maintenance and development of affordable housing, including contributions to the San Gabriel Valley Affordable Housing Trust Fund if approved by the City Council. Projects that opt to pay the in-lieu fee instead of providing on-site affordable housing will not qualify for a density bonus.

#### *Alternatives to Building Inclusionary Units On-Site*

There are a few alternatives to building the inclusionary units on-site for rental projects with five or more units. These include building the units on another site, donating land, or rehabilitating existing residential units and deed-restricting them as affordable housing. Use of these alternatives is subject to Planning Commission approval.

#### *Impacts of Inclusionary Housing Requirements on Development Costs and Affordable Housing*

In the process of developing the inclusionary housing ordinance, the City reviewed analysis of jurisdictions throughout the state, including several with similar housing markets within the San Gabriel Valley and wider Los Angeles County region in order to choose a level that would result in the most affordable units while maintaining project feasibility. The recently increased State density bonus, which offers density bonuses up to 35% or 50% for providing very-low or lower income units, combined with the streamlined incentives, supports economic feasibility for projects as required by the ordinance.

The City has conducted a financial feasibility analysis of the inclusionary regulations including analysis of the ordinance with the adopted 20 percent threshold and an alternative 15 percent threshold. The analysis indicated that new market-rate projects are likely to be financially feasible while providing 20

percent of units at affordable rents or sale prices if the developer utilizes California's State Density Bonus law to increase the number of allowed market-rate units. However, without the use of the Density Bonus concession, it is not likely that market-rate projects would be financially feasible under the City's existing requirements. The City then conducted subsequent analysis to change the required number of affordable dwelling units to 15 percent of the base number of dwelling units. A range of for-sale and rental housing prototypes representative of likely new development in the City were reviewed to assess whether each prototype would be able to achieve standard development return metrics with the inclusion of required affordable units. Under a requirement to provide 15 percent of for-sale units at prices affordable to moderate-income households, townhome projects are likely to be financially feasible without any development incentives. In addition, under a requirement to provide 15 percent of rental units at rents affordable to low-income households, multifamily rental projects are likely to be financially feasible without any development incentives. Under a requirement to provide 15 percent of rental units at rents affordable to very-low income households, projects developed at 70 units per acre are likely to be financially feasible without any development incentives. Based on this analysis, the City is proposing to revise the regulations with a 15 percent threshold (See Program 2.m).

In addition to the City committing to revising the City's Inclusionary Ordinance (Program 2.m) the City held a Developer Forum on August 15, 2022 to obtain additional feedback on the City's Inclusionary Ordinance. Developers encouraged the City to consider increasing the unit threshold above three units so that developers doing smaller projects won't be constrained by the inclusionary fees. The City will evaluate the threshold, in lieu fees and cost of a comparable unit and how the inclusionary relates to State Density Bonus Law as stated in Program 2.m). See Appendix B for the Developer Forum notes.

Since the inclusionary regulations were recently adopted, the City has not yet been able to collect data to analyze its effect. Program 2.i commits the City to reviewing the effectiveness of the inclusionary regulations starting in 2023 and revising if and when this is deemed necessary for greater effectiveness.

## **6.6.2 Land Resources**

This section describes the resources available for the development, rehabilitation, and preservation of housing in the City of South Pasadena. This section includes an inventory of sites zoned for residential development that are suitable for future housing development in South Pasadena and an evaluation of the City's ability to provide adequate sites to address its identified share of future housing needs.

### ***Availability of Sites for Housing***

To properly plan for the current planning period and future housing needs, land available for housing within the existing City boundaries has been inventoried. Land available for development in South Pasadena is scarce. Opportunities for residential development in South Pasadena fall into the following categories:

- Vacant and non-vacant land in the Commercial General (CG), Mission Street Specific Plan (MSSP), Business Park (BP), Community Facilities (CF), and Residential Medium-Density (RM) and Residential High-Density (RH) zones that is proposed for an Affordable Housing Overlay at 30 du/acre or redesignation and rezoning to Mixed-Use, Ostrich Farm Zone, Downtown Mission, Downtown Fair Oaks, or as part of the General Plan and the Downtown Specific Plan (DTSP) updates which will permit mixed-use development with commercial uses on the ground level and high-density residential uses on the upper levels as well as multifamily

residential, which would accommodate development of lower-income affordable housing as well as moderate and above-moderate income housing.

- Vacant land in the RM and RH zones along with smaller vacant parcels in the CG and MSSP zones that could be developed for moderate-income housing. To make these sites eligible for affordable housing, some of these parcels would be included in the Affordable Housing Overlay with new zoning that allows greater density and flexibility after adoption of the updated General Plan and DTSP; sites are assumed for moderate-income units for the Housing Element analysis if they are smaller than 0.5 acres.
- Parcels throughout South Pasadena that allow residential uses that could be developed with accessory dwelling units (ADUs) that are expected to provide housing at various affordability levels.
- Vacant lots in the Altos de Monterey Residential (AM), Residential Estate (RE), and Residential Low-Density (RS) zoning districts, which could be developed with above-moderate income housing.

All sites discussed in this section are shown on maps in Appendix A of this Housing Element.

### *Sites Inventory*

Table VI-44 describes the vacant sites remaining in the City that can accommodate residential development. All these sites are suitable for development of moderate and above-moderate residential development. One available vacant site is larger than 0.5 acres and proposed for redesignation and rezoning to allow greater than 30 dwelling units per acre (du/ac.) so it is included in Table VI-50, which lists sites suitable for addressing the lower-income Regional Housing Needs Allocation (RHNA).

In determining the realistic unit capacity for sites listed in Table VI-44 that could accommodate more than one unit per parcel, a realistic assumption of 80 percent of maximum allowed density was used to estimate a realistic number of dwelling units that would likely develop on each parcel. This is based on the development standards and historic development trends on vacant sites in these zoning districts. Table VI-45 presents recent projects in medium and lower density areas of the City that support the 80 percent assumption. All of the projects exceeded 80% of allowed unit capacity. It should also be noted that 90 percent of the sites in Table VI-45 are in the RS zoning district and as such have only been able to accommodate a maximum of one unit per parcel until the recent adoption of SB 9, which allows duplex development on single-family parcels statewide.

A small number of the sites in this table are in nonresidential zones. The changes to allow greater density on many nonresidential sites and incentivize housing development via the City's inclusionary regulations will further encourage housing development on non-residentially zoned properties. The realistic development capacity for each site can be increased with approval of a density bonus as part of a development application. Zoning Code provisions applicable to the zoning district for each site, as described in the Constraints section, were assumed and no density bonuses or the inclusionary housing regulations were applied. This is for consistency with state guidance as stated in the HCD 2020 Housing Element Site Inventory Guidebook:

“The analysis of “appropriate zoning” should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households.



Additionally, inclusionary housing ordinances applied to rental housing must include options for the developer to meet the inclusionary requirements other than exclusively requiring building affordable units on site. While an inclusionary requirement may be a development criterion, it is not a substitute for zoning. The availability of density bonuses is also not a substitute for an analysis, since they are not a development requirement, but are development options over the existing density, and generally require waivers or concessions in development standards to achieve densities and financial feasibility.”

### *Suitability of Non-Vacant Sites*

As shown in Table VI-44, many of the sites suitable for residential development are non-vacant. Non-vacant sites provide additional constraints on development due to the fact that non-vacant sites have existing uses that would likely be disrupted with development of the site with residential uses.

Under the current zoning code, South Pasadena has received multiple development applications for residential development of non-vacant sites. A couple of recent examples are included as identified sites in Appendix A, including the Carrow’s Site (Site 11 in Appendix A), which was approved by the Planning Commission on April 18, 2022, and the School District Site (Site 10 in Appendix A), which was approved by the Planning Commission on September 13, 2022. In addition to these sites, two additional mixed-use projects have been approved on sites with existing uses. The Mission Bell project, approved in 2020, consists of 36 residential units and approximately 7,400 square feet of commercial space. The Seven Patios, approved in 2021, consists of 57 residential units and approximately 6,100 square feet of commercial space. Development applications for these two projects were submitted prior to the City’s adoption of its Inclusionary Housing Ordinance, and therefore do not include any affordable units so are not included in the list of identified sites in Appendix A.

In addition to these recent approvals of non-vacant sites under the City’s existing zoning code and approval process, Programs 2.a, 2.e, and 2.m, 2.n, 3.b, 3.e, and 3.l are all intended to encourage redevelopment of non-vacant sites. In part, these programs will ease the development standards and ensure proposed projects are considered by the City in a more timely manner than projects have been considered in the past. With these changes, it is anticipated that the redevelopment of non-vacant sites will become more likely.

This page intentionally left blank.

**Table VI-44  
VACANT AND NONVACANT SITES THAT ALLOW RESIDENTIAL DEVELOPMENT FOR MODERATE AND ABOVE-MODERATE**

ADDRESS/INTERSECTION	ZIP CODE	APN	GENERAL PLAN LAND USE	ZONING	MINIMUM DENSITY ALLOWED (UNITS/ACRE)	MAXIMUM DENSITY ALLOWED (UNITS/ACRE)	PARCEL SIZE (ACRES)	EXISTING USE/ VACANCY	INFRASTRUCTURE	OWNERSHIP	SITE STATUS <sup>1,4</sup>	LOWER INCOME CAPACITY	MODERATE INCOME CAPACITY	ABOVE MODERATE CAPACITY	TOTAL CAPACITY
End of Rollin St.	91030	5314026050	AM	RS	N/A	1 unit per parcel	0.13	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
La Portada St. at Via del Rey	91030	5314025021	AM	RS	N/A	1 unit per parcel	0.75	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Camino del Cielo at Santa Teresa St.	91030	5311009056	AM	RS	N/A	1 unit per parcel	0.23	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Camino del Cielo at Santa Teresa	91030	5311009057	AM	RS	N/A	1 unit per parcel	0.25	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Camino del Cielo at Santa Teresa	91030	5311009058	AM	RS	N/A	1 unit per parcel	0.14	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Camino del Cielo at Santa Teresa	91030	5311009055	AM	RS	N/A	1 unit per parcel	0.15	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Saint Albans Ave at Blair Ave.	91030	5311015034 <sup>3</sup>	Estate & Very Low Density Residential	RS	N/A	3.5	0.10	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Saint Albans Ave at Blair Ave.	91030	5311015033 <sup>3</sup>	Estate & Very Low Density Residential	RS	N/A	3.5	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Saint Albans Ave at Blair Ave.	91030	5311010030 <sup>3</sup>	Estate & Very Low Density Residential	RS	N/A	3.5	0.13	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Saint Albans Ave at Blair Ave.	91030	5311010029 <sup>3</sup>	Estate & Very Low Density Residential	RS	N/A	3.5	0.22	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Saint Albans Ave at Blair Ave.	91030	5311010028 <sup>3</sup>	Estate & Very Low Density Residential	RS	N/A	3.5	2.37	Vacant	YES - Current	Privately Owned	Available	0	0	6	6
Bank St. at Meridian Ave.	91030	5314020007	Estate & Very Low Density Residential	RS	N/A	3.5	0.15	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Dr.	91030	5308032044	Low Density Residential	RS	N/A	6	0.10	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Illinois Dr. at Hanscom Dr.	91030	5308019034	Low Density Residential	RS	N/A	6	0.10	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Dr.	91030	5308031001	Low Density Residential	RS	N/A	6	0.10	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Illinois Dr.	91030	5308023015	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Bonita Dr. at Oneonta Dr.	91030	5310022006	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Warwick Ave. at Saint Albans Ave.	91030	5311017021	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Warwick Ave. at Saint Albans Ave.	91030	5311017020	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Dr.	91030	5308032006	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Peterson Ave.	91030	5308023008	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Kolle Ave. at Brunswick Ave.	91030	5311015016	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Peterson Ave.	91030	5308023019	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Peterson Ave.	91030	5308022003	Low Density Residential	RS	N/A	6	0.11	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Illinois Dr.	91030	5308022042	Low Density Residential	RS	N/A	6	0.12	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Short Way St. at Oak Hill Ave.	91030	5312031029	Low Density Residential	RS	N/A	6	0.12	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Alta Vista Ave at Oak Crest Ave.	91030	5314010005	Low Density Residential	RS	N/A	6	0.12	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Oneonta Dr. at Bonita Dr.	91030	5310026010	Low Density Residential	RS	N/A	6	0.12	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Illinois Dr.	91030	5308024017	Low Density Residential	RS	N/A	6	0.12	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Peterson Ave.	91030	5308023007	Low Density Residential	RS	N/A	6	0.12	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Peterson Ave.	91030	5308022002	Low Density Residential	RS	N/A	6	0.12	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Mountain View Ave. at Alta Vista Ave.	91030	5314010024	Low Density Residential	RS	N/A	6	0.13	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Illinois Ave.	91030	5308021012	Low Density Residential	RS	N/A	6	0.13	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Meridian Ave. at Foothill St.	91030	5317009032	Low Density Residential	RS	N/A	6	0.13	Vacant	YES - Current	State-Owned	Available	0	0	1	1

ADDRESS/INTERSECTION	ZIP CODE	APN	GENERAL PLAN LAND USE	ZONING	MINIMUM DENSITY ALLOWED (UNITS/ACRE)	MAXIMUM DENSITY ALLOWED (UNITS/ACRE)	PARCEL SIZE (ACRES)	EXISTING USE/ VACANCY	INFRASTRUCTURE	OWNERSHIP	SITE STATUS <sup>1,4</sup>	LOWER INCOME CAPACITY	MODERATE INCOME CAPACITY	ABOVE MODERATE CAPACITY	TOTAL CAPACITY
Hanscom Dr. at Peterson Ave.	91030	5308032012	Low Density Residential	RS	N/A	6	0.13	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Saint Albans Ave. at Blair Ave.	91030	5311008033	Low Density Residential	RS	N/A	6	0.14	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Saint Albans Ave. at Blair Ave.	91030	5311015006	Low Density Residential	RS	N/A	6	0.14	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Dr.	91030	5308024033	Low Density Residential	RS	N/A	6	0.14	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Bonita Dr. at Oneonta Dr.	91030	5310034030	Low Density Residential	RS	N/A	6	0.14	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hanscom Dr. at Hill Dr.	91030	5308002070	Low Density Residential	RS	N/A	6	0.14	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Oneonta Dr. at Bonita Dr.	91030	5310026011	Low Density Residential	RS	N/A	6	0.15	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Saint Albans Ave. at Warwick Ave.	91030	5311006013	Low Density Residential	RS	N/A	6	0.15	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Indiana Ave. at Alta Vista Ave.	91030	5314008014	Low Density Residential	RS	N/A	6	0.16	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Blair Ave. at Saint Albans Ave.	91030	5311017058	Low Density Residential	RS	N/A	6	0.16	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Camden Ave. at Camden Parkway	91030	5321011013	Low Density Residential	RS	N/A	6	0.16	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Brunswick Ave. at Saint Albans Ave.	91030	5311006900	Low Density Residential	RS	N/A	6	0.16	Vacant	YES - Current	State-Owned	Available	0	0	1	1
Saint Albans Ave. at Blair Ave.	91030	5311015005	Low Density Residential	RS	N/A	6	0.16	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Indiana Ave. at Indiana Pl.	91030	5314006020	Low Density Residential	RS	N/A	6	0.16	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Dr.	91030	5308031041	Low Density Residential	RS	N/A	6	0.17	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Kolle Ave. at Monterey Rd.	91030	5311007019	Low Density Residential	RS	N/A	6	0.17	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Cambridge Pl. at Valley View Rd.	91030	5310018025	Low Density Residential	RS	N/A	6	0.17	Vacant	YES - Current	State-Owned	Available	0	0	1	1
Brunswick Ave. at Kolle Ave.	91030	5311006024	Low Density Residential	RS	N/A	6	0.17	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Dr.	91030	5308031040	Low Density Residential	RS	N/A	6	0.18	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Indiana Ave. at Indiana Pl.	91030	5311014048	Low Density Residential	RS	N/A	6	0.19	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Ave.	91030	5308031039	Low Density Residential	RS	N/A	6	0.19	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Hill Dr. at Collis Ave.	91030	5312017025	Low Density Residential	RS	N/A	6	0.19	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Alta Vista Ave. at Indiana Ave.	91030	5314007017	Low Density Residential	RS	N/A	6	0.19	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
End of Bank St.	91030	5314019023	Low Density Residential	RS	N/A	6	0.19	Vacant	YES - Current	Privately Owned	Available	0	0	1	1
Peterson Ave. at Hanscom Dr.	91030	5308031042	Low Density Residential	RS	N/A	6	0.20	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Saint Albans Ave. at Blair Ave.	91030	5311008039	Low Density Residential	RS	N/A	6	0.21	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Camino del Sol at Las Palmitas St.	91030	5308002072	Low Density Residential	RS	N/A	6	0.22	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Indiana Ave. at Indiana Pl.	91030	5311014042	Low Density Residential	RS	N/A	6	0.22	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Warwick Pl. at South Ln.	91030	5311006028	Low Density Residential	RS	N/A	6	0.22	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Rollin St. at Meridian Ave.	91030	5314017027	Low Density Residential	RS	N/A	6	0.23	Vacant	YES - Current	State-Owned	Available	0	0	2	2
Alta Vista Cir. at Indiana Ave.	91030	5314006005	Low Density Residential	RS	N/A	6	0.23	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Oak Hill Ave. at Pinecrest Dr.	91030	5311006057	Low Density Residential	RS	N/A	6	0.25	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Hanscom Dr. at Illinois Dr.	91030	5308024034	Low Density Residential	RS	N/A	6	0.25	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Indiana Ave. at Indiana Pl.	91030	5311014043	Low Density Residential	RS	N/A	6	0.26	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
End of Braewood Ct.	91030	5314016077	Low Density Residential	RS	N/A	6	0.28	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Hanscom Dr. at Illinois Dr.	91030	5308020027	Low Density Residential	RS	N/A	6	0.29	Vacant	YES - Current	Privately Owned	Available	0	0	2	2

ADDRESS/INTERSECTION	ZIP CODE	APN	GENERAL PLAN LAND USE	ZONING	MINIMUM DENSITY ALLOWED (UNITS/ACRE)	MAXIMUM DENSITY ALLOWED (UNITS/ACRE)	PARCEL SIZE (ACRES)	EXISTING USE/VACANCY	INFRASTRUCTURE	OWNERSHIP	SITE STATUS <sup>1,4</sup>	LOWER INCOME CAPACITY	MODERATE INCOME CAPACITY	ABOVE MODERATE CAPACITY	TOTAL CAPACITY
Alta Vista Cir. at Alta Vista Ave.	91030	5314005045	Low Density Residential	RS	N/A	6	0.29	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Oak Hill Pl. at Oak Hill Ln.	91030	5312020012	Low Density Residential	RS	N/A	6	0.30	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Hanscom Dr. at Illinois Dr.	91030	5308024031	Low Density Residential	RS	N/A	6	0.32	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
End of Indiana Terrace	91030	5314005021	Low Density Residential	RS	N/A	6	0.32	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
End of Indiana Terrace	91030	5314005017	Low Density Residential	RS	N/A	6	0.35	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Brunswick Ave. at Oak Hill Terrace	91030	5311006055	Low Density Residential	RS	N/A	6	0.37	Vacant	YES - Current	Privately Owned	Available	0	0	2	2
Peterson Ave. at Hanscom Dr.	91030	5308031053	Low Density Residential	RS	N/A	6	0.72	Vacant	YES - Current	Privately Owned	Available	0	0	3	3
Bank St. at Meridian Ave.	91030	5314018010	Low Density Residential	RS	N/A	6	0.73	Vacant	YES - Current	Privately Owned	Available	0	0	3	3
<b>ABOVE-MODERATE SUBTOTAL</b>							<b>17.41</b>					<b>0</b>	<b>0</b>	<b>109</b>	<b>109</b>
<b>TOTAL</b>							<b>17.41</b>					<b>0</b>	<b>0</b>	<b>109</b>	<b>109</b>

Source: City of South Pasadena, 2021

Note 1: Available means the site has not been entitled for development

Note 2: These four parcels have the same owner and are for sale. The City has recently received developer interest in developing residential units on these parcels as one project.

Note 3: These parcels are part of a potential project to develop duplexes and townhouses on all of these parcels by the same developer who has purchased all of the parcels. The City has confirmed that there is access to this set of parcels. The parcels include 10 vacant parcels and one nonvacant parcel.

Note 4: There are no known environmental constraints.

**Table VI-45  
REPRESENTATIVE MEDIUM AND LOWER DENSITY PROJECTS IN SOUTH PASADENA**

ADDRESS/ PROJECT NAME	APN	ACRES	ENTITLED, UNDER CONSTRUCTION OR COMPLETED?	ZONE	PREVIOUSLY DEVELOPED WITH/ EXISTING USES	PROJECT DESCRIPTION	TOTAL NUMBER OF DWELLING UNITS	BUILT DENSITY	PERCENT OF ALLOWED CAPACITY
1974 Huntington Drive	5321008016	.24	Under Construction	RM	Duplex	Market rate 3-unit ownership project	3	12.5 du/acre	>100%
1413 Lyndon	5319003004	.20	Completed in 2016	RM	Single-family home	Market rate 3-unit ownership project	3	10 du/acre	> 100%
191 Monterey Rd.	5311010022	.70	Completed in 2017	RM	Single-family home	Market rate 9-unit ownership project	9	12.9 du/acre	92%
1818 Peterson Ave.	5508025027	.09	Entitled in 2021	RS	Vacant	Market rate 1,231 sf Single-family dwelling with 495 sq. ft. JADU	2	11.1 du/acre	100% (one primary unit per parcel allowed without an SB 9 unit)
807 Rollins St.	5314017901	.23	Entitled in 2021	RS	Vacant	Market rate 3411 sf Single-family dwelling, (JADU-ready, entitled in April 2022)	1	4.3 du/acre	100% (one primary unit per parcel allowed without an SB 9 unit)

Source: City of South Pasadena, 2022

***Accessory Dwelling Unit Potential***

In the last five years, ADUs have become more broadly allowed under California law. The City’s local zoning regulations have been updated regularly to reflect those changes to state law. Beginning in 2017, the City has seen steady increases year over year in permitted ADUs each year. Before 2017, no ADUs were permitted. Local interest in ADUs is significant. ADU building permit numbers from 2017 through the first half of 2022 are listed below.

- 2017 – 1 ADU received a building permit
- 2018 – 4 ADUs received building permits
- 2019 – 7 ADUs received building permits
- 2020 – 8 ADUs received building permits
- 2021 – 19 ADUs received building permits
- 2022 (through August 31) – 38 ADUs receiving building permits

The 6th cycle projection period (the timeframe when units can be counted towards the City’s RHNA) began June 30, 2021, and extends to October 15, 2029. The City issued 9 building permits for ADUs in the second half of 2021 and 28 building permits for ADUs through December 31, 2021. (see Table VI-46). The City’s projection for permit issuances starting at the beginning of 2022 through the end of the projection period is provided in Table VI-46. (See also Appendix E for more detailed analysis). The projection assumes that ADU permits will increase at a similar rate to the increase from 2017 through 2022, as shown above, through the first half of and in 2023 because of the updated State laws and Municipal Code supported by the City’s efforts to facilitate ADU production. After that, the City projects that applications will level off over the following years. This supports the conservative assumptions in Table VI-46 and the more vigorous assumptions in Table VI-47.

**Table VI-46  
ACCESSORY DWELLING UNIT PROJECTION**

YEAR	ADU PLANNING PERMITS	ADU BUILDING PERMITS
2020 - Actual	17	8
2021 - Actual	62	19
<i>Issued from June 30 through December 31 2021 (Actual)</i>	28	9
<i>Issued from January 1 through June 30 2022 (Actual)</i>	50	29
Remainder of 2022	50	29
2023	55	39
2024	55	39
2025	65	39
2026	68	39
2027	68	39
2028	68	39
2029 (through October 15)	40	28
Total January 1, 2022-October 15, 2029	470	320 <sup>1</sup>

<sup>1</sup> In order to remain consistent with the public’s and HCD’s understanding of the City’s approach for the RHNA forecast and the housing program, the City will continue to use the figure of 297 units for those purposes, as projected in earlier public review drafts, see Appendix E for a more detailed analysis of ADU projections.

As detailed in the Housing Plan under Goal #3, additional efforts are planned to encourage and support ADU applications, also contributing to the assumption of an additional 297 ADU permits between January 1, 2022, and October 15, 2029. Although the City projects a higher number of ADUs than the conservative options for projecting ADUs in the HCD Sites Inventory Guidebook, the City's projections are more appropriate and realistic because current trends are based on recent Code changes, making it incorrect to base assumptions on earlier years when the Code did not allow ADUs on most properties.

Southern California Association of Governments (SCAG) prepared its Regional ADU Affordability Analysis for the entire SCAG region in 2020. The analysis was accepted by HCD in late 2020 and is the best proxy for estimating affordability levels for South Pasadena. The number of currently occupied ADUs in South Pasadena is too low to do a meaningful study. The analysis made findings for affordability of ADUs by subregion based on data gathered on current rents and occupancy of ADUs in addition to industry research about affordability levels of ADUs, including those that don't reach the rental market. Table VI-51 provides the projected 297 ADUs broken down by income category based on the SCAG analysis for the Los Angeles II subregion that includes South Pasadena. A survey of studio and one-bedroom rentals available in South Pasadena in August 2022 was conducted online. The average price for this type of unit was a 1 bedroom for \$2,500/month. The lowest rental price was \$1,995. The other three listings were higher. However, these listings only include those ADU units that are being rented at market prices, and do not include ADU units that are being rented to friends and family through private placements, which have been shown to often be at below-market rents that would be affordable to lower-income households. These rental listings reflect a point-in-time and are considered supplemental to the SCAG affordability analysis which was based on a much larger data set. The South Pasadena ADU regulations encourage this housing type and allow flexibility in their development. Additional detail about affordability assumptions are detailed in Appendix E. The City updated its ADU regulations in June 2021, and again in December 2021 to facilitate ADU production on historic properties or within historic districts; and will continue to comply with State law (see Program 3.f).

***The City is also facilitating ADU production through other efforts detailed in Programs 3.f through 3.k that commit the City to promote and facilitate ADUs to support the development of a significantly increased number of ADUs during the 6th cycle. Comparison of Site Inventory with RHNA***

SCAG's 2021–2029 RHNA has allocated South Pasadena a total of 2,067 units for the planning period, which breaks down by affordability level as shown in Table VI-47. The table compares the site inventory capacity to the RHNA allocation by income group. As shown in the table, the City has identified sufficient sites to accommodate the RHNA of 2,067 units. Appendix A provides parcel-specific information and map illustrations for all sites addressing the lower-income RHNA.



**Table VI-47  
POSSIBLE HIGHER ACCESSORY DWELLING UNIT PROJECTION**

<b>YEAR</b>	<b>ADU PLANNING APPLICATIONS</b>	<b>ADU BUILDING PERMITS ISSUED</b>	<b>NOTES</b>
2020	30	8	Actual
2021	45	21	Actual 150% increase in Planning applications; 400% increase in building permits. 71% of Planning-approved received building permits
<i>Issued after June 30, 2021</i>	28	9	Actual
2022	100	58	Assumption of same level of application for the remainder of 2022.
2023	55	41	Assumption of 2022 as a bubble, but increase in applications over 2021 and 75% moving forward to building permits. Assumption of 10% increase in applications and 75% moving forward to building permits. Assumption of strady application rate, no increase.
2024	60	45	
2025	66	50	
2026	72	54	
2027	72	54	
2028	72	54	
2029 (through October 15)	63	47	Same assumption as previous year, through October 15, 2029
<b>Total January 1, 2022 – October 15, 2029</b>	<b>560</b>	<b>403</b>	

To provide additional context, this projection scenario forecasts that less than 8 percent of South Pasadena’s single-family housing stock (5,642 units in 2019) will add an ADU.

***Market Trends***

In accordance with Assembly Bill 1397, the site-specific details in Appendix A and the following discussion are included to demonstrate the feasibility of redeveloping sites addressing the lower-income RHNA with new multifamily homes.

The City of South Pasadena is nearly built-out and has very little vacant land of a size suitable for multifamily development. However, the market in South Pasadena and the region has addressed this situation with infill and mixed-use redevelopment of projects that include a portion or all of the project as residential units.

In early 2019, the City began a series of meetings to discuss housing issues with the community. The top issues and needs that came from those discussions were ADUs, inclusionary housing regulations, and tenant protections. Since then, the City has adopted ordinances related to all of those issues, including the recently updated ADU ordinance updates and the new inclusionary housing ordinance. The push for this focus on housing production has come from the community.

Multiple residential or mixed-use projects containing multifamily housing have been constructed or recently approved in South Pasadena (see Table VI-48 for representative projects). This is an increasing trend as three multifamily projects were approved in 2020 after only one project of this kind being approved in the eight years prior to 2020. These are all on sites that were previously developed. The Mission Bell project includes adaptive reuse of existing historic structures. The Senior

Housing Project, with 13 affordable units, was the City’s first state density bonus application. All the projects were able to achieve higher densities with a range from 22 to 50 du/ac. without accounting for removal of the nonresidential portions of the project in the case of the mixed-use projects. There are many additional examples in the region of projects containing multifamily housing on previously developed sites of various densities, unit sizes, and architectural styles, and trends in South Pasadena indicate that interest is growing and more such projects can be expected, particularly after adoption of the updated General Plan and DTSP.

This page intentionally left blank.

**Table VI-48  
REPRESENTATIVE PROJECTS ON NON-VACANT SITES IN SOUTH PASADENA**

ADDRESS/ PROJECT NAME	APN	ACRES	ENTITLED, UNDER CONSTRUCTION OR COMPLETED?	ZONE	PREVIOUSLY DEVELOPED WITH/ EXISTING USES	PROJECT DESCRIPTION	TOTAL NUMBER OF DWELLING UNITS	DENSITY	PERCENT OF ALLOWED CAPACITY	SIMILAR SITES IN TABLE VI-50 (AND SITE ID)
Seven Patios 845 El Centro Street	5315-019-048 5315-019-045 5315-019-046	1.6	Buildout starting in Summer 2021 and concluding in Fall 2022	MSSP and RM	Office building  Three parcels were consolidated	Mixed-Use, TOD, multifamily housing (studios, lofts, flats, and townhomes) and street-fronting commercial uses (restaurant and retail)	60	45 du/acre in MSSP portion  9 du/acre in RM portion	97% of allowed FAR and >100% allowed density (project used bonus parking for extra floor; MSSP density is capped only by development standards (not du/ac); max FAR is 1.5; project utilized 1.45 FAR	Odd-shaped sites near transit: North side of Mission ( , 12) Site 14, combined with adjacent lots  Other sites near rail transit: City Yard (8); Fremont/Mission (12), Arco (8)  <i>These sites are similar in size and proximity to transit; identified for rezoning to produce more units than example project.</i>
Mission Bell 1101, 1107, 1115 Mission St	5315-008-045 5315-008-043	0.72	Entitled in 2021	MSSP	A portion of the existing building to be demolished and the other portion adaptively reused. New buildings will be added too. Several parcels were consolidated.	Mixed-use: 7,394 square feet of commercial retail space along Mission Street and Fairview Avenue frontages and 36 residential units on above and to the rear of the commercial uses.	36	50	98% of allowed FAR and >100% of allowed density (project used bonus parking for extra floor; MSSP density is capped only by development standards (not du/ac); max FAR is 1.5; project utilized 1.48 FAR	School Site -11 (historic resource); Carrows site (11); Parking Lot sites -12, 13 (rectangular; several parcels combined)  <i>These sites are similar in size to the Mission Bell project, with structures on a portion of the lot that could be incorporated into a larger project or demolished; identified for rezoning at higher densities to produce more units than example project.</i>
Eight Twenty 820 Mission St.	5315-017-094, 5315-017-082, 5315-017-067, 5315-017-103	1.90	Built in 2017	MSSP	Laboratories	Mixed-Use, TOD, multifamily housing (studios, lofts, flats, and townhomes) and street-fronting commercial uses	38	20	109% of allowed FAR (Allowed FAR was 0.8; project approved at 0.87 FAR through Planned Development Permit process)	Parking Lot sites -12 and 13 (rectangular; several parcels combined)  <i>Like the example project, these properties are owned by parties interested in consolidating to build a larger multi-family project (some are City- owned); identified for rezoning to produce more units than example project.</i>
625 Fair Oaks Senior Housing	5315-001-072	2.62	Entitled in Spring 2020	CO	Commercial retail with underutilized parking lot	Senior housing with 86 units, 13 affordable. Density bonus project with additional height and density.	86	33	138% of allowed density (Allowed density is 24 du/acre);  FAR is 3.6, including existing office building and additional 2.45 FAR for housing	Sites on Fair Oaks (16, 17, 20, 21, 22) Monterey Road Site (3)  <i>These sites are similar in size and have owner interest in developing a residential project that would include on-site affordable housing and receive a density bonus. One site is in consideration for affordable housing overlay zone for higher density.</i>
Mission Meridian Village Meridian Ave and Mission St	5315021001, 5315021079, 5315021047	1.6	Built in 2005	MSSP	Lower density, dilapidated homes and a convalescent hospital	Residences are all ownership units. Includes: three-story mixed-use building w/ 5,000 square feet of ground-floor retail and 14 loft condominiums, residential structures w/50 units— condominiums, townhomes, and duplexes and three single-family residences. Overall density of 40 units/acre	67	42	97% of allowed FAR (Allowed FAR was 1.5, project approved at 1.45)	Meridian site (Site 10) Vacant Site/Ostrich Farm (1) Tyco Site (4) School District Site (10)  <i>These are larger sites, in mixed-use areas, with potential for a project with multiple structures including affordable housing per the IHO; identified for rezoning to produce more units than example project.</i>

Source: PlaceWorks and City of South Pasadena, 2022

This page intentionally left blank.

## *Regional Examples of Small Site Development*

Some of the non-vacant sites included in the sites inventory consist of multiple parcels, some of which are smaller than 0.5 acres. Only sites that have strong potential for parcel assemblage or consolidation have been included in the inventory to address the lower income RHNA. (see Appendix A sites exhibits). Strong potential was determined from a combination of property owner interest and common ownership. All small sites made up of more than one parcel have common ownership except Site 12 which has one parcel owned by the City and one parcel owned by a private owner. The changes in zoning that will affect market conditions and will encourage redevelopment with housing are called for in Program 3.n and will include adoption of the Downtown Specific Plan. Nevertheless, there are successful regional examples of projects containing multifamily housing on parcels smaller than 0.5 acres. Table VI-49 provides some of these examples in Pasadena and Santa Monica. These projects demonstrate the market trends to redevelop sites with existing buildings and construct multifamily units through applications with state density bonuses. All the projects were able to achieve higher densities with a range from 68 to 118 du/ac. without accounting for removal of the nonresidential portions of the project in the case of the mixed-use projects, and the conditions in South Pasadena are similar and anticipated to yield comparable results. In addition, the City expects more projects to come forward once the zoning and General Plan changes are adopted. The City has also included Program 3.d to encourage and facilitate parcel assemblage and work with developers and property owners who are interested in lot consolidation.

**Table VI-49  
REPRESENTATIVE PROJECTS ON SMALL SITES IN REGION**

<b>ADDRESS/ PROJECT NAME</b>	<b>JURISDICTION</b>	<b>ACRES</b>	<b>ENTITLED, UNDER CONSTRUCTION OR COMPLETED?</b>	<b>PROJECT DESCRIPTION</b>	<b>TOTAL NUMBER OF DWELLING UNITS</b>	<b>DENSITY</b>
Stanford Pasadena, 150 S. Oak Knoll	Pasadena	0.23	preliminary entitled 2017	Rental	19	83
Stanford Pasadena, 139 S. Oak Knoll	Pasadena	0.20	preliminary entitled 2017	Rental	16	80
233 Hudson	Pasadena	0.37	entitled 2018	Condo, 5,729 SF of retail/office	42	114
Pico Eleven, 1112 Pico Blvd	Santa Monica	0.44	finished 2018	Condo	32	73
1819 Pico	Santa Monica	0.49	preliminary entitled 2020	Condo, 4,174 SF of retail/office	48	98
3223 Wilshire	Santa Monica	0.45	constructed 2020	Rental, 5,418 SF of retail/office	53	118
2225 Broadway	Santa Monica	0.22	constructed 2020	Rental, 2,751 SF of retail/office	15	68
1450 Cloverfield	Santa Monica	0.45	constructed 2020	Rental, 8,385 SF of retail/office	34	76

Source: PlaceWorks, 2021

### *Sites to Address the Lower-Income RHNA*

To provide adequate sites for the lower-income RHNA categories, in addition to the one vacant site mentioned above, a list of non-vacant sites have been identified as the most likely locations where additional lower-income housing could be built. Most of the sites also include units for moderate- and above-moderate income households (see Table VI-50). As with the one vacant site, all of these sites would either be affected by proposed changes to their General Plan Land Use designation or are included in an Affordable Housing Overlay in the draft General Plan update, including those sites that are within the boundaries of the draft DTSP. Zoning changes would follow adoption of these plans (see Program 3.a). The vacant and non-vacant sites to address the lower-income RHNA that are in need of General Plan and zoning changes to be suitable for lower-income development are all included in Table VI-50. Program 3.c addresses a requirement to replace units at sites on this list that have existing lower-income residential units on them when buildings are demolished; and Programs 2.j and 2.k address the Affordable Housing Overlay.

In the fall of 2020, the City sent letters to or communicated directly with the property owners of all the properties in Table VI-50 about their interest in residential development on their property in the next three to eight years, in addition to many other properties identified as having potential to address the lower-income RHNA. In summer 2021, staff did a second round of outreach to property owners, including inserts in water bills, direct calls, and announcements at City Council and Planning Commission meetings, in the City's blog, and on the City's website. A copy of the letter the City sent can be found in Appendix C. The City followed up again with owners in the table who hadn't responded to the earlier rounds of outreach both via letter and phone calls in late 2021 and early 2022, yielding multiple additional responses. The detailed exhibits on each of these sites in Appendix A indicate whether or not a property owner responded. If a property owner responded that they were not interested in residential development, that site was removed from the Housing Element sites inventory. Where more detail about a property owner's plans or interest is available, that has been included in Appendix A. As owners of suitable properties inquire with staff about development potential, staff updates them on the City's policies and regulations, including the inclusionary housing ordinance, and suggests the property owner consider affordable housing. In addition to sites owned by the City, staff has solicited interest from property owners of approximately 16 properties on the inventory, as noted in Appendix A. Some of these have pending applications for projects that include residential units (also noted in Appendix A). In other cases, property owners or their representatives have had meetings with City staff to plan for applications following the City's adoption of the General Plan, DTSP and zoning code amendments.

Because projects on all of the sites included in Table VI-50 are eligible for the design incentives in the inclusionary housing requirement with provision of the required affordable housing units, the realistic capacity on these sites takes the requirement into consideration, pushing up the realistic capacity on nearly all these sites to 95 percent of the maximum proposed density once the density bonus units are added. The realistic capacity assumption of 95 percent is supported by past and current trends showing redevelopment at 97 percent or more of the base capacity. A slightly smaller number of units was assumed on a small subset of the sites where full redevelopment was not a realistic assumption. On most of the sites, 60 percent of the units were assumed to address the lower-income RHNA and 40 percent are assumed for moderate- and above-moderate income units. The understanding that design incentives would be available alongside a significant State density bonus for projects on these sites supports the realistic capacity assumptions. Three of the sites included in Table VI-50 are proposed to receive the Affordable Housing Overlay (Sites 3, 6, and 7). Two of those sites are already designated and zoned for residential development (Sites 3 and 6).

Site 7, the Methodist Church Site is designated and zoned as Community Facilities. Part of the more than 6-acre site is already developed with non-residential community facility uses. Based on discussions with the owners about their interest in developing unused portions of the site for multifamily housing, the likelihood of development of undeveloped portions of the site with higher density residential has been established. In addition, all sites included in Table VI-48 are examples of multifamily projects developed on sites designated to allow non-residential development.

The zoning amendments with development standards to implement the application of the Affordable Housing Overlay to this site along with Sites 3 and 6 will ensure allowed heights and other development standards to accommodate feasible development of projects with at least 30 dwelling units per acre (see Programs 2.j and 2.k). The unit assumptions on three of those sites (3, 6, and 7) are lower than 95 percent of the maximum allowed units under the proposed density and are based on discussions with property owners about expected numbers of units they would propose on those sites. Additional analysis of densities that are feasible within the City height limits is provided in Section 6.5.2 under Regulations Impacting Housing Supply. Additional detail on why 95 percent is a realistic capacity for these sites is provided in Appendix F.



This page intentionally left blank.

**Table VI-50  
SITES SUITABLE TO ADDRESS THE LOWER-INCOME RHNA <sup>1</sup>**

SITE NUMBER IN APPENDIX A	ADDRESS/ INTERSECTION	ZIP CODE	APN	LOWER-INCOME UNITS	MODERATE-INCOME UNITS	ABOVE MODERATE-INCOME UNITS	REALISTIC TOTAL CAPACITY (UNITS)	TYPE OF SHORTFALL	PARCEL SIZE (ACRES)	CURRENT GENERAL PLAN LAND USE	CURRENT ZONING	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED ZONING	MAXIMUM DENSITY ALLOWED (UNITS/ ACRE)	VACANT/ NON-VACANT <sup>2</sup>
1	Pasadena Ave. at Sycamore Ave. – Vacant Site	91030	5311003096	70	0	0	70	Shortfall of Sites	1.05	Business Park/Research & Develop	BP	Ostrich Farm Mixed Use	Ostrich Farm Zone	70	Vacant
2	Pasadena Ave. at Sycamore Ave.	91030	5311004010	50	20	13	83	Shortfall of Sites	2.23	Business Park/Research & Develop	BP	Ostrich Farm Mixed Use	Ostrich Farm Zone	60	Non-Vacant
3	181, 185 and 187 Monterey Rd.	91030	5311015035	0	0	8	8	Shortfall of Sites	0.34	Medium Density Residential	RM	Medium-Density Residential with AH Overlay	RM with AH Overlay	30	Non-Vacant
		91030	5311010001	0	0	0	0	Shortfall of Sites	0.33	Medium Density Residential	RM			30	Non-Vacant
		91030	5311010002	0	0	0	0	Shortfall of Sites	0.59	Medium Density Residential	RM			30	Non-Vacant
4	Pasadena Ave. and Arroyo Dr.	91030	5313011007	35	16	8	59	Shortfall of Sites	0.89	Business Park/Research & Develop	BP	Ostrich Farm Mixed Use	Ostrich Farm Zone	70	Non-Vacant
		91030	5313011009	13	6	3	22	Shortfall of Sites	0.34	Business Park/Research & Develop	BP			70	Non-Vacant
		91030	5313011010	10	4	2	16	Shortfall of Sites	0.24	Business Park/Research & Develop	BP			70	Non-Vacant
		91030	5313011012	40	17	10	67	Shortfall of Sites	1.00	Business Park/Research & Develop	BP			70	Non-Vacant
		91030	5313011013	32	14	7	53	Shortfall of Sites	0.80	Business Park/Research & Develop	BP			70	Non-Vacant
5	Monterey Rd. at Pasadena Ave.	91030	5311012019	19	8	4	31	Shortfall of Sites	0.55	General Commercial	CG	Ostrich Farm Mixed Use	Ostrich Farm Zone	60	Non-Vacant
6	335 Monterey Rd.	91030	5311012040	0	0	7	7	Shortfall of Sites	0.94	Estate & Very Low Density Residential	RE	Estate & Very Low Density Residential with AH Overlay	RE with AH Overlay	30	Vacant
7	ReNew United Methodist Church, 699 Monterey Rd.	91030	5314003083	30	0	0	30	Shortfall of Sites	6.65	Community Facilities	CF	Community Facilities with AH Overlay	CF with AH Overlay	30	Non-Vacant
8	Between Mission St. and El Centro St. – Public Works Yard	91030	5315020901	42	0	0	42	Shortfall of Sites	0.71	Mission Street Specific Plan	MSSP	Downtown Mission	Mission Street	70	Non-Vacant <sup>3</sup>
9	Mission St. at Meridian Ave.	91030	5315014030	9	5	2	16	Shortfall of Sites	0.23	Mission Street Specific Plan	MSSP	Downtown Mission	Mission Street	70	Non-Vacant
		91030	5315014032	7	2	2	11	Shortfall of Sites	0.16	Mission Street Specific Plan	MSSP			70	Non-Vacant
		91030	5315014033	5	2	2	9	Shortfall of Sites	0.13	Mission Street Specific Plan	MSSP			70	Non-Vacant
		91030	5315014044	13	6	2	21	Shortfall of Sites	0.31	Mission Street Specific Plan	MSSP			70	Non-Vacant
10	Mission St. and Fairview Ave.	91030	5315008047*	0	19	89	108	Shortfall of Sites	1.90	Mission Street Specific Plan	MSSP	Downtown Mission	Mission Street	50	Non-Vacant
11	Mission St. and Fremont Ave.	91030	5315009051	5	0	45	50	Shortfall of Sites	0.81	Mission Street Specific Plan	MSSP	Downtown Mission	Mission Street	50	Non-Vacant
12	El Centro St. and Mound Ave.	91030	5315003044*	13	6	2	21	Shortfall of Sites	0.37	General Commercial	CG	Downtown Fair Oaks	Fair Oaks	55	Non-Vacant
		91030	5315003901*	7	2	2	11	Shortfall of Sites	0.19	General Commercial	CG			55	Non-Vacant
13	El Centro St. and Mound Ave.	91030	5315003903	10	0	0	10	Shortfall of Sites	0.18	General Commercial	CG	Downtown Fair Oaks	Mixed Use	70	Non-Vacant
		91030	5315003904	8	0	0	8	Shortfall of Sites	0.12	General Commercial	CG				Non-Vacant
		91030	5315003902	7	0	0	7	Shortfall of Sites	0.12	General Commercial	CG				Non-Vacant
		91030	5315003035	11	0	0	11	Shortfall of Sites	0.19	General Commercial	CG				Non-Vacant

SITE NUMBER IN APPENDIX A	ADDRESS/ INTERSECTION	ZIP CODE	APN	LOWER-INCOME UNITS	MODERATE-INCOME UNITS	ABOVE MODERATE-INCOME UNITS	REALISTIC TOTAL CAPACITY (UNITS)	TYPE OF SHORTFALL	PARCEL SIZE (ACRES)	CURRENT GENERAL PLAN LAND USE	CURRENT ZONING	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED ZONING	MAXIMUM DENSITY ALLOWED (UNITS/ ACRE)	VACANT/ NON-VACANT <sup>2</sup>
14	Fair Oaks Ave. and Grevelia St.	91030	5315001070	46	23	23	92	Shortfall of Sites	0.85	General Commercial	CG	Downtown Fair Oaks	Fair Oaks	110	Non-Vacant
15	Monterey Rd. and Fair Oaks Ave.	91030	5319002034	110	55	55	220	Shortfall of Sites	2.67	General Commercial	CG	Downtown Fair Oaks	Fair Oaks	110	Non-Vacant
<b>TOTAL</b>				<b>592</b>	<b>205</b>	<b>286</b>	<b>1,083</b>		<b>24.89</b>						

Source: City of South Pasadena, 2021

\* Included in prior Housing Element sites inventory

<sup>1</sup> See Appendix A for any identified environmental constraints that will be mitigated prior to residential development occurring.

<sup>2</sup> See Appendix A for site-by-site description of how redevelopment is likely in the planning period for each of these sites.

<sup>3</sup> Site 8 has an underground gasoline tank and filling station on the site that will be removed and the City will remediate any soil contamination found on the site prior to development for residential uses. See Appendix A Site 8 for further discussion.

**Table VI-51  
DOWNTOWN SPECIFIC PLAN REZONING CAPACITY ANALYSIS**

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments								Anticipated Development Capacity			
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5310019001	Medium Density Residential	RM	0.17	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5310019002	Medium Density Residential	RM	0.17	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5310019003	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5310019004	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5310019005	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5310019006	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5310019009	Medium Density Residential	RM	0.17	5	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5310019010	Medium Density Residential	RM	0.17	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5310019021	Medium Density Residential	RM	0.33	8	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5310020010	Medium Density Residential	RM	0.21	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5310020011	Medium Density Residential	RM	0.21	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5310020012	Medium Density Residential	RM	0.21	5	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5310033001	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5310033002	Medium Density Residential	RM	0.13	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5310033008	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5310033019	Medium Density Residential	RM	0.52	22	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5310033021	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5310033901	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5311001008	Ostrich Farm Mixed-Use	RM	0.25	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5311001018	Ostrich Farm Mixed-Use	CG	0.35	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5311001020	Ostrich Farm Mixed-Use	RM	0.56	1	70	19	10	10	39	5%	100%	100%	100%	100%	400%	100%	5%	0.975	0.488	0.488	1.950
5311001038	Ostrich Farm Mixed-Use	CG	0.72	1	70	25	12	12	49	5%	100%	100%	100%	100%	400%	100%	5%	1.225	0.613	0.613	2.450
5311001041	Ostrich Farm Mixed-Use	CG	0.59	1	70	20	10	10	40	5%	100%	100%	100%	100%	400%	100%	5%	1.000	0.500	0.500	2.000
5311002047	Community Facilities	CF	0.41	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	100%	5%	0.700	0.350	0.350	1.400
5311002050	High Density Residential	RH	0.15	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5311002051	High Density Residential	RH	0.30	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	20%	2.000	1.000	1.000	4.000
5311002056	Medium Density Residential	RM	0.35	2	70	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5311002057	Medium Density Residential	RM	0.35	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5311002059	High Density Residential	RH	1.86	0	70	65	33	33	131	5%	100%	100%	100%	100%	400%	100%	5%	3.275	1.638	1.638	6.550
5311002122	Medium Density Residential	RM	0.53	1	70	18	9	9	36	5%	100%	100%	100%	100%	400%	100%	5%	0.900	0.450	0.450	1.800
5311002138	Ostrich Farm Mixed-Use	BP	0.75	1	70	26	13	13	52	5%	100%	50%	100%	100%	400%	100%	3%	0.650	0.325	0.325	1.300
5311002139	Ostrich Farm Mixed-Use	BP	1.06	1	70	37	18	18	73	5%	100%	50%	50%	100%	400%	100%	1%	0.456	0.228	0.228	0.913
5311002900	Medium Density Residential	RM	0.06	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5311003026	High Density Residential	RH	0.02	0	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5311003027	High Density Residential	RH	0.37	0	70	13	6	6	25	5%	100%	100%	100%	100%	400%	100%	5%	0.625	0.313	0.313	1.250
5311003028	High Density Residential	RH	0.29	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	5%	0.500	0.250	0.250	1.000
5311003029	High Density Residential	RH	0.03	0	45	1	0	0	1	5%	100%	100%	100%	100%	100%	100%	5%	0.025	0.013	0.013	0.050
5311003030	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5311003031	High Density Residential	RH	0.20	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	100%	5%	0.375	0.188	0.188	0.750
5311003032	High Density Residential	RH	0.02	0	45	1	0	0	1	5%	100%	100%	100%	100%	100%	100%	5%	0.025	0.013	0.013	0.050
5311003033	High Density Residential	RH	0.18	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5311003034	High Density Residential	RH	0.19	0	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5311003035	High Density Residential	RH	0.20	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	100%	5%	0.375	0.188	0.188	0.750
5311003036	High Density Residential	RH	0.20	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	100%	5%	0.375	0.188	0.188	0.750
5311003037	High Density Residential	RH	0.49	0	70	17	9	9	35	5%	100%	100%	100%	100%	400%	100%	5%	0.875	0.438	0.438	1.750
5311003038	High Density Residential	RH	0.32	0	70	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5311003039	High Density Residential	RH	0.26	0	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5311003040	High Density Residential	RH	0.26	0	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5311003043	Ostrich Farm Mixed-Use	BP	2.33	1	70	81	41	41	163	5%	50%	50%	50%	100%	400%	100%	3%	2.038	1.019	1.019	4.075
5311004011	Ostrich Farm Mixed-Use	BP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5311004012	Ostrich Farm Mixed-Use	BP	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5311004013	Ostrich Farm Mixed-Use	BP	0.05	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	100%	5%	0.075	0.038	0.038	0.150
5311004014	Ostrich Farm Mixed-Use	BP	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5311004015	Ostrich Farm Mixed-Use	BP	0.24	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5311004018	High Density Residential	RH	0.51	0	70	18	9	9	36	5%	100%	100%	100%	100%	400%	100%	5%	0.900	0.450	0.450	1.800
5311004019	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	5%	0.500	0.250	0.250	1.000
5311004020	High Density Residential	RH	0.46	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	100%	5%	0.800	0.400	0.400	1.600
5311004023	High Density Residential	RH	0.26	0	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5311004026	High Density Residential	RH	0.77	0	70	27	14	14	55	5%	100%	100%	100%	100%	400%	100%	5%	1.375	0.688	0.688	2.750
5311004027	High Density Residential	RH	0.27	0	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5311004030	High Density Residential	RH	0.45	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	100%	5%	0.800	0.400	0.400	1.600
5311004044	Ostrich Farm Mixed-Use	CG	0.36	1	70	12	6	6	24	5%	100%	100%	50%	100%	400%	100%	3%	0.300	0.150	0.150	0.600
5311010006	Medium Density Residential	RM	0.21	1	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5311010007	Medium Density Residential	RM	0.31	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	5%	0.500	0.250	0.250	1.000

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5311010008	Medium Density Residential	RM	0.65	1	70	22	11	11	44	5%	100%	100%	100%	100%	400%	100%	5%	1.100	0.550	0.550	2.200
5311010009	Medium Density Residential	RM	0.26	2	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5311010010	Medium Density Residential	RM	0.34	1	70	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5311010011	Medium Density Residential	RM	0.22	2	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5311010012	Medium Density Residential	RM	0.28	1	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5311010015	Medium Density Residential	RM	0.40	1	70	13	7	7	27	5%	100%	100%	100%	100%	400%	100%	5%	0.675	0.338	0.338	1.350
5311010016	Medium Density Residential	RM	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5311010022	Medium Density Residential	RM	0.70	1	70	24	12	12	48	5%	100%	100%	100%	100%	400%	100%	5%	1.200	0.600	0.600	2.400
5311010052	Medium Density Residential	RM	0.37	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5311012004	Medium Density Residential	RM	0.17	1	70	6	3	3	12	5%	50%	100%	100%	100%	400%	100%	3%	0.150	0.075	0.075	0.300
5311012018	Medium Density Residential	RM	0.84	1	70	29	14	14	57	5%	100%	100%	100%	100%	400%	100%	5%	1.425	0.713	0.713	2.850
5311012020	Medium Density Residential	RM	1.60	1	70	56	28	28	112	5%	100%	100%	100%	100%	400%	100%	5%	2.800	1.400	1.400	5.600
5311015028	Medium Density Residential	RM	0.76	1	70	26	13	13	52	5%	100%	100%	100%	100%	400%	100%	5%	1.300	0.650	0.650	2.600
5311015029	Medium Density Residential	RM	0.69	1	70	24	12	12	48	5%	100%	100%	100%	100%	400%	100%	5%	1.200	0.600	0.600	2.400
5311015030	Medium Density Residential	RM	0.30	4	70	9	4	4	17	5%	100%	100%	100%	100%	400%	100%	5%	0.425	0.213	0.213	0.850
5311015048	Medium Density Residential	RM	1.10	1	70	38	19	19	76	5%	100%	100%	100%	100%	400%	100%	5%	1.900	0.950	0.950	3.800
5312001903	High Density Residential	RH	0.58	0	70	20	10	10	40	5%	100%	100%	100%	100%	400%	100%	5%	1.000	0.500	0.500	2.000
5312002002	High Density Residential	RH	0.16	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5312002003	High Density Residential	RH	0.16	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5312002004	High Density Residential	RH	0.13	0	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5312002005	High Density Residential	RH	0.03	0	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5312002006	High Density Residential	RH	0.15	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5312002007	High Density Residential	RH	0.10	0	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5312002008	High Density Residential	RH	0.04	0	70	1	1	1	3	5%	100%	100%	100%	100%	400%	100%	5%	0.075	0.038	0.038	0.150
5312002009	High Density Residential	RH	0.13	0	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5312002023	High Density Residential	RH	0.14	0	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5312002025	High Density Residential	RH	0.15	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313003039	Medium Density Residential	RM	0.19	5	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313003040	Medium Density Residential	RM	0.26	2	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5313003041	Medium Density Residential	RM	0.34	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5313003042	Medium Density Residential	RM	0.20	2	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5313003045	Medium Density Residential	RM	0.24	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5313004018	Medium Density Residential	RM	0.55	24	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5313004026	Downtown Specific Plan	CG	0.19	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313004030	Medium Density Residential	RM	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313004031	Medium Density Residential	RM	0.18	2	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5313004032	Medium Density Residential	RM	0.21	2	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313004033	Medium Density Residential	RM	0.20	8	70	3	1	1	5	5%	100%	100%	100%	100%	400%	150%	8%	0.188	0.094	0.094	0.375
5313004034	Medium Density Residential	RM	0.20	8	70	3	1	1	5	5%	100%	100%	100%	100%	400%	150%	8%	0.188	0.094	0.094	0.375
5313004035	Medium Density Residential	RM	0.63	26	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275
5313004036	Medium Density Residential	RM	0.59	10	70	16	8	8	32	5%	100%	100%	100%	100%	400%	100%	5%	0.800	0.400	0.400	1.600
5313004037	Medium Density Residential	RM	0.18	3	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313004038	Medium Density Residential	RM	0.17	2	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313004039	Medium Density Residential	RM	0.15	2	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313004040	Medium Density Residential	RM	0.14	3	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313004041	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313004042	Medium Density Residential	RM	0.13	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313004043	Medium Density Residential	RM	0.13	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313004044	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313004045	Medium Density Residential	RM	0.17	5	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313004046	Medium Density Residential	RM	0.37	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5313004047	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313004048	Medium Density Residential	RM	0.16	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313004049	Medium Density Residential	RM	0.18	6	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313004050	Medium Density Residential	RM	0.29	8	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313004051	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313004052	Medium Density Residential	RM	0.19	2	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313004053	Medium Density Residential	RM	0.22	3	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313004054	Downtown Specific Plan	CG	0.21	1	70	7	3	3	13	5%	100%	100%	100%	100%	400%	150%	8%	0.488	0.244	0.244	0.975

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5313004055	Downtown Specific Plan	CG	0.40	1	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5313005023	Medium Density Residential	RM	0.15	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5313005024	Medium Density Residential	RM	0.15	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5313005025	Medium Density Residential	RM	0.15	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5313005026	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5313005027	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5313005028	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5313005029	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5313005030	Medium Density Residential	RM	0.24	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5313005033	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5313005034	High Density Residential	RH	0.42	0	45	10	5	5	20	5%	100%	100%	100%	100%	100%	150%	8%	0.750	0.375	0.375	1.500
5313005035	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5313005036	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5313005037	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5313005038	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5313005039	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5313005040	Medium Density Residential	RM	0.60	1	30	0	0	17	17	5%	100%	100%	100%	100%	100%	150%	8%	0	0	1.275	1.275
5313005041	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5313005042	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5313005054	High Density Residential	RH	0.43	0	45	10	5	5	20	5%	100%	100%	100%	100%	100%	150%	8%	0.750	0.375	0.375	1.500
5313005059	High Density Residential	RH	0.50	0	45	11	6	6	23	5%	100%	100%	100%	100%	100%	150%	8%	0.863	0.431	0.431	1.725
5313005081	High Density Residential	RH	0.41	0	45	9	5	5	19	5%	100%	100%	100%	100%	100%	150%	8%	0.713	0.356	0.356	1.425
5313006024	Downtown Specific Plan	MSSP	0.44	1	70	15	7	7	29	5%	100%	100%	100%	100%	400%	150%	8%	1.088	0.544	0.544	2.175
5313006025	Downtown Specific Plan	MSSP	0.50	1	70	17	9	9	35	5%	100%	100%	100%	50%	400%	150%	4%	0.656	0.328	0.328	1.313
5313006038	Downtown Specific Plan	MSSP	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5313006039	Downtown Specific Plan	MSSP	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5313006040	Downtown Specific Plan	MSSP	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5313006042	Downtown Specific Plan	MSSP	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313006043	Downtown Specific Plan	MSSP	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313006044	Downtown Specific Plan	MSSP	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5313006052	High Density Residential	RH	0.49	0	45	11	6	6	23	5%	100%	100%	100%	100%	100%	150%	8%	0.863	0.431	0.431	1.725
5313006053	High Density Residential	RH	0.67	0	45	15	7	7	29	5%	100%	100%	100%	100%	100%	150%	8%	1.088	0.544	0.544	2.175



APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5313006054	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	150%	8%	0.413	0.206	0.206	0.825
5313007040	Downtown Specific Plan	MSSP	0.16	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313007041	Downtown Specific Plan	MSSP	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313007042	Downtown Specific Plan	MSSP	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313007043	Downtown Specific Plan	MSSP	0.16	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313007044	Downtown Specific Plan	MSSP	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313007045	Downtown Specific Plan	MSSP	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313007054	Downtown Specific Plan	MSSP	0.16	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313007057	Downtown Specific Plan	MSSP	0.31	1	70	10	5	5	20	5%	100%	100%	100%	50%	400%	150%	4%	0.375	0.188	0.188	0.750
5313007067	Downtown Specific Plan	MSSP	0.31	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5313007068	Downtown Specific Plan	MSSP	0.81	1	70	28	14	14	56	5%	50%	100%	100%	100%	400%	150%	4%	1.050	0.525	0.525	2.100
5313008013	Downtown Specific Plan	MSSP	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313008014	Downtown Specific Plan	MSSP	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5313008015	Downtown Specific Plan	MSSP	0.24	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5313008016	Downtown Specific Plan	MSSP	0.22	1	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5313008026	Downtown Specific Plan	MSSP	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5313008027	Downtown Specific Plan	MSSP	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5313008028	Downtown Specific Plan	MSSP	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5313008029	Downtown Specific Plan	MSSP	0.03	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	150%	8%	0.038	0.019	0.019	0.075
5313009008	Medium Density Residential	RM	0.14	4	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313009009	Medium Density Residential	RM	0.31	4	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5313009010	Medium Density Residential	RM	0.05	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	100%	5%	0.075	0.038	0.038	0.150
5313009011	Medium Density Residential	RM	0.18	2	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313009012	Medium Density Residential	RM	0.22	1	70	7	4	4	15	5%	100%	100%	100%	100%	400%	100%	5%	0.375	0.188	0.188	0.750
5313009013	Medium Density Residential	RM	0.13	2	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313009014	Medium Density Residential	RM	0.19	4	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313009015	Medium Density Residential	RM	0.47	8	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5313009016	Medium Density Residential	RM	0.02	1	70	0	0	0	0	5%	100%	100%	100%	100%	400%	100%	5%	0	0	0	0
5313009017	Medium Density Residential	RM	0.17	3	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313009018	Medium Density Residential	RM	0.52	20	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5313009019	Medium Density Residential	RM	0.18	3	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313009020	Medium Density Residential	RM	0.18	1	70	6	3	3	12	5%	50%	100%	100%	100%	400%	100%	3%	0.150	0.075	0.075	0.300
5313009021	Medium Density Residential	RM	0.20	4	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5313009022	Medium Density Residential	RM	0.35	9	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5313009023	Medium Density Residential	RM	0.17	3	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313009024	Medium Density Residential	RM	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313009026	Medium Density Residential	RM	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313009027	Medium Density Residential	RM	0.18	2	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313009028	Medium Density Residential	RM	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313009029	Medium Density Residential	RM	0.18	2	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313009030	Medium Density Residential	RM	0.17	2	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313009031	Medium Density Residential	RM	0.23	4	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313009032	Medium Density Residential	RM	0.20	2	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313009034	Medium Density Residential	RM	0.76	1	70	26	13	13	52	5%	100%	100%	100%	100%	400%	100%	5%	1.300	0.650	0.650	2.600
5313010021	High Density Residential	RH	0.85	0	70	30	15	15	60	5%	100%	100%	100%	100%	400%	100%	5%	1.500	0.750	0.750	3.000
5313010047	High Density Residential	RH	0.29	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	20%	2.000	1.000	1.000	4.000
5313010048	High Density Residential	RH	0.35	0	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5313010049	High Density Residential	RH	0.14	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	20%	1.100	0.550	0.550	2.200
5313010050	High Density Residential	RH	0.20	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	100%	5%	0.375	0.188	0.188	0.750
5313010051	High Density Residential	RH	0.36	0	70	13	6	6	25	5%	100%	100%	100%	100%	400%	100%	5%	0.625	0.313	0.313	1.250
5313010052	High Density Residential	RH	0.19	0	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5313010053	High Density Residential	RH	0.19	0	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5313010054	High Density Residential	RH	0.29	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	5%	0.500	0.250	0.250	1.000
5313010055	High Density Residential	RH	0.15	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313010056	High Density Residential	RH	0.18	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313010057	High Density Residential	RH	0.15	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313010058	High Density Residential	RH	0.14	0	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313010059	High Density Residential	RH	0.14	0	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313010060	High Density Residential	RH	0.18	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313010061	High Density Residential	RH	0.14	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313010062	High Density Residential	RH	0.25	0	70	9	4	4	17	5%	100%	100%	100%	100%	400%	100%	5%	0.425	0.213	0.213	0.850
5313010063	High Density Residential	RH	0.37	0	70	13	6	6	25	5%	100%	100%	100%	100%	400%	100%	5%	0.625	0.313	0.313	1.250
5313010064	High Density Residential	RH	0.33	0	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5313010065	High Density Residential	RH	0.65	0	70	23	11	11	45	5%	100%	100%	100%	100%	400%	100%	5%	1.125	0.563	0.563	2.250
5313010068	High Density Residential	RH	0.25	0	70	9	4	4	17	5%	100%	100%	100%	100%	400%	100%	5%	0.425	0.213	0.213	0.850
5313011001	High Density Residential	RH	0.38	0	70	13	7	7	27	5%	100%	100%	100%	100%	400%	100%	5%	0.675	0.338	0.338	1.350
5313011004	High Density Residential	RH	0.47	0	70	17	8	8	33	5%	100%	100%	100%	100%	400%	100%	5%	0.825	0.413	0.413	1.650

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5313011006	Ostrich Farm Mixed-Use	BP	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5313011008	Ostrich Farm Mixed-Use	BP	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313011011	Ostrich Farm Mixed-Use	BP	0.13	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313011014	Ostrich Farm Mixed-Use	BP	0.60	1	70	20	10	10	40	5%	100%	100%	100%	100%	400%	100%	5%	1.000	0.500	0.500	2.000
5313011016	High Density Residential	RH	0.46	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	100%	5%	0.800	0.400	0.400	1.600
5313012001	Medium Density Residential	RM	0.18	4	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313012002	Medium Density Residential	RM	0.16	2	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313012003	Medium Density Residential	RM	0.40	4	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5313012004	Medium Density Residential	RM	0.39	9	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5313012005	Medium Density Residential	RM	0.14	2	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313012006	Medium Density Residential	RM	0.12	2	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313012007	Medium Density Residential	CG	0.12	2	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313012008	Transitional Mixed-Use	CG	0.23	3	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5313012009	Transitional Mixed-Use	CG	0.28	1	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5313012010	Medium Density Residential	RM	0.13	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313012011	Medium Density Residential	RM	0.25	2	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5313012012	Medium Density Residential	RM	0.04	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5313012013	Medium Density Residential	RM	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5313012014	Medium Density Residential	RM	0.10	1	70	3	1	1	5	5%	100%	100%	100%	100%	400%	100%	5%	0.125	0.063	0.063	0.250
5313012015	Medium Density Residential	RM	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313012016	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313012017	Medium Density Residential	RM	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313012018	Medium Density Residential	RM	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313012019	Medium Density Residential	RM	0.12	2	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313012020	Medium Density Residential	RM	0.12	2	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5313012021	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313017009	High Density Residential	RH	0.08	0	70	3	1	1	5	5%	100%	100%	100%	100%	400%	100%	5%	0.125	0.063	0.063	0.250
5313017010	High Density Residential	RH	0.60	0	70	21	11	11	43	5%	100%	100%	100%	100%	400%	100%	5%	1.075	0.538	0.538	2.150
5313017011	High Density Residential	RH	0.34	0	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5313017013	High Density Residential	RH	0.16	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313017014	High Density Residential	RH	0.15	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5313017017	High Density Residential	RH	0.19	0	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5313017019	High Density Residential	RH	0.13	0	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5313017020	High Density Residential	RH	0.16	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313017021	High Density Residential	RH	0.16	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313017022	High Density Residential	RH	0.43	0	70	15	8	8	31	5%	100%	100%	100%	100%	400%	100%	5%	0.775	0.388	0.388	1.550
5313017023	High Density Residential	RH	0.43	0	70	15	8	8	31	5%	100%	100%	100%	100%	400%	100%	5%	0.775	0.388	0.388	1.550
5313017024	High Density Residential	RH	0.47	0	70	17	8	8	33	5%	100%	100%	100%	100%	400%	100%	5%	0.825	0.413	0.413	1.650
5313017025	High Density Residential	RH	0.45	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	100%	5%	0.800	0.400	0.400	1.600
5313017026	High Density Residential	RH	0.15	0	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5313017027	High Density Residential	RH	0.11	0	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5313017028	High Density Residential	RH	0.39	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	100%	5%	0.700	0.350	0.350	1.400
5313017031	High Density Residential	RH	0.26	0	70	9	4	4	17	5%	100%	100%	100%	100%	400%	100%	5%	0.425	0.213	0.213	0.850
5313017038	High Density Residential	RH	0.82	0	70	29	14	14	57	5%	100%	100%	100%	100%	400%	100%	5%	1.425	0.713	0.713	2.850
5313017063	High Density Residential	RH	0.30	0	70	10	5	5	20	5%	100%	100%	50%	100%	400%	100%	3%	0.250	0.125	0.125	0.500
5313017067	High Density Residential	RH	0.17	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5313017802	High Density Residential	RH	0.19	0	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5313017902	High Density Residential	RH	0.11	0	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5314003039	Medium Density Residential	RM	3.02	1	30	0	0	90	90	5%	100%	100%	100%	100%	100%	150%	8%	0	0	6.750	6.750
5315001035	Transitional Mixed-Use	CO	0.19	4	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315001036	Transitional Mixed-Use	CO	0.19	3	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315001037	Transitional Mixed-Use	CO	0.23	8	45	1	1	1	3	5%	100%	100%	100%	100%	100%	150%	8%	0.113	0.056	0.056	0.225
5315001038	Transitional Mixed-Use	CO	0.23	3	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315001042	Transitional Mixed-Use	CO	0.16	2	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315001043	Transitional Mixed-Use	CO	0.17	7	45	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315001045	Transitional Mixed-Use	CO	0.25	8	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315001047	Transitional Mixed-Use	CO	0.24	10	45	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315001048	Transitional Mixed-Use	CO	0.24	6	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315001072	Downtown Specific Plan	CO	2.62	0	110	144	72	72	288	5%	100%	50%	100%	100%	400%	150%	4%	5.400	2.700	2.700	10.800
5315001073	Transitional Mixed-Use	CO	0.24	1	45	5	2	2	9	5%	100%	100%	100%	100%	100%	150%	8%	0.338	0.169	0.169	0.675
5315002013	Transitional Mixed-Use	CO	0.24	9	45	1	0	0	1	5%	100%	100%	100%	100%	100%	150%	8%	0.038	0.019	0.019	0.075
5315002014	Transitional Mixed-Use	CO	0.24	6	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315002019	Transitional Mixed-Use	CO	0.16	2	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315002021	Transitional Mixed-Use	CO	0.23	4	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315002023	Transitional Mixed-Use	CO	0.15	3	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315002024	Transitional Mixed-Use	CO	0.08	2	45	1	0	0	1	5%	100%	100%	100%	100%	100%	150%	8%	0.038	0.019	0.019	0.075
5315002030	Downtown Specific Plan	CG	0.42	1	70	14	7	7	28	5%	100%	100%	100%	50%	400%	150%	4%	0.525	0.263	0.263	1.050
5315002034	Downtown Specific Plan	CG	0.24	0	110	13	7	7	27	5%	100%	100%	100%	100%	400%	150%	8%	1.013	0.506	0.506	2.025
5315002035	Downtown Specific Plan	CG	0.29	0	110	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315002036	Downtown Specific Plan	CG	0.32	0	110	17	9	9	35	5%	100%	100%	100%	100%	400%	150%	8%	1.313	0.656	0.656	2.625
5315002037	Downtown Specific Plan	CG	0.03	0	110	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5315002038	Downtown Specific Plan	CG	0.13	0	110	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5315002039	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5315002040	Downtown Specific Plan	CG	0.32	0	110	17	9	9	35	5%	100%	100%	100%	100%	400%	150%	8%	1.313	0.656	0.656	2.625
5315002041	Downtown Specific Plan	CG	0.12	0	110	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315002049	Downtown Specific Plan	CG	0.22	0	110	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5315002055	Downtown Specific Plan	CG	1.00	0	110	55	27	27	109	5%	100%	100%	100%	100%	400%	150%	8%	4.088	2.044	2.044	8.175
5315002061	Downtown Specific Plan	RM	0.23	0	110	13	6	6	25	5%	100%	100%	100%	100%	400%	150%	8%	0.938	0.469	0.469	1.875
5315002062	Downtown Specific Plan	RM	0.23	0	110	13	6	6	25	5%	100%	100%	100%	100%	400%	150%	8%	0.938	0.469	0.469	1.875
5315002063	Downtown Specific Plan	RM	0.09	0	110	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5315002064	Downtown Specific Plan	RM	0.15	0	110	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315002065	Downtown Specific Plan	RM	0.11	0	110	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315002074	Downtown Specific Plan	CG	0.37	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5315002901	Downtown Specific Plan	CG	0.47	0	110	26	13	13	52	5%	100%	100%	100%	100%	400%	150%	8%	1.950	0.975	0.975	3.900
5315002902	Downtown Specific Plan	CF	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315002905	Downtown Specific Plan	CF	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315002907	Downtown Specific Plan	CF	0.00	1	70	0	0	0	0	5%	100%	100%	100%	100%	400%	150%	8%	0	0	0	0
5315002911	Downtown Specific Plan	CF	0.97	1	70	34	17	17	68	5%	100%	100%	100%	100%	400%	150%	8%	2.550	1.275	1.275	5.100
5315002912	Downtown Specific Plan	CF	0.24	1	70	8	4	4	16	5%	100%	100%	50%	100%	400%	150%	4%	0.300	0.150	0.150	0.600
5315003023	Downtown Specific Plan	CG	0.07	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5315003025	Downtown Specific Plan	CG	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315003026	Downtown Specific Plan	CG	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5315003028	Downtown Specific Plan	CG	0.48	1	70	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400
5315003029	Downtown Specific Plan	CG	0.04	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5315003030	Downtown Specific Plan	CG	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315003031	Downtown Specific Plan	CF	1.78	1	70	62	31	31	124	5%	100%	100%	100%	100%	400%	150%	8%	4.650	2.325	2.325	9.300
5315003032	Downtown Specific Plan	CG	0.22	0	110	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5315003033	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5315003034	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5315003039	Downtown Specific Plan	CG	0.20	0	110	11	6	6	23	5%	100%	100%	100%	100%	400%	150%	8%	0.863	0.431	0.431	1.725
5315003040	Downtown Specific Plan	CG	0.22	0	110	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5315003041	Downtown Specific Plan	CG	0.20	0	110	11	6	6	23	5%	100%	100%	100%	100%	400%	150%	8%	0.863	0.431	0.431	1.725
5315003042	Downtown Specific Plan	CG	0.20	0	110	11	6	6	23	5%	100%	100%	100%	100%	400%	150%	8%	0.863	0.431	0.431	1.725
5315003043	Downtown Specific Plan	CG	0.34	0	110	19	9	9	37	5%	50%	100%	100%	100%	400%	150%	4%	0.694	0.347	0.347	1.388
5315003044	Downtown Specific Plan	CG	0.37	0	110	20	10	10	40	5%	100%	100%	100%	100%	400%	150%	8%	1.500	0.750	0.750	3.000
5315003046	Downtown Specific Plan	CG	0.07	0	110	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315003047	Downtown Specific Plan	CG	0.09	0	110	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315003048	Downtown Specific Plan	CG	0.13	0	110	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5315003049	Downtown Specific Plan	CG	0.08	0	110	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5315003050	Downtown Specific Plan	CG	0.17	0	110	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5315003054	Downtown Specific Plan	CG	0.07	0	110	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315003055	Downtown Specific Plan	CG	0.07	0	110	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315003056	Downtown Specific Plan	CG	0.09	0	110	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315003057	Downtown Specific Plan	CG	0.37	0	110	21	10	10	41	5%	100%	100%	100%	100%	400%	150%	8%	1.538	0.769	0.769	3.075
5315003058	Downtown Specific Plan	CG	0.49	0	110	27	14	14	55	5%	100%	50%	100%	100%	400%	150%	4%	1.031	0.516	0.516	2.063
5315003059	Downtown Specific Plan	CG	0.50	1	70	17	9	9	35	5%	100%	100%	100%	100%	400%	150%	8%	1.313	0.656	0.656	2.625
5315003065	Downtown Specific Plan	CG	0.42	1	70	14	7	7	28	5%	100%	50%	100%	100%	400%	150%	4%	0.525	0.263	0.263	1.050
5315003083	Downtown Specific Plan	CG	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5315003803	Downtown Specific Plan	CG	0.42	1	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5315003901	Downtown Specific Plan	CG	0.19	0	110	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5315004027	Transitional Mixed-Use	CO	0.17	1	45	3	2	2	7	5%	100%	100%	100%	100%	100%	100%	5%	0.175	0.088	0.088	0.350
5315004028	Transitional Mixed-Use	CO	0.18	2	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315004029	Transitional Mixed-Use	CO	0.18	12	45	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315004030	Transitional Mixed-Use	CO	0.18	2	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315004031	Transitional Mixed-Use	CO	0.18	4	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315004032	Transitional Mixed-Use	CO	0.18	2	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315004034	Transitional Mixed-Use	CO	0.18	5	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315004035	Transitional Mixed-Use	CO	0.18	2	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315004037	Transitional Mixed-Use	CO	0.18	12	45	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315004038	Medium Density Residential	RM	0.19	8	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315004039	Medium Density Residential	RM	0.18	8	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315004041	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315004042	Medium Density Residential	RM	0.18	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315004043	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315004044	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315004045	Medium Density Residential	RM	0.19	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315004046	Medium Density Residential	RM	0.18	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315004047	Medium Density Residential	RM	0.17	5	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315004066	Downtown Specific Plan	CG	0.36	0	110	20	10	10	40	5%	100%	100%	100%	100%	400%	150%	8%	1.500	0.750	0.750	3.000
5315004083	Downtown Specific Plan	CG	1.06	0	110	58	29	29	116	5%	100%	100%	100%	100%	400%	150%	8%	4.350	2.175	2.175	8.700
5315004084	Downtown Specific Plan	CG	1.88	0	110	103	52	52	207	5%	100%	100%	100%	100%	400%	150%	8%	7.763	3.881	3.881	15.525
5315004085	Downtown Specific Plan	CG	0.66	0	110	36	18	18	72	5%	100%	100%	100%	100%	400%	150%	8%	2.700	1.350	1.350	5.400

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315004087	Medium Density Residential	RM	0.36	1	30	0	0	10	10	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.750	0.750
5315005062	Transitional Mixed-Use	CO	0.16	1	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315005063	Transitional Mixed-Use	CO	0.16	2	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315005065	Transitional Mixed-Use	CO	0.16	5	45	1	1	1	3	5%	100%	100%	100%	100%	100%	150%	8%	0.113	0.056	0.056	0.225
5315005066	Transitional Mixed-Use	CO	0.16	2	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315006014	Downtown Specific Plan	MSSP	0.32	1	70	11	5	5	21	5%	50%	100%	100%	100%	400%	150%	4%	0.394	0.197	0.197	0.788
5315006017	Downtown Specific Plan	MSSP	0.51	1	70	17	9	9	35	5%	50%	100%	100%	100%	400%	150%	4%	0.656	0.328	0.328	1.313
5315007030	Downtown Specific Plan	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315007055	Downtown Specific Plan	RM	0.91	1	70	31	16	16	63	5%	100%	100%	100%	100%	400%	150%	8%	2.363	1.181	1.181	4.725
5315007900	Downtown Specific Plan	CF	0.79	1	70	27	14	14	55	5%	100%	100%	100%	100%	400%	150%	8%	2.063	1.031	1.031	4.125
5315008023	Downtown Specific Plan	MSSP	0.09	1	70	3	1	1	5	5%	50%	50%	100%	100%	400%	150%	2%	0.047	0.023	0.023	0.094
5315008025	Downtown Specific Plan	MSSP	0.04	1	70	1	0	0	1	5%	50%	100%	100%	100%	400%	150%	4%	0.019	0.009	0.009	0.038
5315008032	Downtown Specific Plan	MSSP	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315008033	Downtown Specific Plan	MSSP	0.24	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315008034	Downtown Specific Plan	MSSP	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315008035	Downtown Specific Plan	MSSP	0.24	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315008036	Downtown Specific Plan	MSSP	0.33	1	70	11	6	6	23	5%	100%	100%	100%	100%	400%	150%	8%	0.863	0.431	0.431	1.725
5315008037	Downtown Specific Plan	MSSP	0.25	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315008038	Downtown Specific Plan	MSSP	0.11	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315008039	Downtown Specific Plan	MSSP	0.11	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315008040	Downtown Specific Plan	MSSP	0.11	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315008041	Downtown Specific Plan	MSSP	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315008042	Downtown Specific Plan	MSSP	0.45	1	70	15	8	8	31	5%	100%	100%	100%	50%	400%	150%	4%	0.581	0.291	0.291	1.163
5315008043	Downtown Specific Plan	MSSP	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315008044	Downtown Specific Plan	MSSP	0.67	1	70	23	12	12	47	5%	100%	100%	100%	100%	400%	150%	8%	1.763	0.881	0.881	3.525
5315008045	Downtown Specific Plan	MSSP	0.53	1	70	18	9	9	36	5%	100%	100%	100%	100%	400%	150%	8%	1.350	0.675	0.675	2.700
5315008046	Downtown Specific Plan	MSSP	0.80	1	70	28	14	14	56	5%	50%	100%	100%	100%	400%	150%	4%	1.050	0.525	0.525	2.100
5315009022	Downtown Specific Plan	MSSP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315009023	Downtown Specific Plan	MSSP	0.05	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5315009024	Downtown Specific Plan	MSSP	0.03	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	150%	8%	0.038	0.019	0.019	0.075
5315009025	Downtown Specific Plan	MSSP	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5315009026	Downtown Specific Plan	MSSP	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5315009027	Downtown Specific Plan	MSSP	0.03	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	150%	8%	0.038	0.019	0.019	0.075
5315009028	Downtown Specific Plan	MSSP	0.05	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5315009029	Downtown Specific Plan	MSSP	0.11	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315009030	Downtown Specific Plan	MSSP	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315009031	Downtown Specific Plan	MSSP	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315009032	Downtown Specific Plan	MSSP	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315009033	Downtown Specific Plan	MSSP	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315009034	Downtown Specific Plan	MSSP	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315009035	Downtown Specific Plan	MSSP	0.31	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5315009036	Downtown Specific Plan	MSSP	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315009037	Downtown Specific Plan	MSSP	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315009038	Downtown Specific Plan	MSSP	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315009039	Downtown Specific Plan	MSSP	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315009046	Downtown Specific Plan	MSSP	0.09	1	70	3	1	1	5	5%	100%	100%	100%	100%	400%	150%	8%	0.188	0.094	0.094	0.375
5315009047	Downtown Specific Plan	MSSP	0.09	1	70	3	1	1	5	5%	100%	100%	100%	100%	400%	150%	8%	0.188	0.094	0.094	0.375
5315009050	Downtown Specific Plan	MSSP	0.33	1	70	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5315010019	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315010020	Medium Density Residential	RM	0.17	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315010021	Medium Density Residential	RM	0.19	6	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315010022	Medium Density Residential	RM	0.19	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315010023	Medium Density Residential	RM	0.19	6	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315010025	Medium Density Residential	RM	0.23	3	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315010026	Transitional Mixed-Use	CO	0.19	2	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315010028	Transitional Mixed-Use	CO	0.17	1	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315010029	Transitional Mixed-Use	CO	0.17	1	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315010030	Transitional Mixed-Use	CO	0.17	5	45	1	1	1	3	5%	100%	100%	100%	100%	100%	150%	8%	0.113	0.056	0.056	0.225
5315010031	Transitional Mixed-Use	CO	0.21	3	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315010032	Medium Density Residential	RM	0.23	9	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315010033	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315010035	Medium Density Residential	RM	0.19	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315010036	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315010037	Medium Density Residential	RM	0.16	4	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315010038	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315010039	Medium Density Residential	RM	0.08	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315010040	Medium Density Residential	RM	0.27	7	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315010041	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315010043	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315011027	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150



APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315011028	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315011030	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315011031	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315011032	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315011033	Medium Density Residential	RM	0.15	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315011034	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315011035	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315011037	Medium Density Residential	RM	0.03	1	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315011038	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315011039	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315011044	Medium Density Residential	RM	0.15	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315011045	Transitional Mixed-Use	CO	0.17	1	45	3	2	2	7	5%	100%	100%	100%	100%	100%	150%	8%	0.263	0.131	0.131	0.525
5315011052	Medium Density Residential	RM	0.64	1	30	0	0	18	18	5%	100%	100%	100%	100%	100%	150%	8%	0	0	1.350	1.350
5315011067	Medium Density Residential	RM	0.12	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315011068	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315011903	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315011904	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315012016	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315012017	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315012019	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315012020	Medium Density Residential	RM	0.10	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315012022	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315012023	High Density Residential	RH	0.08	0	45	2	1	1	4	5%	100%	100%	100%	100%	100%	150%	8%	0.150	0.075	0.075	0.300
5315012024	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	150%	8%	0.338	0.169	0.169	0.675
5315012025	High Density Residential	RH	0.29	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	150%	8%	0.488	0.244	0.244	0.975
5315012028	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315012029	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315012030	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315012031	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315012032	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315012033	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315012034	Medium Density Residential	RM	0.15	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315012035	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315012038	High Density Residential	RH	0.31	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	150%	8%	0.488	0.244	0.244	0.975
5315012048	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315012049	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315012050	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	150%	8%	0.450	0.225	0.225	0.900
5315012903	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315012904	High Density Residential	RH	0.29	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	150%	8%	0.488	0.244	0.244	0.975
5315013019	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315013020	Medium Density Residential	RM	0.07	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013021	Medium Density Residential	RM	0.07	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013022	Medium Density Residential	RM	0.07	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013023	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315013024	Medium Density Residential	RM	0.12	1	30	0	0	2	2	5%	100%	100%	50%	100%	100%	150%	4%	0	0	0.075	0.075
5315013025	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013026	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315013027	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315013028	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	150%	8%	0.413	0.206	0.206	0.825
5315013029	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	150%	8%	0.413	0.206	0.206	0.825
5315013030	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	150%	8%	0.413	0.206	0.206	0.825
5315013033	Medium Density Residential	RM	0.07	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013034	Medium Density Residential	RM	0.08	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013035	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013037	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315013038	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315013039	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315013040	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315013041	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315013042	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315013043	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315013046	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315013903	Medium Density Residential	RM	0.04	1	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315013904	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	150%	8%	0.413	0.206	0.206	0.825
5315013906	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315013907	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315014021	Downtown Specific Plan	MSSP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315014022	Downtown Specific Plan	MSSP	0.13	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315014023	Downtown Specific Plan	MSSP	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315014024	Downtown Specific Plan	MSSP	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315014025	Downtown Specific Plan	MSSP	0.04	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5315014027	Downtown Specific Plan	MSSP	0.06	1	70	2	1	1	4	5%	50%	100%	100%	100%	400%	150%	4%	0.075	0.038	0.038	0.150
5315014028	Downtown Specific Plan	MSSP	0.12	1	70	4	2	2	8	5%	50%	100%	100%	100%	400%	150%	4%	0.150	0.075	0.075	0.300
5315014029	Downtown Specific Plan	MSSP	0.18	1	70	6	3	3	12	5%	50%	50%	100%	100%	400%	150%	2%	0.113	0.056	0.056	0.225
5315014035	Downtown Specific Plan	MSSP	0.20	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315014039	Downtown Specific Plan	MSSP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315014040	Downtown Specific Plan	MSSP	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5315014041	Downtown Specific Plan	MSSP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315014042	Downtown Specific Plan	MSSP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315014043	Downtown Specific Plan	MSSP	0.15	1	70	5	2	2	9	5%	50%	100%	100%	100%	400%	150%	4%	0.169	0.084	0.084	0.338
5315014049	Downtown Specific Plan	MSSP	0.04	1	70	1	0	0	1	5%	50%	100%	100%	100%	400%	150%	4%	0.019	0.009	0.009	0.038
5315014051	Downtown Specific Plan	MSSP	0.32	1	70	11	5	5	21	5%	100%	50%	50%	100%	400%	150%	2%	0.197	0.098	0.098	0.394
5315015015	Downtown Specific Plan	MSSP	0.13	1	70	4	2	2	8	5%	50%	100%	100%	100%	400%	150%	4%	0.150	0.075	0.075	0.300
5315015017	Downtown Specific Plan	MSSP	0.23	1	70	8	4	4	16	5%	50%	100%	100%	100%	400%	150%	4%	0.300	0.150	0.150	0.600
5315015047	Downtown Specific Plan	MSSP	0.37	1	70	13	6	6	25	5%	50%	100%	50%	100%	400%	150%	2%	0.234	0.117	0.117	0.469
5315016001	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315016002	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315016003	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	150%	8%	0.338	0.169	0.169	0.675
5315016004	High Density Residential	RH	0.18	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315016005	High Density Residential	RH	0.34	0	45	8	4	4	16	5%	100%	100%	100%	100%	100%	150%	8%	0.600	0.300	0.300	1.200
5315016006	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	150%	8%	0.413	0.206	0.206	0.825
5315016010	High Density Residential	RH	0.28	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	150%	8%	0.450	0.225	0.225	0.900
5315016019	High Density Residential	RH	0.37	0	45	8	4	4	16	5%	100%	100%	100%	100%	100%	150%	8%	0.600	0.300	0.300	1.200
5315016022	High Density Residential	RH	0.72	0	45	16	8	8	32	5%	100%	100%	100%	100%	100%	150%	8%	1.200	0.600	0.600	2.400
5315016023	High Density Residential	RH	0.64	0	45	14	7	7	28	5%	100%	100%	100%	100%	100%	150%	8%	1.050	0.525	0.525	2.100

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315016024	High Density Residential	RH	0.32	0	45	7	4	4	15	5%	100%	100%	100%	100%	100%	150%	8%	0.563	0.281	0.281	1.125
5315016025	High Density Residential	RH	0.42	0	45	10	5	5	20	5%	100%	100%	100%	100%	100%	150%	8%	0.750	0.375	0.375	1.500
5315016026	High Density Residential	RH	0.12	0	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315016027	High Density Residential	RH	0.11	0	45	3	1	1	5	5%	100%	100%	100%	100%	100%	150%	8%	0.188	0.094	0.094	0.375
5315016028	High Density Residential	RH	0.17	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5315016029	High Density Residential	RH	0.83	0	45	19	9	9	37	5%	100%	100%	100%	100%	100%	150%	8%	1.388	0.694	0.694	2.775
5315016031	High Density Residential	RH	0.53	0	45	12	6	6	24	5%	100%	100%	100%	100%	100%	150%	8%	0.900	0.450	0.450	1.800
5315016032	High Density Residential	RH	0.53	0	45	12	6	6	24	5%	100%	100%	100%	100%	100%	150%	8%	0.900	0.450	0.450	1.800
5315016033	High Density Residential	RH	0.69	0	45	15	8	8	31	5%	100%	100%	100%	100%	100%	150%	8%	1.163	0.581	0.581	2.325
5315016035	High Density Residential	RH	0.53	0	45	12	6	6	24	5%	100%	100%	100%	100%	100%	150%	8%	0.900	0.450	0.450	1.800
5315016047	High Density Residential	RH	0.28	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	150%	8%	0.450	0.225	0.225	0.900
5315016900	High Density Residential	RH	0.38	0	45	9	4	4	17	5%	100%	100%	100%	100%	100%	150%	8%	0.638	0.319	0.319	1.275
5315017001	Downtown Specific Plan	MSSP	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315017002	Downtown Specific Plan	MSSP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315017003	Downtown Specific Plan	MSSP	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315017004	Downtown Specific Plan	MSSP	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315017007	Downtown Specific Plan	MSSP	0.28	1	70	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5315017025	Downtown Specific Plan	MSSP	0.21	1	70	7	3	3	13	5%	100%	100%	100%	100%	400%	150%	8%	0.488	0.244	0.244	0.975
5315017026	Downtown Specific Plan	MSSP	0.99	1	70	34	17	17	68	5%	100%	100%	100%	100%	400%	150%	8%	2.550	1.275	1.275	5.100
5315017027	Downtown Specific Plan	MSSP	0.46	1	70	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400
5315017028	Downtown Specific Plan	MSSP	0.63	26	70	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5315017029	Downtown Specific Plan	MSSP	0.32	1	70	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5315017031	Downtown Specific Plan	MSSP	0.56	19	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5315017033	Downtown Specific Plan	MSSP	0.04	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	150%	8%	0.038	0.019	0.019	0.075
5315017034	Downtown Specific Plan	MSSP	0.10	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5315017035	Downtown Specific Plan	MSSP	0.09	1	70	3	1	1	5	5%	100%	100%	100%	100%	400%	150%	8%	0.188	0.094	0.094	0.375
5315017036	Downtown Specific Plan	MSSP	0.25	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315017037	Downtown Specific Plan	MSSP	0.25	6	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5315017039	Downtown Specific Plan	MSSP	0.24	12	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5315017040	Downtown Specific Plan	MSSP	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5315017043	Downtown Specific Plan	MSSP	0.20	1	70	7	3	3	13	5%	100%	100%	100%	100%	400%	150%	8%	0.488	0.244	0.244	0.975
5315017044	Downtown Specific Plan	MSSP	0.47	16	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315017045	Downtown Specific Plan	MSSP	0.44	1	70	15	8	8	31	5%	100%	100%	100%	100%	400%	150%	8%	1.163	0.581	0.581	2.325
5315017047	Downtown Specific Plan	MSSP	0.24	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315017064	Downtown Specific Plan	MSSP	0.29	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5315017088	Downtown Specific Plan	MSSP	0.26	1	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275
5315017099	Downtown Specific Plan	MSSP	0.05	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5315017100	Downtown Specific Plan	MSSP	0.11	1	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315017101	Downtown Specific Plan	MSSP	0.91	1	70	31	16	16	63	5%	100%	100%	50%	100%	400%	150%	4%	1.181	0.591	0.591	2.363
5315018060	Medium Density Residential	RM	0.07	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315018061	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315018062	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315018063	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5315018064	Medium Density Residential	RM	0.23	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5315018065	Medium Density Residential	RM	0.26	1	30	0	0	7	7	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.525	0.525
5315018066	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315018067	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5315018068	Medium Density Residential	RM	0.15	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315018070	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315018071	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315018072	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315018073	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315018074	Medium Density Residential	RM	0.05	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5315019026	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019027	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019028	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019029	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019030	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019031	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019032	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019033	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019034	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019035	Medium Density Residential	RM	0.05	1	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315019036	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315019037	Medium Density Residential	RM	0.23	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5315019038	Medium Density Residential	RM	0.05	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5315019039	Medium Density Residential	RM	0.05	1	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5315019040	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5315019041	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019042	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019043	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019044	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019045	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019046	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315019047	Downtown Specific Plan	MSSP	0.25	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5315019048	Downtown Specific Plan	MSSP	1.25	1	70	43	22	22	87	5%	100%	100%	100%	100%	400%	150%	8%	3.263	1.631	1.631	6.525
5315019049	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5315020004	Downtown Specific Plan	MSSP	0.30	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5315020006	Downtown Specific Plan	MSSP	0.14	1	70	4	2	2	8	5%	50%	100%	100%	100%	400%	150%	4%	0.150	0.075	0.075	0.300
5315020008	Downtown Specific Plan	MSSP	0.40	1	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5315020009	Downtown Specific Plan	MSSP	0.27	1	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275
5315020010	Downtown Specific Plan	MSSP	0.27	1	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275
5315020013	Downtown Specific Plan	MSSP	0.28	1	70	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5315020014	Downtown Specific Plan	MSSP	1.14	1	70	40	20	20	80	5%	50%	100%	100%	100%	400%	150%	4%	1.500	0.750	0.750	3.000
5315020016	Downtown Specific Plan	MSSP	0.31	1	70	10	5	5	20	5%	50%	100%	100%	100%	400%	150%	4%	0.375	0.188	0.188	0.750
5315020017	Downtown Specific Plan	MSSP	0.40	1	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5315020903	Downtown Specific Plan	MSSP	0.09	1	70	3	1	1	5	5%	50%	100%	100%	100%	400%	150%	4%	0.094	0.047	0.047	0.188
5315021008	Downtown Specific Plan	MSSP	0.57	1	70	19	10	10	39	5%	100%	100%	50%	100%	400%	150%	4%	0.731	0.366	0.366	1.463
5315021031	Downtown Specific Plan	MSSP	0.45	1	70	15	8	8	31	5%	100%	100%	50%	100%	400%	150%	4%	0.581	0.291	0.291	1.163
5315021051	Downtown Specific Plan	MSSP	0.65	1	70	22	11	11	44	5%	100%	100%	50%	100%	400%	150%	4%	0.825	0.413	0.413	1.650
5317019001	Medium Density Residential	RM	0.23	6	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5317019002	Medium Density Residential	RM	0.21	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5317019003	Medium Density Residential	RM	0.17	12	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5317019004	Medium Density Residential	RM	0.17	12	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5317019005	Medium Density Residential	RM	0.17	12	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5317019008	Medium Density Residential	RM	0.07	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5317019009	Medium Density Residential	RM	0.04	1	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5317019010	Medium Density Residential	RM	0.08	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5317019011	Medium Density Residential	RM	0.10	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5317019012	Medium Density Residential	RM	0.12	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5317019013	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5317019014	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5317020015	High Density Residential	RH	0.30	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	100%	5%	0.325	0.163	0.163	0.650
5317020016	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317020017	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317020018	High Density Residential	RH	0.18	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317020019	High Density Residential	RH	0.18	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317020020	High Density Residential	RH	0.31	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	100%	5%	0.325	0.163	0.163	0.650
5317020022	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317020023	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317020024	High Density Residential	RH	0.26	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317020025	High Density Residential	RH	0.70	0	45	16	8	8	32	5%	100%	100%	100%	100%	100%	100%	5%	0.800	0.400	0.400	1.600
5317020026	High Density Residential	RH	0.84	0	45	19	9	9	37	5%	100%	100%	100%	100%	100%	100%	5%	0.925	0.463	0.463	1.850
5317020028	High Density Residential	RH	0.56	0	45	13	6	6	25	5%	100%	100%	100%	100%	100%	100%	5%	0.625	0.313	0.313	1.250
5317020029	High Density Residential	RH	0.53	0	45	12	6	6	24	5%	100%	100%	100%	100%	100%	100%	5%	0.600	0.300	0.300	1.200
5317020030	High Density Residential	RH	0.54	0	45	12	6	6	24	5%	100%	100%	100%	100%	100%	100%	5%	0.600	0.300	0.300	1.200
5317020031	Downtown Specific Plan	CG	4.44	1	70	155	77	77	309	5%	100%	100%	100%	100%	400%	100%	5%	7.725	3.863	3.863	15.450
5317020032	Downtown Specific Plan	CG	0.35	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5317020047	High Density Residential	RH	0.63	0	45	14	7	7	28	5%	100%	100%	100%	100%	100%	100%	5%	0.700	0.350	0.350	1.400
5317021001	High Density Residential	RH	0.40	0	45	9	4	4	17	5%	100%	100%	100%	100%	100%	100%	5%	0.425	0.213	0.213	0.850
5317021002	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317021003	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317021004	High Density Residential	RH	0.20	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317021007	High Density Residential	RH	0.47	0	45	11	5	5	21	5%	100%	100%	100%	100%	100%	100%	5%	0.525	0.263	0.263	1.050
5317021014	High Density Residential	RH	0.27	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317021018	High Density Residential	RH	0.76	0	45	17	9	9	35	5%	100%	100%	100%	100%	100%	100%	5%	0.875	0.438	0.438	1.750
5317021019	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317021020	High Density Residential	RH	0.26	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317021023	High Density Residential	RH	0.94	0	45	21	11	11	43	5%	100%	100%	100%	100%	100%	100%	5%	1.075	0.538	0.538	2.150
5317021025	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317021026	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317021027	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317021028	High Density Residential	RH	0.33	0	45	7	4	4	15	5%	100%	100%	100%	100%	100%	100%	5%	0.375	0.188	0.188	0.750
5317021029	High Density Residential	RH	0.40	0	45	9	4	4	17	5%	100%	100%	100%	100%	100%	100%	5%	0.425	0.213	0.213	0.850

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5317021030	High Density Residential	RH	0.27	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317021031	High Density Residential	RH	0.33	0	45	7	4	4	15	5%	100%	100%	100%	100%	100%	100%	5%	0.375	0.188	0.188	0.750
5317021032	High Density Residential	RH	0.22	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317021033	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317021034	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317021036	High Density Residential	RH	0.61	0	45	14	7	7	28	5%	100%	100%	100%	100%	100%	100%	5%	0.700	0.350	0.350	1.400
5317021037	High Density Residential	RH	1.11	0	45	25	13	13	51	5%	100%	100%	100%	100%	100%	100%	5%	1.275	0.638	0.638	2.550
5317021038	High Density Residential	RH	0.31	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	100%	5%	0.325	0.163	0.163	0.650
5317022001	High Density Residential	RH	0.22	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317022004	High Density Residential	RH	0.15	0	45	3	2	2	7	5%	100%	100%	50%	100%	100%	100%	3%	0.088	0.044	0.044	0.175
5317022006	High Density Residential	RH	0.96	0	45	22	11	11	44	5%	100%	100%	100%	100%	100%	100%	5%	1.100	0.550	0.550	2.200
5317022007	High Density Residential	RH	0.32	0	45	7	4	4	15	5%	100%	100%	100%	100%	100%	100%	5%	0.375	0.188	0.188	0.750
5317022008	High Density Residential	RH	0.31	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	100%	5%	0.325	0.163	0.163	0.650
5317022009	High Density Residential	RH	0.26	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317022010	High Density Residential	RH	0.26	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317022011	High Density Residential	RH	0.29	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	100%	5%	0.325	0.163	0.163	0.650
5317022012	High Density Residential	RH	0.66	0	45	15	7	7	29	5%	100%	100%	100%	100%	100%	100%	5%	0.725	0.363	0.363	1.450
5317023001	High Density Residential	RH	0.29	0	45	7	3	3	13	5%	50%	100%	100%	100%	100%	100%	3%	0.163	0.081	0.081	0.325
5317023002	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317023003	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317023004	High Density Residential	RH	0.27	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317023005	High Density Residential	RH	0.27	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317023006	High Density Residential	RH	0.54	0	45	12	6	6	24	5%	100%	100%	100%	100%	100%	100%	5%	0.600	0.300	0.300	1.200
5317023009	High Density Residential	RH	0.69	0	45	15	8	8	31	5%	100%	100%	100%	100%	100%	100%	5%	0.775	0.388	0.388	1.550
5317023010	High Density Residential	RH	0.85	0	45	19	10	10	39	5%	100%	100%	100%	100%	100%	100%	5%	0.975	0.488	0.488	1.950
5317024001	High Density Residential	RH	0.07	0	45	2	1	1	4	5%	100%	100%	100%	100%	100%	100%	5%	0.100	0.050	0.050	0.200
5317024002	High Density Residential	RH	0.18	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317024003	High Density Residential	RH	0.22	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317024004	High Density Residential	RH	0.22	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317024005	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317024006	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317024007	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317025001	High Density Residential	RH	0.33	0	45	8	4	4	16	5%	100%	100%	100%	100%	100%	100%	5%	0.400	0.200	0.200	0.800
5317025003	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317025004	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317025005	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317025006	High Density Residential	RH	0.22	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317025901	High Density Residential	RH	0.31	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	100%	5%	0.325	0.163	0.163	0.650



APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5317026001	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317026002	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317026003	High Density Residential	RH	0.18	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317027001	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317027002	High Density Residential	RH	0.18	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317027003	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317027004	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317027005	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317027006	High Density Residential	RH	0.22	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317027007	High Density Residential	RH	0.20	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317027008	High Density Residential	RH	0.22	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317027009	High Density Residential	RH	0.17	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317027010	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317028001	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5317028002	High Density Residential	RH	0.18	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317028003	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5317028004	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5317028005	High Density Residential	RH	0.29	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317028006	High Density Residential	RH	0.31	0	45	7	4	4	15	5%	100%	100%	100%	100%	100%	100%	5%	0.375	0.188	0.188	0.750
5317028007	High Density Residential	RH	0.29	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317028008	High Density Residential	RH	0.31	0	45	7	4	4	15	5%	100%	100%	100%	100%	100%	100%	5%	0.375	0.188	0.188	0.750
5317028015	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600
5317028016	High Density Residential	RH	2.01	0	45	45	23	23	91	5%	100%	100%	100%	100%	100%	100%	5%	2.275	1.138	1.138	4.550
5317028270	Medium Density Residential	RM	2.73	1	30	0	0	81	81	5%	100%	100%	100%	100%	100%	100%	5%	0	0	4.050	4.050
5318001001	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5318001002	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318001003	Medium Density Residential	RM	0.16	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318001004	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318001005	Medium Density Residential	RM	0.21	3	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318001011	Medium Density Residential	RH	0.97	42	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5318002018	High Density Residential	RH	0.27	0	45	6	3	3	12	5%	50%	100%	100%	100%	100%	100%	3%	0.150	0.075	0.075	0.300
5318002020	High Density Residential	RH	1.80	0	45	40	20	20	80	5%	100%	100%	100%	100%	100%	100%	5%	2.000	1.000	1.000	4.000
5318002028	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5318003001	High Density Residential	RH	0.29	0	45	7	3	3	13	5%	100%	100%	100%	100%	100%	100%	5%	0.325	0.163	0.163	0.650
5318003002	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	100%	5%	0.300	0.150	0.150	0.600

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5318003004	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318003005	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5318003006	High Density Residential	RH	0.48	0	45	11	5	5	21	5%	100%	100%	100%	100%	100%	100%	5%	0.525	0.263	0.263	1.050
5318003007	High Density Residential	RH	0.49	0	45	11	6	6	23	5%	100%	100%	100%	100%	100%	100%	5%	0.575	0.288	0.288	1.150
5318003008	High Density Residential	RH	0.88	0	45	20	10	10	40	5%	100%	100%	100%	100%	100%	100%	5%	1.000	0.500	0.500	2.000
5318003009	High Density Residential	RH	0.82	0	45	19	9	9	37	5%	100%	100%	100%	100%	100%	100%	5%	0.925	0.463	0.463	1.850
5318003011	High Density Residential	RH	0.38	0	45	8	4	4	16	5%	100%	100%	100%	100%	100%	100%	5%	0.400	0.200	0.200	0.800
5318003801	High Density Residential	RH	0.08	0	45	2	1	1	4	5%	100%	100%	100%	100%	100%	100%	5%	0.100	0.050	0.050	0.200
5318004012	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318004015	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318004016	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318004017	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318004018	High Density Residential	RH	0.34	0	45	8	4	4	16	5%	100%	100%	100%	100%	100%	100%	5%	0.400	0.200	0.200	0.800
5318004019	Downtown Specific Plan	CG	0.50	0	110	28	14	14	56	5%	100%	100%	100%	100%	400%	150%	8%	2.100	1.050	1.050	4.200
5318004020	Downtown Specific Plan	CG	0.21	0	110	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5318004021	Downtown Specific Plan	CG	0.31	0	110	17	9	9	35	5%	100%	100%	100%	100%	400%	150%	8%	1.313	0.656	0.656	2.625
5318004022	Downtown Specific Plan	CG	0.35	0	110	19	10	10	39	5%	100%	100%	100%	50%	400%	150%	4%	0.731	0.366	0.366	1.463
5318004023	High Density Residential	RH	0.41	0	45	9	5	5	19	5%	100%	100%	100%	100%	100%	100%	5%	0.475	0.238	0.238	0.950
5318004024	Downtown Specific Plan	CG	2.00	0	110	110	55	55	220	5%	100%	100%	100%	100%	400%	100%	5%	5.500	2.750	2.750	11.000
5318005001	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318005002	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005007	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005008	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005009	High Density Residential	RH	0.38	0	45	9	4	4	17	5%	100%	100%	100%	100%	100%	100%	5%	0.425	0.213	0.213	0.850
5318005010	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005011	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005012	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005013	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005014	High Density Residential	RH	0.22	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318005015	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318005016	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005017	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005018	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005019	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005020	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005021	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005022	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005023	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5318005024	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005025	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005026	High Density Residential	RH	0.20	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005027	High Density Residential	RH	0.73	0	45	16	8	8	32	5%	100%	100%	100%	100%	100%	100%	5%	0.800	0.400	0.400	1.600
5318005030	High Density Residential	RH	0.24	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5318005031	High Density Residential	RH	0.22	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318005034	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5318005035	High Density Residential	RH	0.57	0	45	13	6	6	25	5%	100%	100%	100%	100%	100%	100%	5%	0.625	0.313	0.313	1.250
5318005036	High Density Residential	RH	0.23	0	45	5	3	3	11	5%	100%	100%	100%	100%	100%	100%	5%	0.275	0.138	0.138	0.550
5318005038	High Density Residential	RH	0.19	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318005072	High Density Residential	RH	0.56	0	45	13	6	6	25	5%	100%	100%	100%	100%	100%	100%	5%	0.625	0.313	0.313	1.250
5318005088	High Density Residential	RH	0.38	0	45	9	4	4	17	5%	100%	100%	100%	100%	100%	100%	5%	0.425	0.213	0.213	0.850
5318006016	High Density Residential	RH	0.21	0	45	5	2	2	9	5%	100%	100%	100%	100%	100%	100%	5%	0.225	0.113	0.113	0.450
5318006017	High Density Residential	RH	0.17	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	100%	5%	0.200	0.100	0.100	0.400
5318013025	Medium Density Residential	RM	0.11	2	30	0	0	1	1	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.050	0.050
5318013026	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013027	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013028	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013029	Medium Density Residential	RM	0.15	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013030	Medium Density Residential	RM	0.16	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013031	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318013032	Medium Density Residential	RM	0.17	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013033	Medium Density Residential	RM	0.25	13	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5318013034	Medium Density Residential	RM	0.19	6	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5318013035	Medium Density Residential	RM	0.11	2	30	0	0	1	1	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.050	0.050
5318013036	Medium Density Residential	RM	0.18	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013048	Medium Density Residential	RM	0.10	2	30	0	0	1	1	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.050	0.050
5318013049	Medium Density Residential	RM	0.10	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318013050	Medium Density Residential	RM	0.10	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318013051	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318013052	Medium Density Residential	RM	0.12	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5318013053	Medium Density Residential	RM	0.12	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318013054	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318013055	Medium Density Residential	RM	0.12	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318014001	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5318014002	Downtown Specific Plan	CG	0.09	0	110	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5318014003	Downtown Specific Plan	CG	0.19	0	110	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5318014008	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5318014009	Downtown Specific Plan	CG	0.21	0	110	12	6	6	24	5%	100%	50%	100%	100%	400%	150%	4%	0.450	0.225	0.225	0.900
5318014011	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5318014012	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318014013	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318014014	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318014016	Downtown Specific Plan	RM	0.08	0	110	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5318014018	Downtown Specific Plan	CG	0.15	0	110	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5318014019	Downtown Specific Plan	RM	0.07	0	110	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5318014020	Downtown Specific Plan	CG	0.25	0	110	14	7	7	28	5%	100%	100%	100%	100%	400%	100%	5%	0.700	0.350	0.350	1.400
5318014022	Medium Density Residential	RM	0.29	3	30	0	0	6	6	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.300	0.300
5318014023	Medium Density Residential	RM	0.23	4	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318014026	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318014027	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318014028	Medium Density Residential	RM	0.16	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318014029	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318014030	Medium Density Residential	RM	0.15	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318014031	Medium Density Residential	RM	0.17	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318014032	Medium Density Residential	RM	0.18	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318014033	Medium Density Residential	RM	0.30	7	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318014034	Medium Density Residential	RM	0.24	4	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318014035	Medium Density Residential	RM	0.28	1	30	0	0	7	7	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.350	0.350
5318014042	Medium Density Residential	RM	1.16	1	30	0	0	34	34	5%	100%	100%	100%	100%	100%	100%	5%	0	0	1.700	1.700
5318014086	Medium Density Residential	RM	0.32	1	30	0	0	9	9	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.450	0.450

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5318014094	Medium Density Residential	RM	0.28	2	30	0	0	6	6	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.300	0.300
5318014095	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5318014096	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5318015001	Downtown Specific Plan	CG	0.19	0	110	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5318015002	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5318015003	Downtown Specific Plan	CG	0.09	0	110	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5318015004	Downtown Specific Plan	CG	0.27	0	110	15	7	7	29	5%	100%	100%	100%	100%	400%	150%	8%	1.088	0.544	0.544	2.175
5318015005	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5318015006	Downtown Specific Plan	CG	0.21	0	110	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5318015007	Downtown Specific Plan	CG	0.19	0	110	11	5	5	21	5%	100%	100%	100%	100%	400%	100%	5%	0.525	0.263	0.263	1.050
5318015008	Downtown Specific Plan	CG	0.19	0	110	11	5	5	21	5%	100%	100%	100%	100%	400%	100%	5%	0.525	0.263	0.263	1.050
5318015009	Downtown Specific Plan	CG	0.18	0	110	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	5%	0.500	0.250	0.250	1.000
5318015010	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318015011	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318015013	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318015017	Downtown Specific Plan	CG	0.62	0	110	34	17	17	68	5%	100%	100%	100%	100%	400%	100%	5%	1.700	0.850	0.850	3.400
5318015018	Medium Density Residential	RM	0.30	4	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5318015019	Medium Density Residential	RM	0.17	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318015020	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318015023	Medium Density Residential	RM	0.24	2	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5318015024	Medium Density Residential	RM	0.16	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318015025	Medium Density Residential	RM	0.17	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318015026	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318015027	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318015028	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318015029	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318015030	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5318015031	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318015032	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318015033	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5318015034	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5318015035	Medium Density Residential	RM	0.11	2	30	0	0	1	1	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.050	0.050
5318015036	Downtown Specific Plan	CG	0.85	0	110	47	23	23	93	5%	100%	100%	100%	100%	400%	150%	8%	3.488	1.744	1.744	6.975
5318015037	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318015038	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016019	Downtown Specific Plan	CG	0.26	0	110	14	7	7	28	5%	100%	100%	100%	100%	400%	100%	5%	0.700	0.350	0.350	1.400
5318016021	Downtown Specific Plan	CG	0.01	0	110	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5318016022	Downtown Specific Plan	CG	0.01	0	110	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5318016023	Downtown Specific Plan	CG	0.43	0	110	24	12	12	48	5%	100%	100%	100%	100%	400%	100%	5%	1.200	0.600	0.600	2.400
5318016024	Downtown Specific Plan	CG	0.17	0	110	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5318016025	Downtown Specific Plan	CG	0.17	0	110	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5318016026	Downtown Specific Plan	CG	0.17	0	110	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5318016027	Downtown Specific Plan	CG	0.35	0	110	19	10	10	39	5%	100%	100%	100%	100%	400%	150%	8%	1.463	0.731	0.731	2.925
5318016028	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016029	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016030	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016031	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016032	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016033	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016034	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016035	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016036	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016037	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5318016038	Downtown Specific Plan	CG	0.08	0	110	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5318016039	Downtown Specific Plan	CG	0.08	0	110	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5318018001	Medium Density Residential	RM	0.36	8	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5319002004	Medium Density Residential	RM	0.20	3	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319002005	Medium Density Residential	RM	0.21	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319002006	Medium Density Residential	RM	0.21	9	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319002008	Medium Density Residential	RM	0.18	4	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319002017	Medium Density Residential	RM	0.19	6	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319002018	Medium Density Residential	RM	0.19	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319002019	Medium Density Residential	RM	0.23	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319002020	Medium Density Residential	RM	0.15	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319002021	Medium Density Residential	RM	0.23	4	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319002026	Medium Density Residential	RM	0.14	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319002027	Medium Density Residential	RM	0.14	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319002028	Medium Density Residential	RM	0.18	5	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319002032	Medium Density Residential	RM	0.17	5	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319002033	Medium Density Residential	RM	0.17	5	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319003001	Medium Density Residential	RM	0.24	8	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319003002	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319003003	Medium Density Residential	RM	0.22	3	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319003005	Medium Density Residential	RM	0.22	2	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319003006	Medium Density Residential	RM	0.19	3	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319003015	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319003018	Medium Density Residential	RM	0.22	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319003019	Medium Density Residential	RM	0.22	6	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319003020	Medium Density Residential	RM	0.22	6	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319003022	Medium Density Residential	RM	0.12	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319003023	Medium Density Residential	RM	0.15	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319003030	Medium Density Residential	RM	0.19	3	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319003032	Downtown Specific Plan	CG	0.89	0	110	49	24	24	97	5%	100%	100%	100%	100%	400%	150%	8%	3.638	1.819	1.819	7.275
5319003045	Medium Density Residential	RM	0.22	1	30	0	0	6	6	5%	100%	100%	50%	100%	100%	150%	4%	0	0	0.225	0.225
5319004001	Medium Density Residential	RM	0.18	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319004003	Medium Density Residential	RM	0.18	4	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319004004	Medium Density Residential	RM	0.15	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319004005	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319004006	Medium Density Residential	RM	0.21	12	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319004007	Medium Density Residential	RM	0.40	12	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319004008	Medium Density Residential	RM	0.20	5	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319004009	Medium Density Residential	RM	0.20	3	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319004010	Medium Density Residential	RM	0.19	6	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319004011	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319004014	Medium Density Residential	RM	0.23	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319004016	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319004017	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319004019	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319004020	Transitional Mixed-Use	CG	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5319004021	Transitional Mixed-Use	RH	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5319004022	Transitional Mixed-Use	RH	0.19	5	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5319004023	Medium Density Residential	RM	0.13	3	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319004024	Medium Density Residential	RM	0.19	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319004025	Medium Density Residential	RM	0.23	7	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319004035	Transitional Mixed-Use	RH	0.12	2	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5319004036	Transitional Mixed-Use	RH	0.12	2	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5319004037	Transitional Mixed-Use	RH	0.12	2	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5319005001	Medium Density Residential	RM	0.29	8	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319005008	Medium Density Residential	RM	0.20	3	30	0	0	3	3	5%	50%	100%	100%	100%	100%	150%	4%	0	0	0.113	0.113
5319005009	Medium Density Residential	RM	0.30	8	30	0	0	1	1	5%	50%	100%	100%	100%	100%	150%	4%	0	0	0.038	0.038
5319005010	Medium Density Residential	RM	0.30	4	30	0	0	5	5	5%	50%	100%	100%	100%	100%	150%	4%	0	0	0.188	0.188
5319005015	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319005017	Medium Density Residential	RM	0.24	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319005018	Medium Density Residential	RM	0.24	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319005019	Medium Density Residential	RM	0.24	6	30	0	0	1	1	5%	50%	100%	100%	100%	100%	150%	4%	0	0	0.038	0.038
5319005021	High Density Residential	RH	0.46	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400
5319005022	High Density Residential	RH	0.32	0	70	11	6	6	23	5%	100%	100%	100%	100%	400%	150%	8%	0.863	0.431	0.431	1.725
5319005023	High Density Residential	RH	0.38	0	70	13	7	7	27	5%	100%	100%	100%	100%	400%	150%	8%	1.013	0.506	0.506	2.025
5319005024	High Density Residential	RH	0.26	0	70	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5319005025	High Density Residential	RH	0.12	0	70	4	2	2	8	5%	50%	100%	100%	100%	400%	150%	4%	0.150	0.075	0.075	0.300
5319005027	Medium Density Residential	RM	0.21	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300



APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319006005	High Density Residential	RH	0.35	0	70	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5319006025	High Density Residential	RH	0.46	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400
5319006027	High Density Residential	RH	0.38	0	70	13	7	7	27	5%	100%	100%	100%	100%	400%	150%	8%	1.013	0.506	0.506	2.025
5319006034	High Density Residential	RH	0.44	0	70	15	8	8	31	5%	100%	100%	100%	100%	400%	150%	8%	1.163	0.581	0.581	2.325
5319007001	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5319007043	High Density Residential	RH	0.46	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400
5319007048	High Density Residential	RH	0.75	0	70	26	13	13	52	5%	100%	100%	100%	100%	400%	150%	8%	1.950	0.975	0.975	3.900
5319008001	Mixed-Use Centers	CG	0.24	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319008002	Mixed-Use Centers	CG	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5319008005	Mixed-Use Centers	CG	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5319008006	Mixed-Use Centers	CG	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5319008007	Mixed-Use Centers	CG	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5319008008	Mixed-Use Centers	CG	0.29	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319008009	High Density Residential	RH	0.20	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5319008018	High Density Residential	RH	0.50	0	70	18	9	9	36	5%	100%	100%	100%	100%	400%	150%	8%	1.350	0.675	0.675	2.700
5319008039	Mixed-Use Centers	CG	0.30	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319009003	Mixed-Use Centers	CG	0.07	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5319009004	Mixed-Use Centers	CG	0.20	1	70	7	3	3	13	5%	100%	50%	100%	100%	400%	150%	4%	0.244	0.122	0.122	0.488
5319009005	Mixed-Use Centers	CG	0.20	1	70	7	3	3	13	5%	100%	50%	100%	100%	400%	150%	4%	0.244	0.122	0.122	0.488
5319009013	Mixed-Use Centers	CG	0.46	12	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319009014	Mixed-Use Centers	CG	0.42	14	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319009015	Mixed-Use Centers	CG	0.21	4	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5319009016	Mixed-Use Centers	CG	0.21	4	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5319009033	Mixed-Use Centers	CG	0.28	1	70	9	5	5	19	5%	100%	50%	100%	100%	400%	150%	4%	0.356	0.178	0.178	0.713
5319009036	Mixed-Use Centers	CG	0.69	1	70	24	12	12	48	5%	100%	50%	100%	100%	400%	150%	4%	0.900	0.450	0.450	1.800
5319009037	Mixed-Use Centers	CG	1.23	1	70	42	21	21	84	5%	100%	100%	100%	100%	400%	150%	8%	3.150	1.575	1.575	6.300
5319017011	Medium Density Residential	RM	0.25	4	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319017013	Medium Density Residential	RM	0.26	8	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319017014	Medium Density Residential	RM	0.26	12	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319017018	Medium Density Residential	RM	0.25	1	30	0	0	7	7	5%	100%	100%	50%	100%	100%	150%	4%	0	0	0.263	0.263
5319018001	High Density Residential	RH	0.33	0	70	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5319018002	High Density Residential	RH	0.27	0	70	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5319018004	High Density Residential	RH	0.27	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319018005	High Density Residential	RH	0.27	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319018006	High Density Residential	RH	0.27	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319018011	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319018012	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319018013	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319018015	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319018016	High Density Residential	RH	0.14	0	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5319018017	High Density Residential	RH	0.22	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319018018	High Density Residential	RH	0.22	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319018019	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319018020	High Density Residential	RH	0.56	0	70	19	10	10	39	5%	100%	100%	100%	100%	400%	150%	8%	1.463	0.731	0.731	2.925
5319018022	High Density Residential	RH	0.27	0	70	9	5	5	19	5%	100%	100%	100%	100%	400%	150%	8%	0.713	0.356	0.356	1.425
5319018029	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319019001	Mixed-Use Centers	CG	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	150%	8%	0.413	0.206	0.206	0.825
5319019002	Mixed-Use Centers	CG	0.08	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5319019005	Mixed-Use Centers	CG	0.07	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	150%	8%	0.150	0.075	0.075	0.300
5319019007	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019008	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019009	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019013	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019014	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019015	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019016	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019019	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019021	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019024	Mixed-Use Centers	CG	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5319019025	Mixed-Use Centers	CG	0.21	1	70	7	3	3	13	5%	100%	100%	100%	100%	400%	150%	8%	0.488	0.244	0.244	0.975
5319019027	High Density Residential	RH	0.46	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400
5319019040	High Density Residential	RH	0.46	0	70	16	8	8	32	5%	100%	100%	100%	100%	400%	150%	8%	1.200	0.600	0.600	2.400
5319019056	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319019061	High Density Residential	RH	0.21	0	70	7	4	4	15	5%	100%	100%	50%	100%	400%	150%	4%	0.281	0.141	0.141	0.563
5319019064	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	50%	100%	400%	150%	4%	0.300	0.150	0.150	0.600
5319020003	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319020004	Medium Density Residential	RM	0.21	5	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319020005	Medium Density Residential	RM	0.21	8	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319020006	Medium Density Residential	RM	0.21	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319020007	Medium Density Residential	RM	0.21	12	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319020008	Medium Density Residential	RM	0.53	8	30	0	0	8	8	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.600	0.600
5319020011	Mixed-Use Centers	CG	0.21	1	70	7	3	3	13	5%	100%	100%	50%	100%	400%	150%	4%	0.244	0.122	0.122	0.488

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319020012	Medium Density Residential	RM	0.39	12	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319020013	Medium Density Residential	RM	0.39	6	70	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5319020016	Medium Density Residential	RM	0.13	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319020017	Medium Density Residential	RM	0.04	1	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319020018	Medium Density Residential	RM	0.17	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319020019	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319020025	Medium Density Residential	RM	0.33	14	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319020026	Mixed-Use Centers	CG	0.37	1	70	12	6	6	24	5%	100%	100%	50%	100%	400%	150%	4%	0.450	0.225	0.225	0.900
5319020046	Medium Density Residential	RM	0.42	1	30	0	0	12	12	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.900	0.900
5319020056	Medium Density Residential	RM	0.38	16	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319020061	Medium Density Residential	RM	0.44	1	30	0	0	12	12	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.900	0.900
5319021001	Medium Density Residential	RM	0.15	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319021002	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319021003	Medium Density Residential	RM	0.12	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319021004	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319021005	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319021006	Medium Density Residential	RM	0.32	2	30	0	0	8	8	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.600	0.600
5319021007	Medium Density Residential	RM	0.28	4	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319021008	Medium Density Residential	RM	0.26	10	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319021011	Medium Density Residential	RM	0.39	17	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319021012	Medium Density Residential	RM	0.20	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319021013	Medium Density Residential	RM	0.20	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319021014	Medium Density Residential	RM	0.39	17	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319021025	Medium Density Residential	RM	0.39	1	30	0	0	11	11	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.825	0.825
5319023001	Medium Density Residential	RM	0.37	6	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319023004	Medium Density Residential	RM	0.43	8	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319023006	Medium Density Residential	RM	0.23	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319023007	Medium Density Residential	RM	0.26	6	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319023008	Medium Density Residential	RM	0.21	6	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319023026	Medium Density Residential	RM	0.43	18	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319023027	Medium Density Residential	RM	0.57	25	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319023043	Medium Density Residential	RM	0.42	1	30	0	0	12	12	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.900	0.900
5319027011	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319027013	Medium Density Residential	RM	0.38	1	30	0	0	10	10	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.750	0.750
5319027016	Medium Density Residential	RM	0.11	4	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319027017	Medium Density Residential	RM	0.06	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319027021	Medium Density Residential	RM	0.29	10	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319027022	Medium Density Residential	RM	0.22	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319027907	Medium Density Residential	RM	0.33	10	30	0	0	0	0	5%	50%	100%	100%	100%	100%	150%	4%	0	0	0	0
5319028012	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319028024	Medium Density Residential	RM	0.38	1	30	0	0	10	10	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.750	0.750
5319032012	Medium Density Residential	RM	0.52	1	30	0	0	15	15	5%	100%	100%	100%	100%	100%	150%	8%	0	0	1.125	1.125
5319032014	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319032015	Medium Density Residential	RM	0.18	4	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319032017	Medium Density Residential	RM	0.56	1	30	0	0	16	16	5%	100%	100%	100%	100%	100%	150%	8%	0	0	1.200	1.200
5319033001	Medium Density Residential	RM	0.24	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319033002	Medium Density Residential	RM	0.12	2	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319033006	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319033016	Medium Density Residential	RM	0.25	4	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319033017	Medium Density Residential	RM	0.25	4	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319033018	Medium Density Residential	RM	0.25	4	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319033019	Medium Density Residential	RM	0.43	7	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319033024	Medium Density Residential	RM	0.47	13	30	0	0	1	1	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.075	0.075
5319033025	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319033026	Medium Density Residential	RM	0.16	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319033027	Medium Density Residential	RM	0.24	4	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319034006	High Density Residential	RH	0.25	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	150%	8%	0.450	0.225	0.225	0.900
5319034007	High Density Residential	RH	0.26	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	150%	8%	0.450	0.225	0.225	0.900
5319035001	Transitional Mixed-Use	CO	0.58	1	70	20	10	10	40	5%	100%	100%	100%	100%	400%	150%	8%	1.500	0.750	0.750	3.000
5319035002	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5319035003	High Density Residential	RH	0.35	0	70	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5319035005	High Density Residential	RH	0.27	0	45	6	3	3	12	5%	100%	100%	100%	100%	100%	150%	8%	0.450	0.225	0.225	0.900
5319035006	Transitional Mixed-Use	CO	0.19	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5319035012	High Density Residential	RH	0.26	0	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275
5319035013	High Density Residential	RH	0.19	0	70	7	3	3	13	5%	100%	100%	100%	100%	400%	150%	8%	0.488	0.244	0.244	0.975
5319035014	High Density Residential	RH	0.22	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319035015	High Density Residential	RH	0.03	0	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5319035016	Transitional Mixed-Use	CO	0.17	4	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5319035036	High Density Residential	RH	0.41	0	45	9	5	5	19	5%	100%	100%	100%	100%	100%	150%	8%	0.713	0.356	0.356	1.425
5319035045	High Density Residential	RH	0.55	0	45	12	6	6	24	5%	100%	100%	100%	100%	100%	150%	8%	0.900	0.450	0.450	1.800
5319036016	High Density Residential	RH	0.18	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5319036017	High Density Residential	RH	0.17	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5319036018	High Density Residential	RH	0.19	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5319036019	High Density Residential	RH	0.17	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5319036021	High Density Residential	RH	0.17	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5319037001	High Density Residential	RH	0.58	0	70	20	10	10	40	5%	100%	100%	100%	100%	400%	150%	8%	1.500	0.750	0.750	3.000
5319037002	High Density Residential	RH	0.22	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319037003	High Density Residential	RH	0.24	0	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275
5319037004	High Density Residential	RH	0.21	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5319037005	High Density Residential	RH	0.20	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5319037006	High Density Residential	RH	0.21	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5319037007	High Density Residential	RH	0.21	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5319037008	Medium Density Residential	RM	0.41	8	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319037009	Medium Density Residential	RM	0.21	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319037010	Medium Density Residential	RM	0.35	11	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319037011	Medium Density Residential	RM	0.37	9	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319037012	Medium Density Residential	RM	0.16	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5319037013	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319037014	Medium Density Residential	RM	0.17	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.225	0.225
5319037015	Medium Density Residential	RM	0.22	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.450	0.450
5319038001	High Density Residential	RH	0.25	0	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5319038008	High Density Residential	RH	0.18	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5319038009	Medium Density Residential	RM	0.11	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5319038010	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5319038011	Medium Density Residential	RM	0.14	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5319038012	Medium Density Residential	RM	0.20	7	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5319038013	Medium Density Residential	RM	0.20	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5319038014	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.375	0.375
5319038017	Medium Density Residential	RM	0.41	1	30	0	0	11	11	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.825	0.825
5319038018	High Density Residential	RH	0.44	0	70	15	8	8	31	5%	100%	100%	100%	100%	400%	150%	8%	1.163	0.581	0.581	2.325
5319038019	Medium Density Residential	RM	0.60	26	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5319038020	High Density Residential	RH	0.74	0	70	26	13	13	52	5%	100%	100%	100%	100%	400%	150%	8%	1.950	0.975	0.975	3.900
5319038022	High Density Residential	RH	0.24	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5319038028	High Density Residential	RH	0.22	0	70	8	4	4	16	5%	100%	100%	50%	100%	400%	150%	4%	0.300	0.150	0.150	0.600
5320001004	Downtown Specific Plan	CG	0.12	0	110	7	3	3	13	5%	100%	100%	100%	50%	400%	150%	4%	0.244	0.122	0.122	0.488
5320001012	Medium Density Residential	RM	0.18	2	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5320001014	Medium Density Residential	RM	0.19	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5320001015	Medium Density Residential	RM	0.19	2	30	0	0	4	4	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.300	0.300
5320001016	Medium Density Residential	RM	0.19	6	30	0	0	0	0	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0	0
5320001021	Downtown Specific Plan	CG	0.36	0	110	20	10	10	40	5%	100%	100%	100%	50%	400%	150%	4%	0.750	0.375	0.375	1.500
5320001024	Downtown Specific Plan	CG	0.68	0	110	37	19	19	75	5%	100%	100%	100%	50%	400%	150%	4%	1.406	0.703	0.703	2.813
5320002008	Medium Density Residential	RM	0.21	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5320002010	Medium Density Residential	RM	0.17	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5320002022	Medium Density Residential	RM	0.23	2	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5320003001	Downtown Specific Plan	CG	0.39	0	110	22	11	11	44	5%	100%	100%	100%	100%	400%	150%	8%	1.650	0.825	0.825	3.300
5320003003	Downtown Specific Plan	CG	0.20	0	110	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5320003005	Downtown Specific Plan	CG	0.21	0	110	12	6	6	24	5%	100%	100%	100%	50%	400%	150%	4%	0.450	0.225	0.225	0.900
5320003006	Downtown Specific Plan	CG	0.22	0	110	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5320003007	Downtown Specific Plan	CG	0.25	0	110	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320003008	Downtown Specific Plan	CG	0.22	0	110	12	6	6	24	5%	100%	100%	100%	100%	400%	150%	8%	0.900	0.450	0.450	1.800
5320003011	Medium Density Residential	RM	0.15	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5320003015	Medium Density Residential	RM	0.20	4	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5320005023	Transitional Mixed-Use	CG	0.81	1	70	28	14	14	56	5%	50%	100%	100%	100%	400%	150%	4%	1.050	0.525	0.525	2.100

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5320005903	Transitional Mixed-Use	CG	0.22	1	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5320005904	Transitional Mixed-Use	CG	0.22	1	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5320005905	Transitional Mixed-Use	CG	0.22	2	70	7	3	3	13	5%	100%	100%	100%	100%	400%	150%	8%	0.488	0.244	0.244	0.975
5320006901	Community Facilities	CF	4.06	0	70	142	71	71	284	5%	100%	100%	100%	100%	400%	150%	8%	10.650	5.325	5.325	21.300
5320007019	High Density Residential	RH	0.13	0	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5320007020	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5320007021	High Density Residential	RH	0.41	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320007022	High Density Residential	RH	0.81	0	70	29	14	14	57	5%	100%	100%	100%	100%	400%	150%	8%	2.138	1.069	1.069	4.275
5320008024	High Density Residential	RH	0.80	0	70	28	14	14	56	5%	100%	100%	100%	100%	400%	150%	8%	2.100	1.050	1.050	4.200
5320008025	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320008026	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320009004	High Density Residential	RH	0.17	0	45	4	2	2	8	5%	100%	100%	100%	100%	100%	150%	8%	0.300	0.150	0.150	0.600
5320009005	High Density Residential	RH	0.54	0	70	19	9	9	37	5%	100%	100%	100%	100%	400%	150%	8%	1.388	0.694	0.694	2.775
5320009006	High Density Residential	RH	0.20	0	70	7	4	4	15	5%	100%	100%	100%	100%	400%	150%	8%	0.563	0.281	0.281	1.125
5320009008	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320009010	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320009015	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320009017	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320009022	High Density Residential	RH	0.29	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5320009024	High Density Residential	RH	0.17	0	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5320009025	High Density Residential	CG	0.33	0	70	12	6	6	24	5%	100%	50%	100%	100%	400%	150%	4%	0.450	0.225	0.225	0.900
5320009028	High Density Residential	RH	0.40	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320009031	Mixed-Use Centers	CG	0.81	1	70	28	14	14	56	5%	100%	50%	100%	100%	400%	150%	4%	1.050	0.525	0.525	2.100
5320010001	High Density Residential	RH	0.38	0	70	13	7	7	27	5%	100%	100%	100%	100%	400%	150%	8%	1.013	0.506	0.506	2.025
5320010002	High Density Residential	RH	0.25	0	70	9	4	4	17	5%	100%	100%	100%	100%	400%	150%	8%	0.638	0.319	0.319	1.275
5320010003	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5320010005	High Density Residential	RH	0.28	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5320011001	High Density Residential	RH	0.29	0	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5320011002	High Density Residential	RH	0.13	0	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5320011003	High Density Residential	RH	0.41	0	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320011004	High Density Residential	RH	0.23	0	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5320017015	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5320018001	Medium Density Residential	RM	0.25	8	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5320018003	Medium Density Residential	RM	0.28	11	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5320018004	Medium Density Residential	RM	0.36	8	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5320018006	Medium Density Residential	RM	0.16	6	70	3	1	1	5	5%	100%	100%	100%	100%	400%	150%	8%	0.188	0.094	0.094	0.375

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5320018007	Medium Density Residential	RM	0.02	1	70	0	0	0	0	5%	100%	100%	100%	100%	400%	150%	8%	0	0	0	0
5320018014	Medium Density Residential	RM	0.01	1	70	0	0	0	0	5%	100%	100%	100%	100%	400%	150%	8%	0	0	0	0
5320018024	Medium Density Residential	RM	0.05	1	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5320018026	Medium Density Residential	RM	0.24	1	70	8	4	4	16	5%	100%	100%	50%	100%	400%	150%	4%	0.300	0.150	0.150	0.600
5320020001	Medium Density Residential	RM	0.43	8	70	11	6	6	23	5%	100%	100%	100%	100%	400%	150%	8%	0.863	0.431	0.431	1.725
5320020003	Medium Density Residential	RM	0.17	7	70	3	1	1	5	5%	100%	100%	100%	100%	400%	150%	8%	0.188	0.094	0.094	0.375
5320020004	Medium Density Residential	RM	0.17	4	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5320020005	Medium Density Residential	RM	0.17	3	30	0	0	2	2	5%	100%	100%	100%	100%	100%	150%	8%	0	0	0.150	0.150
5320020006	Medium Density Residential	RM	0.30	5	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5320021003	Medium Density Residential	RM	0.20	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5320021004	Medium Density Residential	RM	0.21	5	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5320021007	Medium Density Residential	RM	0.40	12	70	8	4	4	16	5%	100%	100%	100%	100%	400%	150%	8%	0.600	0.300	0.300	1.200
5320021009	Medium Density Residential	RM	0.40	1	70	14	7	7	28	5%	100%	100%	100%	100%	400%	150%	8%	1.050	0.525	0.525	2.100
5320021014	Medium Density Residential	RM	0.28	11	70	4	2	2	8	5%	100%	100%	100%	100%	400%	150%	8%	0.300	0.150	0.150	0.600
5320021020	Medium Density Residential	RM	0.14	4	70	3	2	2	7	5%	100%	100%	100%	100%	400%	150%	8%	0.263	0.131	0.131	0.525
5320021021	Medium Density Residential	RM	0.22	6	70	5	2	2	9	5%	100%	100%	100%	100%	400%	150%	8%	0.338	0.169	0.169	0.675
5320021023	Medium Density Residential	RM	0.38	14	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5320021024	Medium Density Residential	RM	0.20	12	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5320021025	Medium Density Residential	RM	0.20	12	70	1	1	1	3	5%	100%	100%	100%	100%	400%	150%	8%	0.113	0.056	0.056	0.225
5320031011	Mixed-Use Centers	CG	0.32	1	70	11	5	5	21	5%	100%	100%	100%	100%	400%	100%	5%	0.525	0.263	0.263	1.050
5320031012	Medium Density Residential	RM	0.33	2	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5320031013	Medium Density Residential	RM	0.33	1	70	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5320031014	Medium Density Residential	RM	0.33	1	70	11	5	5	21	5%	100%	100%	100%	100%	400%	150%	8%	0.788	0.394	0.394	1.575
5320031015	Medium Density Residential	RM	0.33	10	70	6	3	3	12	5%	100%	100%	100%	100%	400%	150%	8%	0.450	0.225	0.225	0.900
5320031022	Transitional Mixed-Use	CG	0.30	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	150%	8%	0.750	0.375	0.375	1.500
5320032003	Mixed-Use Centers	CG	0.33	1	70	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5320032039	Community Facilities	CF	2.47	0	70	87	43	43	173	5%	100%	100%	100%	100%	400%	150%	8%	6.488	3.244	3.244	12.975
5321007013	Medium Density Residential	RM	0.27	4	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5321007014	Transitional Mixed-Use	CG	0.32	1	70	11	5	5	21	5%	100%	100%	100%	100%	400%	100%	5%	0.525	0.263	0.263	1.050



APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5321007018	Medium Density Residential	RM	0.84	1	70	29	14	14	57	5%	100%	100%	100%	100%	400%	100%	5%	1.425	0.713	0.713	2.850
5321008016	Medium Density Residential	RM	0.24	4	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321008017	Medium Density Residential	RM	0.26	6	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321008049	Medium Density Residential	RM	0.52	1	70	18	9	9	36	5%	100%	100%	100%	100%	400%	100%	5%	0.900	0.450	0.450	1.800
5321011006	Medium Density Residential	RM	0.34	6	70	9	5	5	19	5%	100%	100%	100%	100%	400%	100%	5%	0.475	0.238	0.238	0.950
5321011007	Medium Density Residential	RM	0.22	5	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321011008	Medium Density Residential	RM	0.49	12	70	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5321012008	Medium Density Residential	RM	0.33	1	70	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5321012017	Medium Density Residential	RM	0.16	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5321012018	Medium Density Residential	RM	0.27	8	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321013001	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321013002	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321013003	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321013004	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321013005	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321013006	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321013007	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321013008	Community Facilities	CF	0.72	0	70	25	13	13	51	5%	100%	100%	100%	100%	400%	100%	5%	1.275	0.638	0.638	2.550
5321013009	Medium Density Residential	RM	0.22	2	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5321013010	Medium Density Residential	RM	0.08	0	70	3	1	1	5	5%	100%	100%	100%	100%	400%	100%	5%	0.125	0.063	0.063	0.250
5321014001	Medium Density Residential	RM	0.01	1	70	0	0	0	0	5%	100%	100%	100%	100%	400%	100%	5%	0	0	0	0
5321014002	Medium Density Residential	RM	0.14	3	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5321014003	Medium Density Residential	RM	0.14	3	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321014004	Medium Density Residential	RM	0.14	2	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321014005	Medium Density Residential	RM	0.14	2	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321014006	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321014007	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321014012	Medium Density Residential	RM	0.09	1	70	3	1	1	5	5%	100%	100%	100%	100%	400%	100%	5%	0.125	0.063	0.063	0.250

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5321014017	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5321014018	Medium Density Residential	RM	0.09	1	70	3	1	1	5	5%	100%	100%	100%	100%	400%	100%	5%	0.125	0.063	0.063	0.250
5321015004	Medium Density Residential	CG	0.13	5	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5321015005	Medium Density Residential	RM	0.13	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321015006	Medium Density Residential	RM	0.13	3	70	3	2	2	7	5%	100%	100%	100%	100%	400%	100%	5%	0.175	0.088	0.088	0.350
5321015007	Medium Density Residential	RM	0.23	4	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321015008	Medium Density Residential	RM	0.12	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321015009	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5321015010	Medium Density Residential	RM	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321015011	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321015012	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5321015013	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321015014	Medium Density Residential	RM	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321015015	Transitional Mixed-Use	RM	0.20	2	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321015016	Mixed-Use Centers	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321015017	Mixed-Use Centers	RM	0.19	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321015018	Mixed-Use Centers	RM	0.20	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321015020	Mixed-Use Centers	CG	0.33	1	70	11	6	6	23	5%	100%	100%	50%	100%	400%	100%	3%	0.288	0.144	0.144	0.575
5321015021	Medium Density Residential	CG	0.20	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321017002	Transitional Mixed-Use	CG	0.32	8	70	7	4	4	15	5%	100%	100%	100%	100%	400%	100%	5%	0.375	0.188	0.188	0.750
5321017003	Medium Density Residential	RM	0.27	8	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321017004	Medium Density Residential	RM	0.21	1	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5321017006	Medium Density Residential	RM	0.13	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321017008	Medium Density Residential	RM	0.16	3	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321017009	Medium Density Residential	RM	0.37	10	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5321017010	Medium Density Residential	RM	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321017011	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5321017012	Transitional Mixed-Use	CG	0.14	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321017013	Medium Density Residential	RM	0.22	1	70	7	4	4	15	5%	100%	100%	100%	100%	400%	100%	5%	0.375	0.188	0.188	0.750

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5321017900	Medium Density Residential	RM	0.03	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5321018001	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321018002	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321018003	Medium Density Residential	RM	0.15	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5321018004	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321018005	Medium Density Residential	RM	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321018006	Medium Density Residential	RM	0.39	10	70	9	4	4	17	5%	100%	100%	100%	100%	400%	100%	5%	0.425	0.213	0.213	0.850
5321018007	Medium Density Residential	RM	0.16	1	70	5	2	2	9	5%	100%	100%	100%	100%	400%	100%	5%	0.225	0.113	0.113	0.450
5321018008	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321018009	Medium Density Residential	RM	0.16	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321018010	Medium Density Residential	RM	0.17	1	70	5	3	3	11	5%	100%	100%	100%	100%	400%	100%	5%	0.275	0.138	0.138	0.550
5321018011	Medium Density Residential	RM	0.07	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5321018012	Medium Density Residential	RM	0.07	1	70	2	1	1	4	5%	100%	100%	100%	100%	400%	100%	5%	0.100	0.050	0.050	0.200
5321018013	Medium Density Residential	RM	0.04	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5321018014	Medium Density Residential	RM	0.04	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5321018015	Medium Density Residential	RM	0.04	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5321018016	Medium Density Residential	RM	0.04	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5321018017	Medium Density Residential	RM	0.04	1	70	1	0	0	1	5%	100%	100%	100%	100%	400%	100%	5%	0.025	0.013	0.013	0.050
5321018020	Medium Density Residential	RM	0.11	1	70	4	2	2	8	5%	100%	100%	100%	100%	400%	100%	5%	0.200	0.100	0.100	0.400
5321018025	Medium Density Residential	RM	0.06	2	70	1	1	1	3	5%	100%	100%	100%	100%	400%	100%	5%	0.075	0.038	0.038	0.150
5321018026	Medium Density Residential	RM	0.06	2	70	1	1	1	3	5%	100%	100%	100%	100%	400%	100%	5%	0.075	0.038	0.038	0.150
5321019003	Mixed-Use Centers	CG	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321019004	Mixed-Use Centers	CG	0.38	1	70	13	6	6	25	5%	100%	100%	100%	100%	400%	100%	5%	0.625	0.313	0.313	1.250
5321019009	Mixed-Use Centers	CG	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321019012	Medium Density Residential	RM	0.23	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5321019013	Medium Density Residential	RM	0.23	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5321019014	Medium Density Residential	RM	0.17	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321019015	Medium Density Residential	RM	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600

APN	Current General Plan Land Use	Current Zoning	Parcel Size (Acres)	Existing Units	Maximum Density	Maximum Additional Development Capacity				Development Capacity Adjustments							Anticipated Development Capacity				
						Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity	Base Probability	Historic	Commercial Utilization	Buildings Constructed since 2000	Environmental Constraints	Density > 50du/ac	Within 1/2 Mile of Major Transit Stop	Total Adjustment	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Capacity
5321019016	Medium Density Residential	RM	0.18	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321019017	Medium Density Residential	RM	0.19	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321019018	Medium Density Residential	RM	0.19	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321019019	Medium Density Residential	RM	0.19	1	70	6	3	3	12	5%	100%	100%	100%	100%	400%	100%	5%	0.300	0.150	0.150	0.600
5321019020	Medium Density Residential	RM	0.21	1	70	7	3	3	13	5%	100%	100%	100%	100%	400%	100%	5%	0.325	0.163	0.163	0.650
5321019021	Medium Density Residential	RM	0.23	1	70	8	4	4	16	5%	100%	100%	100%	100%	400%	100%	5%	0.400	0.200	0.200	0.800
5321019022	Mixed-Use Centers	CG	2.92	1	70	102	51	51	204	5%	100%	100%	100%	100%	400%	100%	5%	5.100	2.550	2.550	10.200
5321019023	Mixed-Use Centers	CG	0.35	1	70	12	6	6	24	5%	100%	100%	100%	100%	400%	100%	5%	0.600	0.300	0.300	1.200
5321038016	Mixed-Use Centers	CG	0.31	1	70	10	5	5	20	5%	100%	100%	100%	100%	400%	100%	5%	0.500	0.250	0.250	1.000
5321038017	Mixed-Use Centers	CG	0.33	1	70	11	6	6	23	5%	100%	100%	100%	100%	400%	100%	5%	0.575	0.288	0.288	1.150
5324012901	Medium Density Residential	RM	0.04	1	30	0	0	0	0	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0	0
5324018003	Medium Density Residential	RM	0.23	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.300	0.300
5324018004	Medium Density Residential	RM	0.25	1	30	0	0	6	6	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.300	0.300
5324018012	Medium Density Residential	RM	0.20	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5324018013	Medium Density Residential	RM	0.29	1	30	0	0	8	8	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.400	0.400
5324018014	Medium Density Residential	RM	0.29	1	30	0	0	8	8	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.400	0.400
5324018016	Medium Density Residential	RM	0.29	1	30	0	0	8	8	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.400	0.400
5324018017	Medium Density Residential	RM	0.44	1	30	0	0	12	12	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.600	0.600
5324018018	Medium Density Residential	RM	0.29	1	30	0	0	8	8	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.400	0.400
5324019009	Medium Density Residential	RM	0.07	1	30	0	0	1	1	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.050	0.050
5324019010	Medium Density Residential	RM	0.09	1	30	0	0	2	2	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.100	0.100
5324019011	Medium Density Residential	RM	0.16	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5324019012	Medium Density Residential	RM	0.17	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5324019013	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5324019014	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5324019015	Medium Density Residential	RM	0.19	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250
5324019016	Medium Density Residential	RM	0.15	1	30	0	0	3	3	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.150	0.150
5324019017	Medium Density Residential	RM	0.18	1	30	0	0	4	4	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.200	0.200
5324019018	Medium Density Residential	RM	0.21	1	30	0	0	5	5	5%	100%	100%	100%	100%	100%	100%	5%	0	0	0.250	0.250















This page intentionally left blank.

### *Additional Capacity Through Rezoning*

As discussed throughout the Housing Element, the City is in the process of drafting the DTSP and making other zone changes to accommodate additional residential capacity throughout the city. The City is required to adopt the new Specific Plan and other zone changes as part of Programs 3.a, 3.b and 3.n. Table VI-51, above, lists the parcels located within the Downtown Specific Plan, as well as the High Density and Medium Density Residential zones, which are not otherwise included in the site specific analysis as part of Table VI-50.

As part of the required rezoning, the City will increase the zoning capacity of Medium Density residential zones to 30 du/ac and of High Density residential zones to 45 du/ac. This increased capacity is sufficient to induce redevelopment of some portion of both of these zones at a high enough density to ensure the provision of housing affordable to lower income households.

Within the Downtown Specific Plan, it is anticipated that there will be two zones: the Mission Street Zone and the Fair Oaks Avenue Zone, the Huntington Avenue Zone, and the Ostrich Farm Zone.

Within the Mission Street Zone, it is anticipated that the maximum Floor Area Ratio will be 7.0, with an additional intensity bonus of up to a FAR of 7.5 available through community benefit incentives. The maximum building height for this zone is anticipated to be 84 feet and seven stories, once the citywide height limit is repealed or replaced in this area.

Within the Fair Oaks Avenue Zone, it is anticipated that the maximum Floor Area Ratio will be 10.0, with an additional intensity bonus of up to a FAR of 11 available through community benefit incentives. The maximum building height for this zone is anticipated to be 110 feet and 10 stories, once the citywide height limit is repealed or replaced in this area.

In addition, the area around Huntington Avenue and the Ostrich Farm will also be made into mixed-use zones either through inclusion into the Downtown Specific Plan or through a mixed-use overlay. The development standards in these mixed-use areas will mirror the standards of the Mission Street zone withing the DTSP.

The City understands not all of these sites will redevelop in the planning . It is anticipated that each parcel has a base likelihood to be redeveloped of 5%, with that likelihood being adjusted based on specific factors related to each parcel listed below.

- **Historic or Historic District:** Site that are historic or located in a historic district are anticipated to be half as likely to be developed than non-historic sites. Properties that are historic or are located in a historic district are required to be reviewed by the City’s Cultural Heritage Commission and are required to fulfill certain requirements as described in Section 6.5.2, *Governmental Constraints*, of the Housing Element. Because of these added constraints, historic properties are given a 50% development capacity adjustment.
- **Commercial Lot Utilization:** Many of the sites in the Downtown Specific Plan are currently being used as commercial properties. However, there are a wide range of intensity of uses within the area, with the existing uses being more economically viable the greater the intensity

of use. Therefore, existing commercial uses at an intensity with a Floor Area Ratio of 2.0 or greater has been given a 50% development capacity adjustment.

- **Recent Construction:** The vast majority of buildings within the Downtown Specific Plan Area are older than 20 years. It is anticipated that buildings constructed within the past 20 years are less likely to be redeveloped during the planning period. Buildings built within the past 20 years have been given a 50% development capacity adjustment.
- **Environmental Constraints:** While the environmental condition of each site is not known, it is possible to anticipate that some sites will have environmental constraints that will require remediation based on the site's current or historic uses. Sites with known current and historic uses that are likely to require environmental remediation, such as gas stations and automotive service uses, have been given a 50% development capacity adjustment.
- **Proximity to Transit:** The Downtown Specific Plan area is well served by transit. Sites that are located within ½ mile of a Major Transit Stop, as defined by Public Resource Code Section 21064.3, have been given a 150% development capacity adjustment. Projects on these sites will not be required to provide on-site parking once Program 3.b is implemented.
- **Density  $\geq$  50 du/ac:** It is anticipated that sites with a higher allowed intensity will be more likely to be redeveloped due to the higher potential return on investment by the property owners and developers of these sites. Therefore, sites with a residential zoning capacity of 50 du/ac or more are given a 400% development capacity adjustment.

### *Availability of Infrastructure*

Existing City services, including water, sewer, and storm drain facilities are available to serve the development of new housing citywide. The Environmental Assessment being prepared for the Housing Element and the Environmental Impact Report being prepared for the General Plan and Downtown Specific Plan with consistent densities will further analyze the sufficiency of City services to address all of the units planned to comply with the RHNA. Dry utilities are also available to serve all the sites in the inventory. Connection to City services are always required as a condition of project approval in South Pasadena.

### *Comparison of Site Inventory with RHNA*

SCAG's 2021–2029 RHNA has allocated South Pasadena a total of 2,067 units for the planning period, which breaks down by affordability level as shown in Table VI-52. The table compares the site inventory capacity to the RHNA allocation by income group. As shown in the table, the City has identified sufficient sites to accommodate the RHNA of 2,067 units. Appendix A provides parcel-specific information and map illustrations for all sites addressing the lower-income RHNA.

**Table VI-52  
COMPARISON OF SITE CAPACITY AND RHNA**

<b>INCOME GROUP</b>	<b>TOTAL RHNA</b>	<b>UNITS APPROVED SINCE 6/30/21</b>	<b>ADUS WITH APPROVED BUILDING PERMITS SINCE 6/30/21</b>	<b>PROJECTED ACCESSORY DWELLING UNITS</b>	<b>UNITS ON VACANT AND NON-VACANT SITES WITH SUITABLE ZONING (TABLE VI-44)</b>	<b>UNITS ON VACANT SITES NEEDING ZONING CHANGES (SITE 1 TABLE IV-50)</b>	<b>UNITS ON NON-VACANT SITES NEEDING ZONING CHANGES (TABLE IV-44 AND 50)</b>	<b>UNITS DUE TO REZONING (TABLE VI-51)</b>	<b>TOTAL CAPACITY</b>	<b>SURPLUS RHNA</b>	<b>SURPLUS RHNA PERCENT</b>
Extremely Low	757	0	1	45	0	70	522	533	1,332	177	15%
Very Low		0	1	27							
Low	398	0	3	130							
Moderate	334	0	1	6	0	0	205	266	478	144	43%
Above Moderate	578	9	22	89	109	0	286	379	894	316	55%
<b>TOTAL</b>	<b>2,067</b>	<b>9</b>	<b>29</b>	<b>297</b>	<b>109</b>	<b>70</b>	<b>1,083</b>	<b>1,178</b>	<b>2,775</b>	<b>708</b>	<b>34%</b>

Note: The income levels assigned to the ADUs approved since June 30, 2021 are based on the SCAG ADU affordability analysis.

### 6.6.3 Financial Resources

A variety of federal, state, and local programs and other financial resources are available to either the City of South Pasadena or to developers of affordable housing to subsidize the cost of producing affordable housing. Table VI-53 describes the available resources the City of South Pasadena may use in implementing the housing goals, objectives, policies, and program actions, as discussed Section 6.8 (Housing Plan).

**Table VI-53  
FINANCIAL HOUSING RESOURCES**

<b>PROGRAM NAME</b>	<b>DESCRIPTION</b>	<b>ELIGIBLE ACTIVITIES</b>
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State’s application process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	New Construction Rehabilitation Homeless Assistance Public Services
Home Investment Partnership Program (HOME)	Grants available to the City on a competitive basis for a variety of housing activities. City competes for funds through the State’s application process.	Homebuyer Assistance Rehabilitation New Construction Rental Assistance
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	Rehabilitation
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	Homeless Assistance New Construction
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	Rental assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	Homebuyer assistance Rehabilitation New construction Rental assistance
<b>2. State Programs</b>		
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	Predevelopment Development Acquisition Rehabilitation Preservation Matching Funds Homelessness Assistance Accessibility Modifications Homeownership Assistance Fiscal Incentives

**Table VI-53  
FINANCIAL HOUSING RESOURCES**

<b>PROGRAM NAME</b>	<b>DESCRIPTION</b>	<b>ELIGIBLE ACTIVITIES</b>
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: Accelerate housing production Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies See complete list in program materials
SB 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production, including but not limited to general plans, community plans, specific plans, implementation of sustainable communities strategies, and local coastal programs.	Technical assistance Planning document updates
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD which provides low- and moderate-income households up to \$30,000 for a down payment.	Homebuyer Assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	Homebuyer Assistance Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	Homebuyer Assistance
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	Rental assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	New construction
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	New construction Special needs programs
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties and Continuums of Care (CoCs) to address the homelessness crisis throughout California.	Identified homelessness needs Capital improvements related to homelessness Rental assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	Homelessness service system administration New construction Rental assistance
Low-Income Housing Tax Credits (LIHTC)	A 4% annual tax credit that helps owners of rental units develop affordable housing.	New Construction
<b>3. Private Resources/Financing Programs/Regional Programs</b>		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition



**Table VI-53  
FINANCIAL HOUSING RESOURCES**

<b>PROGRAM NAME</b>	<b>DESCRIPTION</b>	<b>ELIGIBLE ACTIVITIES</b>
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers. Mortgages which fund the purchase and rehabilitation of a home. Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance Rehabilitation
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	New Construction Homebuyer Assistance Rehabilitation Housing Supportive Services
San Gabriel Valley Regional Housing Trust	A joint powers authority to fund and finance the planning and construction of homeless housing, and extremely low, very low, and low-income housing projects.	New Construction

#### **6.6.4 Opportunities for Energy Conservation**

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development. In turn, the home-building industry must comply with these standards and local governments are responsible for enforcing the energy conservation regulations. The City enforces all applicable state and federal laws relative to energy conservation.

Over the past eight years since adoption of the last housing element, South Pasadena has become a Certified Green Zone City (in 2016), and initiated a water conservation program with rebates and programs that contributed to a five-year reduction of 18% in water use, which translates to a reduction in energy use. In 2020, the Council adopted a Climate Action Plan (CAP) as a long-range planning document that guides the City towards a target of carbon neutrality by 2045, which aligns with the State’s overall climate goals. The Housing Plan also includes a longstanding policy to promote energy-efficient building and Program 1.a requires compliance with Title 24 through energy-saving building techniques in new construction and encouragement to retrofit existing housing when opportunities arise to do so. The City’s website directs residents to San Gabriel Valley Energy Wise Partnership’s EASY Program (Energy Assessment Screening for Your Home), which provides homeowners with free energy assessments to identify opportunities to reduce their energy usage and bills. The Partnership’s website consolidates information about rebates and programs available to San Gabriel Valley residents to become more energy efficient. Through the Partnership, the City collaborates with other agencies in the region when there is funding available to offer incentives for energy-saving upgrades.

As part of the City’s commitment to protecting the environment and building resiliency, South Pasadena chose to utilize Clean Power Alliance as the City’s residential electricity provider in February 2019, and commercial electricity provider in May 2019. The City selected 100% Green Power as the default option for residential customers, which provides 100% renewable energy through South

California Edison's (SCE) electrical infrastructure. In 2021, 95% of residents subscribed to the 100% Green Power option.

The City promotes energy conservation through public information provided on the City's website and at City Hall. Topics include energy-saving xeriscapes, energy rebates, and installation of solar power to produce clean energy.

## 6.7 REVIEW OF 2014-2021 HOUSING ELEMENT PAST PERFORMANCE

An important step in developing future housing strategies that meet the community’s needs is an evaluation of the success of prior Housing Element programs. This section complies with the requirement to assess the City’s progress in implementing the adopted housing programs and facilitating construction of new housing units based on South Pasadena’s RHNA allocation.

### *Building the RHNA*

South Pasadena was allocated 63 units in the 2014-2021 RHNA. The table below compares the RHNA to actual units permitted through 2020, with six months remaining in the RHNA period. Based on Building permits issued, 112 new units were permitted during the first seven years of the period, far exceeding the above moderate RHNA allocation. However, only four units were in the affordable housing categories. The year 2020 saw a major increase in Planning entitlement approvals (not reflected in this table), with projects including 143 units comprised of two larger multi-family projects, new single-family homes and 17 ADUs. Among these was City’s first density bonus project on Fair Oaks Avenue with 86 units, of which 13 will be deed-restricted for low-income households. Because building permits for these projects were not issued prior to June 2021, they will be counted toward the 2021-2029 RHNA.

**Table VI-54  
COMPARISON OF 2014-2021 RHNA AND UNITS PERMITTED**

INCOME LEVEL	RHNA ALLOCATION	UNITS PERMITTED 2013-2020	REMAINING ALLOCATION
Very Low	17	1	16
Low	10	3	7
Moderate	11	1	10
Above Moderate	25	113	-
<b>Total</b>	<b>63</b>	<b>118</b>	<b>33</b>

Source: City of South Pasadena Annual Progress Reports, HCD, 2021

### *Housing Plan Programs*

In the table below, achievements of the 2014-2021 Housing Element are compared with the Eight-year Objectives for the 5<sup>th</sup> cycle housing element programs. The progress made since 2014 is analyzed to provide the basis for evaluating whether to continue, amend or remove programs as part of the comprehensive housing program strategy for this housing element. These results are quantified wherever possible or provided as qualitative description where necessary. Continuing successful and relevant programs, in combination with newly identified programs designed to increase housing production to comply with the new RHNA for this housing element form the basis for the Housing Plan (Section 6.8).

Although the City’s resources and staffing are limited, efforts were made to address the housing needs of lower income and special needs groups as opportunities were identified. The City received additional support during the year and a half in which a state and local emergency was declared due to the COVID-19 pandemic. The following are some of the highlights of the City’s accomplishments toward supporting low income and special needs residents:

- All Special-Needs Groups:

- Housing Choice Vouchers: Information about Section 8 vouchers has been added to the City’s website. There is a link at this South Pasadena City webpage to Los Angeles County’s website related to vouchers: <https://www.southpasadenaca.gov/residents/housing/>

The “Housing” webpage is being relaunched as the Housing Support webpage with more specific references and connection to the City’s contracted housing rights and tenant protection agency and to Los Angeles County’s Housing Voucher program.

HUD currently allocates 25,199 Housing Choice (Section 8) Vouchers to the Los Angeles County Development Authority (LACDA). The LACDA is currently providing rental assistance to 23,196 families throughout Los Angeles County. Each family represents a voucher in use. The LACDA does not have vouchers specifically allocated for use in the City of South Pasadena. There are currently 10 LACDA Housing Choice Voucher holders that reside in the City of South Pasadena.

- Inclusionary Housing: The City adopted Inclusionary Housing Regulations in spring 2021 that apply to all projects of three or more units. These regulations will result in the creation of new lower- and moderate-income units to serve a variety of households.

- Seniors:

- The 625 Fair Oaks Senior Housing project was approved in March 2020. It took advantage of the technical assistance offered by the City, as noted in the existing Housing Element Planning Assistance and Permit Processing Program. This project has a total of 86 units with 13 units affordable for low-income households.

- Unhoused Persons:

- The City received a \$30,000 grant from Los Angeles County and United Way of Greater Los Angeles to hire a consultant to develop a plan to support unhoused individuals in conjunction with a larger effort with the San Gabriel Valley Council of Governments (SGVCOG). Lesar Development Consultants prepared the plan on behalf of the City in 2018. It was unanimously adopted by Council on June 12, 2018. Accordingly, the City was eligible to apply for and receive Measure H grant funds from Los Angeles County as well as homelessness grant funding from the SGVCOG. Programs are currently being implemented in partnership with others in the San Gabriel Valley region.

- In response to the COVID-19 pandemic, the City received \$165,000 to implement emergency programs to address the needs of unhoused individuals, including motel vouchers, housing placement services, clean up, facilities and safety measures for encampments, and cash assistance to people at risk of becoming homeless. In addition, funding in the amount of \$73,528 was allocated to South Pasadena’s ERAP program, which provides one-time rental assistance to eligible low-income residents.
- Also, in response to the pandemic, the Cities of South Pasadena and Arcadia received a multi-jurisdiction grant from Los Angeles County (Measure H) to provide motel vouchers, a shared case manager to help the homeless navigate resources, including temporary and permanent housing opportunities, and rapid re-housing assistance to help with temporary rental assistance and/or utility payments.
- The City adopted an amendment to the Zoning Code to delete language establishing buffer distance requirements between an emergency shelter and any public park, school, or residential use and to establish the maximum number of beds permitted in any one emergency shelter at 12 beds. Ordinance 2251, Adopted 9-4-2013, made changes to the Emergency Shelters section. The City will amend that section of the Zoning Code further to fully comply with current state law.
- The City adopted an amendment to the Zoning Code to add clarifying language to the Zoning Code definition of residential projects to include transitional and supportive housing. Clarification to define these as residential uses was included in Ordinance 2251 in 2013. There are still some zoning districts that do not allow transitional and supportive housing where single-family housing is allowed. This program will be amended and continued to fully address state law regarding transitional housing and to address new state law since 2014 (Assembly Bill 2162) regarding supportive housing.

Table VI-55 describes the City’s progress in implementing the 2014-2021 Housing Element programs.

**Table VI-55  
2014-2021 HOUSING ELEMENT PROGRAM PERFORMANCE**

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b><i>Energy Efficiency Program</i></b></p> <p>This CDBG-funded program provides grants to assist low- and moderate-income households in the community with funding for necessary energy saving home repairs and improvements. A household may be eligible to participate in the program as long as they are homeowners with dwellings of two units or less and meet the income limits established for the program.</p> <p><b>Eight-year Objective:</b> The City will continue to use CDBG funds to provide housing rehabilitation (as that term is defined by HUD) assistance for low- and moderate-income homeowners for energy saving home improvements. The City’s objective is to assist one lower income household during the 2014-2021 planning period.</p>	<p>The City has not pursued Community Development Block Grant (CDBG) funding for rehabilitation and energy-saving upgrades since adoption of the previous Housing Element. The City does continue to apply for CDBG funds but no CDBG money has been used for housing assistance. The energy-efficiency program was defunded many years ago. Participation was low (cancelled due to lack of interest). Currently, a small percentage of CDBG funding goes to the senior lunch program and the rest is used for sidewalk improvements.</p> <p>For the 2021-2022 year, the City is reallocating funds to increase programs that support housing. Aside from the senior lunch program, approximately \$104,000 will be allocated for housing programs, including residential code enforcement and housing rehabilitation programs for code compliance/modernization and energy efficiency. The intent is to establish the program(s) and develop public outreach tools to reach eligible residents and maximize participation to use the resources. Once established, the program could be funded annually by CDBG. The Code Enforcement effort would focus on occupancy inspection that would result in more enforcement of housing maintenance and support for displaced tenants.</p> <p>The City has updated policies related to facilitating green design and building techniques as part of the General Plan Update, which is currently underway.</p>	<p>Amend and continue with current energy-related program.</p>
<p><b><i>Planning Assistance and Permit Processing</i></b></p> <p>The City provides technical assistance to potential developers of new housing in the City and offers a streamlined design review process. Additionally, the City’s Zoning Code includes provisions for approval of a planned development permit which allows for modifications to certain zoning requirements for projects which include affordable housing and the granting of density bonuses and incentives and concessions for projects which meet the affordable housing requirements of the Zoning Code.</p>	<p>The City continues to implement this program. For example, the 625 Fair Oaks Senior Housing project took advantage of the technical assistance provided by this program. This project was approved by the Planning Commission on March 10, 2020. It has a total of 86 units with 13 units affordable for low-income households.</p>	<p>Continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b>Eight Year Objective:</b> Facilitate review of development proposals which include affordable housing and continue to provide Zoning Code information to developers of affordable housing regarding special permit provisions and the potential for the granting of density bonuses and incentives and/or concessions to qualifying affordable housing projects. The City's objective is to assist in the provision of 25 above moderate income housing units during the 2014-2021 planning period.</p>		
<p><b><i>Housing Development Program</i></b></p> <p>This program relies on the availability of state financial assistance to developers from sources such as tax credits and CHFA for development of new affordable housing. The City will provide Notices of Funding Availability (NOFA) information to developers when NOFAs become available and facilitate review of projects linked to these funding applications.</p> <p><b>Eight Year Objective:</b> Facilitate review of development proposals which are linked to applications for funding by a State or Federal agency. The City's objective is to provide information to developers to promote development of 10 units of low and 11 units of moderate-income housing units during the 2014-2021 planning period.</p>	<p>No applications with tax credit financing or other state or federal financing have been reviewed or approved since adoption of the previous Housing Element. However, the City has participated in the creation of the San Gabriel Valley Regional Housing Trust (SGVRHT) in 2020 to provide a full-service agency to support more affordable housing development in the city and region and information is provided to developers through them. The City contributed \$115,000 toward the development of the SGVRHT and pays an annual membership fee to support administration costs. The City's proposed inclusionary housing ordinance provides for the City to transfer in-lieu fee payments into the regional fund to be leveraged for more affordable housing funds in regional projects, to which South Pasadena affordable housing developers will have access.</p>	<p>Amend substantially to reflect current City efforts and continue.</p>
<p><b><i>CalHome Program</i></b></p> <p>This program is a State Housing and Community Development program providing funds for home ownership programs to assist low and very low-income households become or remain homeowners.</p> <p><b>Eight Year Objective:</b> Provide information to low and very low-income households for funding within the timetables established by the State Department of Housing and Community Development funding when funding is made available to the City. The City's objective is to provide information to households whenever possible in order for a minimum of one low income and one very low-income household to receive assistance during the 2014-2021 planning period.</p>	<p>The City continues to provide information about CalHome and conducts outreach through its contracted housing rights and tenant protection agency. They serve as the main source of this type of information and support for South Pasadena residents.</p>	<p>Continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b><i>Section 8 Rental Assistance</i></b></p> <p>The Los Angeles County Community Development Commission funds Section 8 rental assistance to eligible renter households and to eligible homeless facilities and individuals. This program provides housing subsidy payments to households at or below 50% of the median income for two or more persons living together, elderly, and disabled persons.</p> <p><b>Eight-year Objective:</b> Continue to assist South Pasadena renters with housing subsidy payments through the Section 8 rental assistance program by referring renters to the County agency responsible for administering this program. The City’s objective is to provide information to low and very low income households whenever possible during the 2014-2021 planning period.</p>	<p>Information about Section 8 vouchers has been added to the City website. There is a link at this City webpage to Los Angeles County related to vouchers:  <a href="https://www.southpasadenaca.gov/residents/housing/">https://www.southpasadenaca.gov/residents/housing/</a></p> <p>The “Housing” webpage is being relaunched as the Housing Support webpage with more specific references and connection to the City’s contracted housing rights and tenant protection agency and to Los Angeles County’s Housing Voucher program.</p> <p>HUD currently allocates 25,199 Housing Choice (Section 8) Vouchers to the Los Angeles County Development Authority (LACDA). The LACDA is currently providing rental assistance to 23,196 families throughout Los Angeles County. Each family represents a voucher in use. The LACDA does not have vouchers specifically allocated for use in the City of South Pasadena. There are currently 10 LACDA Housing Choice Voucher holders that reside in the City of South Pasadena.</p>	<p>Continue.</p>
<p><b><i>Housing Acquisition and Rehabilitation</i></b></p> <p>A number of surplus housing units resulted from the change in the proposed route of the extension of the 710 Freeway. The City monitors the status of these properties in order to identify any properties deemed surplus by Caltrans and monitors opportunities for their acquisition and rehabilitation by non-profit developers as affordable housing.</p> <p><b>Eight-year Objective:</b> The City’s objective is to continue to monitor surplus Caltrans properties in the 710 surface route corridor and provide technical assistance where feasible to non-profit affordable housing developers pursuing acquisition and rehabilitation of any Caltrans declared surplus properties in the 710 surface route corridor as affordable housing.</p>	<p>Caltrans has initiated a three-phased property sales program for the 710 surplus properties. Staff continues to work with representatives of Caltrans, California Department of Housing and Community Development, and the California State Transportation Agency to discuss potential affordable housing strategies. The City is also working on a plan to take advantages of opportunities provided in SB381 to procure surplus properties in order to enable affordable housing development. A new housing division is being established in the Community Development Department to develop and administer affordable housing including these efforts.</p> <p>Funding has been secured for a feasibility study on surplus Caltrans properties available to be converted to permanent affordable housing (\$30,000 – Measure H).</p>	<p>Amend to address accomplishments and continue.</p>
<p><b><i>Density Bonus for Affordable Housing</i></b></p> <p>The City’s Zoning Code provides for the use of density bonuses as a developer incentive to provide affordable housing in new developments. The General Plan contains a policy to consider the development of residential units in excess of the General Plan limits if the units are ownership units affordable to low- or moderate-income households.</p>	<p>The Senior Housing project at 625 Fair Oaks was approved in 2020 and received a 35-percent density bonus. It will have 86 units with 13 units reserved for low-income households.</p> <p>The City has updated its density bonus ordinance in compliance with changes in state law. In May, in conjunction with adoption of an inclusionary housing ordinance, the City</p>	<p>Amend to address updates to state law and continue.</p>



2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b>Eight-year Objective:</b> Provide technical assistance to developers of affordable residential projects by providing Zoning Code information on the possible use of density bonuses and incentives and/or concessions to assist in the development of affordable housing. The City’s objective is to provide information to developers regarding the use of the Affordable Housing Incentives provisions of the Zoning Code whenever possible during the 2014-2021 planning period to assist with development of 21 lower income units and 5 moderate income units.</p>	<p>incorporated streamlined approval for waivers in conjunction with the density bonus for projects that include on-site inclusionary housing.</p> <p>City staff regularly provides assistance to applicants considering proposing projects using the density bonus.</p>	
<p><b>Homeless Services</b></p> <p>The City will continue its emergency shelter referral program administered through the Police Department and investigate entering into participation agreements with neighboring cities and/or Councils of Governments that operate emergency shelter programs to expand homeless services to the homeless population in South Pasadena.</p> <p><b>Eight-year Objective:</b> The City will continue ongoing referral services through its Police Department assisting homeless individuals to obtain emergency shelter and will continue to evaluate the possibility of entering into participation agreements with other cities and/or Councils of Governments providing emergency shelter programs.</p>	<p>The City received a \$30,000 grant from Los Angeles County and United Way of Greater Los Angeles to hire a consultant to develop a plan for homelessness, in conjunction with a larger effort with the San Gabriel Valley Council of Governments (SGVCOG). Lesar Development Consultants were hired to prepare the plan on behalf of the City in 2018. It was unanimously adopted by Council on June 12, 2018. Accordingly, the City was eligible to apply for and receive Measure H grant funds from Los Angeles County as well as homelessness grant funding from the SGVCOG. Programs are currently being implemented in partnership with others in the San Gabriel Valley region.</p> <p>In response to the COVID-19 pandemic, the City has received \$165,000 to implement emergency programs to address the needs of unhoused individuals, including motel vouchers, housing placement services, clean up, facilities and safety measures for encampments and cash assistance to people at risk of becoming homeless. In addition, funding in the amount of \$73,528 was allocated to South Pasadena’s ERAP program, which provides one-time rental assistance to eligible low-income residents.</p> <p>Also, in response to the pandemic, the Cities of South Pasadena and Arcadia received a multi-jurisdiction grant from Los Angeles County (Measure H) to provide motel vouchers, a shared case manager to help the homeless navigate resources, including temporary and permanent housing opportunities, and rapid re-housing assistance to help with temporary rental assistance and/or utility payments.</p>	<p>Continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b>Senior Housing</b></p> <p>The City's Senior Citizen Commission has suggested that the City explore the potential for the reuse and redevelopment of existing apartment buildings for seniors to expand housing opportunities for seniors.</p> <p><b>Eight-year Objective:</b> The City will encourage developers proposing to rehabilitate existing apartment buildings to consider rehabilitation and reuse of the existing apartment buildings as affordable senior housing whenever possible.</p>	<p>The City has continued to seek a developer for a City-owned site for senior housing using approximately \$500,000 of set aside money from the former redevelopment agency.</p>	<p>Continue.</p>
<p><b>Vacant Sites</b></p> <p>The Housing Element identifies vacant sites and vacant sites approved for development in the City with the capacity for development of up to 192 new residential dwelling units. The City will maintain the inventory of vacant sites and work with future developers of these sites in early consultations to encourage the development of affordable units on these sites as part of any project proposal and maintain adequate zoning to make feasible the development of housing for a variety of income levels.</p> <p><b>Eight-year Objective:</b> Continue to maintain an inventory of vacant and underdeveloped sites for development of new affordable housing. Maintain zoning adequate to allow for the private development of 17 very low, 10 low income, 11 moderate income, and 25 above moderate-income housing units.</p>	<p>No re-zonings have occurred that have downzoned the identified available sites. The City continues to maintain the list of vacant sites for housing.</p>	<p>Amend and continue.</p>
<p><b>Mixed-Use Developments and Adaptive Re-Use</b></p> <p>The City's Zoning Code permits the reuse and new development of housing above ground floor uses in commercial districts and in the Mission Street Specific Plan Area providing opportunities for development of affordable housing. The 1998 General Plan also states policies to encourage the development of mixed use projects within targeted areas of the city. As part of a mixed use residential and commercial development project the provisions of the Zoning Code for affordable housing incentives could be utilized in projects which include units for very low, low, and moderate income households. Additionally, developers of affordable housing may seek relief from the strict application of the Zoning Code regulations through approval of a planned development permit which allows for flexible application of Zoning Code regulations.</p> <p><b>Eight-year Objective:</b> Continue to promote the development of housing units above ground floor commercial uses on vacant properties located</p>	<p>The Mission Bell mixed-use project was approved by the Planning Commission on February 11, 2020. The project will be three stories and will include 36 market-rate condominiums, commercial retail space, and subterranean parking. Existing commercial buildings on the site with businesses in them will be demolished to facilitate project development. One historic structure dating to 1921 will be partially retained and incorporated into the project design. The approved 625 Fair Oaks Senior Housing project described under previous programs is also located in a mixed-use district.</p> <p>A revised General Plan and Specific Plan to implement increased mixed-use development with more housing opportunities have been drafted and public meetings have been held to gather community input. Programs have been included in the draft programs section to further facilitate housing in the mixed-use areas.</p>	<p>Amend and continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p>within the City’s commercial districts through the mixed use development provisions of the Zoning Code and on vacant and reused properties located in the Mission Street Specific Plan area. Expedite permit processing for mixed use projects which include affordable housing and assist developers with the application of the planned development permit and Affordable Housing Incentives provisions of the Zoning Code to projects to maximize the potential for a project to include affordable housing. Promote the use of the density bonus and notify developers of available sites for development of affordable housing. The City’s objective is to provide information to developers to promote development of 17 units of very low, 10 units of low, and 11 units of moderate income housing units during the 2014-2021 planning period.</p>		
<p><b>Residential Second Units</b></p> <p>The Zoning Code permits the construction of residential second units in the RE, RS, and RM zoning districts.</p> <p><b>Eight-year Objective:</b> Facilitate development applications for residential second units to promote this housing type as an affordable housing alternative. The City’s objective is to facilitate application review to promote development of three residential second units during the 2014-2021 planning period.</p>	<p>The City updated its ADU regulations in Section 36.350.200 in 2016 and 2019 to comply with changes in state law and a more comprehensive update in 2021 addressed issues that had added complexity to ADU approval in order to further facilitate ADU production. Although the 5<sup>th</sup> Cycle objective for residential second units was low, ADUs have become a much more significant component of the housing strategy over the past eight years.</p> <p>In 2017, the Planning Division approved only one accessory dwelling unit (ADU); in 2018, 4 ADUs were approved; in 2019, 7 ADUs were approved; and in 2020, 8 ADUs were approved. Following the City’s adoption of a new ADU ordinance in mid-2021, the number of building permits for ADUs increased substantially to 32 building permits in 2021. At the close of this housing element period, a second Code revision (Phase 2 for historic properties) was adopted in order to better facilitate ADUs on those properties, which is expected to further increase the applications and issuance of building permits for ADUs.</p>	<p>Amend and continue.</p>
<p><b>Land Use Controls</b></p> <p>1. The City’s Zoning Code currently includes requirements for approval of a conditional use permit as part of the approval of a planned development permit. In addition, the Zoning Code establishes a 12 month validity period for an approved planned development permit.</p> <p><b>Eight-year Objective:</b> The City will adopt an amendment to the Zoning Code within one year following the approval of the Housing Element to eliminate the requirement for approval of a conditional use</p>	<p><b>Objective 1:</b> Ordinance 2253 amended the Zoning Code to remove the conditional-use permit (CUP) requirement on October 2, 2013. This process was used to allow conversion of four historic rental bungalows to separate ownership units, one with a covenant for a moderate-income household.</p> <p><b>Objective 2:</b> The City adopted an amendment to the Zoning Code to delete language establishing buffer distance requirements between an emergency shelter and any public park, school, or residential use and to establish the maximum</p>	<p>Objective 1. Delete.</p> <p>Objective 2. Amend and continue.</p> <p>Objective 3. Amend to reflect accomplishments and continue.</p> <p>Objective 4. Continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p>permit for development projects which request and qualify for approval of a planned development permit and to extend the term for an approved planned development permit to a period of 36 months with the potential for approval of an extension for an additional 36 months.</p> <p>2. In accordance with State Law, Zoning Code regulations establishing buffer distances for an emergency shelter are limited to the establishment of a 300 foot separation distance between emergency shelters, and Zoning Code regulations governing the operations of emergency shelters should provide that adequate beds are available to accommodate the City's homeless population.</p> <p><b>Eight Year Objective:</b> The City will adopt an amendment to the Zoning Code within 24 months following approval of the Housing Element Update to delete language establishing buffer distance requirements between an emergency shelter and any public park, school, or residential use and to establish the maximum number of beds permitted in any one emergency shelter at 16 beds.</p> <p>3. In accordance with State Law, Zoning Code regulations must consider transitional and supportive housing as a residential use in any zone where residential uses are allowed and subject to the same development regulations as other residential uses in the same zone.</p> <p><b>Eight Year Objective:</b> The City will adopt an amendment to the Zoning Code within 24 months following approval of the Housing Element Update to add clarifying language to the Zoning Code definition of residential projects to include transitional and supportive housing.</p> <p>4. With the adoption of the Zoning Code Amendment permitting SROs "by right" in the BP zoning district, specific development regulations were also adopted to govern development of SROs which establish location requirements that SRO's not be located any closer than 300 feet to one another or within 300 feet of a residential use, public park, or public school, establishes a minimum lot size of 10,000 square feet and a maximum density of one unit per 1,600 square feet of gross floor area, establishes setback requirements, and includes requirements for parking, provision of common area open space, showers, cooking facilities, toilets, storage facilities, and security lighting. All SRO facilities are required to submit a management and operations plan for</p>	<p>number of beds permitted in any one emergency shelter at 12 beds. Ordinance 2251, Adopted 9-4-2013, made changes to the Emergency Shelters section.</p> <p><u>Objective 3:</u> The City adopted an amendment to the Zoning Code to add clarifying language to the Zoning Code definition of residential projects to include transitional and supportive housing. Clarification to define these as residential uses was included in Ordinance 2251 in 2013. Nearly all residential districts in the city permit transitional and supportive housing by right (P-permitted), subject to specific use regulations. However, some residential and commercial zoning districts do not allow transitional and supportive housing. This program will be amended and continued to ensure that all required zones allow these uses. The new, mixed-use zoning districts that are planned will also comply with State law.</p> <p><u>Objective 4:</u> The City continues to implement the Administrative Modification Process to provide for flexibility in the application of development standards for affordable housing projects.</p> <p><u>Objective 5:</u> The City adopted an amendment to the Zoning Code related to the planned development permit process. This process was used to allow conversion of four historic rental bungalows to separate ownership units, one with a covenant for a moderate-income household. The City continues to implement the Administrative Modification Process to provide for flexibility in the application of development standards for affordable housing projects. In addition, a ministerial process allows flexibility for projects using the streamlined density bonus provisions associated with the inclusionary housing requirements.</p> <p><u>Objective 6:</u> This program has not yet been implemented. It is scheduled to begin after the General Plan Update is complete.</p>	<p>Objective 5. Amend to address completed portions of the program and continue.</p> <p>Objective 6. Continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p>review by the Director of Planning and Building prior to occupancy and operations.</p> <p><b>Eight Year Objective:</b> With the adopted 2013 Zoning Code Amendment to allow emergency shelters and SRO's as permitted uses ("by right") in the BP zoning district, to specifically list transitional and supportive housing as a permitted use in all residential districts, and with the adoption of the Zoning Code Amendments provided for in Housing Element Update program objectives for the 2014-2021 planning period, sufficient sites will be available for development of these housing types.</p> <p>5. The Housing Element promotes flexibility in residential development standards as a way to reduce costs of development thereby promoting affordability in design. The City uses the Administrative Modification provisions of the Zoning Code as a means of providing flexibility in development standards including setbacks, open space requirements, and height requirements.</p> <p><b>Eight Year Objective:</b> The City will continue to implement the Administrative Modification Process to provide for flexibility in the application of development standards for affordable housing projects.</p> <p>6. The City's Zoning Code provides for flexibility in the application of development regulations pertaining to affordable multifamily housing development developments and senior citizens' projects through the use of the planned development permit process. The planned development permit is intended to facilitate development of affordable housing in mixed use and residentially zoned areas by permitting greater flexibility in the design of projects than generally is possible under conventional zoning or subdivision regulations.</p> <p><b>Eight-year Objective:</b> The City will continue the application of flexible zoning regulations to promote the development of affordable housing through the planned development permit process as provided for in the Zoning Code.</p> <p>7. The City's Senior Citizen Commission has suggested that a policy be adopted to require that a percentage of all new multifamily residential projects in the City be developed as universally accessible units.</p>		

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b>Eight-year Objective:</b> The City will explore options for requiring that new residential development projects of a certain size include a percentage of the units to be universally accessible.</p>		
<p><b><i>Provision of Technical Assistance to Developers of Affordable Housing</i></b></p> <p>The City’s Planning &amp; Building Department currently offers handout materials and provides assistance to applicants to guide them through the Design Review process and the discretionary and ministerial permit process. The Planning &amp; Building Department provides the same assistance to developers of affordable housing to assure that applications for affordable housing projects are processed in a timely and expeditious manner and also provides information on state and federal financial assistance programs and other available assistance to facilitate development of affordable housing.</p> <p><b>Eight-year Objective:</b> Continue to provide information on State and Federal financial assistance programs to developers of affordable housing projects and assistance to applicants of affordable housing projects during the preparation, submittal, and processing of applications to the City for discretionary or ministerial permit approvals. The City’s objective is to provide information to developers to promote development of 17 units of very low, 10 units of low, and 11 units of moderate income housing units during the 2014-2021 planning period.</p>	<p>City staff work with developers of housing projects on a regular basis to assist them in the planning process. While some disruption has occurred due to staffing turnover during the planning period, housing projects are supported through the planned development application process and over the past year, more focus has been put on streamlining and expediting the permit process, as evident in the entitlement of three major residential projects in 2020. In September 2020, the zoning code was amended to streamline the design review process.</p> <p>The City is improving its application materials to support complete application filings. The City has established a Virtual Planning Desk web page with information and updated application forms, and has a scheduled application intake process to ensure that applications are submitted with all requirements to streamline the approval process.</p> <p>The City has joined with regional partners to create the San Gabriel Valley Regional Housing Trust, and affordable housing developers applying for South Pasadena projects are able to access their support services and leverage local, state, and federal funding.</p> <p>ADUs are a growing source of units that may meet the needs of moderate income households. The ADU zoning regulations were updated in 2021 to provide standards and clarify processes in compliance with State ADU laws. The City has prioritized faster processing through a combination of improved applications and instructions, a brochure available on-line and additional Planning staff to facilitate homeowner interest in building these units.</p>	<p>Continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p><b><i>Fair Housing Program</i></b></p> <p>The City of South Pasadena refers fair housing complaints to the San Gabriel Valley Fair Housing Council (SGVFHC). The role of the SGVFHC is to provide services to jurisdictions and agencies, as well as the general public, to further fair housing practices in the sales or rental of housing. Services provided by the SGVFHC include responding to discrimination complaints, landlord/tenant dispute resolution, housing information and counseling, and community education programs.</p> <p><b>Eight-year Objective:</b> Continue to provide information on fair housing practices and refer housing complaints to the SGVFHC as needed. Provide information on fair housing practices and resources on the City’s web site. Implement Zoning Code procedures for reasonable accommodation for housing for persons with disabilities, on a case by case basis, in order to promote equal access to housing.</p>	<p>The City renewed and expanded their contract with SGVFHC (now the Housing Rights Center) to offer (1) Discrimination Complaint Investigations; (2) Landlord/Tenant Fair Housing Counseling and Meditation; (3) Outreach and Education; (4) Advocacy; and (5) Enforcement and Impact Litigation.</p> <p>The City began receiving funds through the Permanent Local Housing Allocation (PLHA) Senate Bill 2 funding (\$74,651 for first year) in February 2021. This is a new permanent Eviction Defense Program that Los Angeles County will administer on behalf of participating cities. This is funded through the state’s real estate transaction recording fees so the funding will fluctuate from year to year. The Eviction Defense Program will provide comprehensive legal services to households with an Unlawful Detainer (UD) or an eviction complaint, case management for individuals with a UD or eviction complaint to help stabilize their housing, short-term financial assistance to help pay for rental arrears, and know-your-rights workshop and clinics. The City will continue these efforts along with expanding their fair housing efforts to address new state law requirements under Assembly Bill 686.</p>	<p>Amend and continue.</p>
<p><b><i>Promote Energy Conservation</i></b></p> <p>The City will explore policies and possible Zoning Code Amendments to provide incentives for new “green” development in the City. The application of green design and construction principals could result in the development of smaller, compact residential projects with the potential to achieve a greater economy of scale thus lowering construction costs and providing an opportunity for development of affordable housing. Green design and building principals applied to new development also incorporate energy saving techniques thereby lowering the cost of utilities for residents.</p> <p><b>Eight-year Objective:</b> The City will explore amendments to the Zoning Code to provide incentives for the development of energy saving residential development including deviations or waivers from compliance with established development standards as part of a development proposal involving either adaptive reuse of existing buildings or the construction of new residential units. Such deviations or waivers may include a reduction in the minimum required lot area for all housing types, an increase from the established maximum floor area ratio and other similar standards. The City will explore amendments to the Zoning Code to implement “green” building design guidelines and development standards, including the use of solar</p>	<p>Policies are being developed as part of the General Plan Update, currently underway.</p>	<p>Combine with Energy-Efficiency Program and continue.</p>

2014-2021 HOUSING ELEMENT PROGRAMS	PROGRESS OF PROGRAM SINCE 2014	APPROPRIATENESS TO CONTINUE IN THE 2021-2029 HOUSING ELEMENT
<p>energy, to reduce energy costs to residents. The City will continue the on-going programs to promote energy conservation in existing structures in the City which include maintaining information on the City's website that provides the public with resource information on energy saving xeriscapes, State energy grants, energy rebates, and use of solar power as an energy alternative for homes. Additionally, Southern California Edison offers public information and technical assistance to developers, homeowners, and apartment owners on energy conservation measures and programs.</p>		



## 6.8 HOUSING PLAN AND QUANTIFIED OBJECTIVES

This section presents the Housing Plan (Plan) for the 2021-2029 planning period. This Plan sets forth South Pasadena’s goals, policies, and programs to address the City’s identified housing needs.

### 6.8.1 Goals, Policies, and Programs

The City of South Pasadena, in adopting the Housing Element, adopts the following goals, policies and programs as the framework for addressing the housing needs of the community over the timeframe of the 2021-2029 Housing Element, with the programs defining the specific actions the City will undertake to meet those needs. According to Section 65583 of the Government Code, a city’s housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity.

The goals for South Pasadena’s housing plan parallel these five areas defined in the Government Code. Furthermore, South Pasadena’s housing plan includes a sixth goal aimed at ensuring housing stability and affordability for renters, who make up more than half of South Pasadena’s population. The housing programs described on the following pages include existing programs as well as new programs added to address the City’s identified housing needs. The housing plan is also included in table format in the Executive Summary of this document.

#### **GOAL 1.0     Conserve the Existing Housing Stock and Maintain Standards of Livability**

Conserve and maintain the existing housing stock so that it will continue to meet livability standards and sustain the community’s housing needs.

**Policy 1.1**     Adopt and implement Zoning and Building Code standards and provide incentives for building owners to upgrade energy conservation in existing buildings including the use of solar energy, to reduce energy costs to residents.

**Policy 1.2**     Promote rehabilitation, as that term is defined by the U.S. Department of Housing and Urban Development (HUD), and home improvement assistance to low- and moderate-income households.

**Policy 1.3**     Continue to use the City’s code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in South Pasadena.

### *Program 1.a - Energy Efficiency*

The City will continue to implement Title 24 of the California Code of Regulations on all new development and will continue to ensure that local building codes are consistent with State-mandated or recommended green building standards. The City will also continue to encourage retrofitting existing housing units with innovative energy conservation techniques, such as active and passive solar systems, insulation, orientation, and project layout in an endeavor to further reduce dependence on outside energy sources. The City will make handouts and literature available to the public outlining measures that they can take to reduce energy use and programs available to residents, including San Gabriel Valley Energy Wise Partnership, SoCalGas, Southern California Edison, and Clean Power Alliance programs.

**Eight-year Objective:** Ensure consistency with State green building standards triennially when the California Building Code is adopted.

**Funding Source:** General Fund; grants

**Responsible Agency:** Community Development Department, Public Works Department

**Timeframe:** Every three years; next building code adoption expected in 2023.

### *Program 1.b – Convert Caltrans Homes to Affordable Housing*

The City will leverage the Caltrans surplus properties that have resulted from the State's cancellation of a proposed route to extend the 710 freeway through South Pasadena to generate capital for the rehabilitation and creation of deed restricted affordable housing units throughout the city by a development partner. The Caltrans and the City have initiated a property sales program for the 710 freeway surplus properties. The City worked with Senator Portantino to pass SB 381 and the emergency rulemaking regulations were released on March 28, 2022. The City will have priority to purchase unoccupied Caltrans surplus properties, as well as occupied Caltrans surplus properties if the existing tenants do not purchase the properties.

The City has been working with Caltrans to obtain property files and to inspect the properties in order to evaluate the surplus properties. It is anticipated that the City will purchase all or some of the Caltrans surplus properties once Caltrans provides purchase and sale agreements to the City. To ensure the financial feasibility of acquiring the unoccupied properties and in turn leveraging them to expand housing opportunities in South Pasadena, staff will explore whether there might be any alternative solutions to those provided by SB 381 that respond to the cost constraints of particular properties.

SB 381 allows the City to sell identified historic homes at fair market value, but requires that the City use the proceeds from the sale to provide three affordable units for each home sold at fair market value. Additionally, if the City purchases non-historic surplus properties from Caltrans, SB 381 provides the City the option to sell the properties to moderate or lower income households, or rent the properties to lower income households.

Additionally, the City may consider the construction of additional units, either as ADUs or Missing Middle housing, on certain parcels to provide additional lower income units if feasible. These

additional units are not accounted for in the City's RHNA calculation, and will provide an additional buffer if constructed.

**Eight-year Objective:** Acquire and convert unoccupied, Caltrans-owned properties that are not sold at fair market value to deed-restricted affordable housing units to expand housing mobility opportunities for lower-income households and revitalize underused areas.

Maximize the surplus Caltrans property portfolio in service of the City's commitment to develop and expand housing mobility.

**Funding Source:** General Fund; HRE; public (federal, state, regional) grants, loans, and equity sources (i.e. CalHome, LIHTC, SGVRHT, etc.)

**Responsible Agency:** Caltrans; Community Development Department/City Manager's Office

**Timeframe:** Conduct feasibility study in 2022 and early 2023; technical assistance and work with nonprofits at least annually throughout planning period. Initiate a six-month tenant land sales information dissemination and purchase option process within 90 days following completion of implementation of necessary components of land transfer by State ;target determination for City purchase of remaining surplus properties within 6 months of completion of tenant priority purchase period. Units will be available to occupants by October 2024.

### ***Program 1.c - Housing Rehabilitation and Code Enforcement***

The City will respond to tenant complaints regarding housing conditions and will proactively pursue abatement of substandard housing conditions in the Southwest Monterey Hills neighborhood and other neighborhoods with the oldest housing stock identified in the 2022 survey (Table VI-26), or as subsequently identified, to reduce displacement risk of tenants living in currently substandard housing.

The City will continue to monitor opportunities and pursue funds annually, as available, through state and federal programs for rehabilitation to improve existing housing units serving lower-income households and will work with the private sector and nonprofit agencies to implement projects when opportunities arise. The City will also continue the code enforcement program to identify and correct situations of unsafe or dilapidated housing units. When violations are cited, code enforcement will offer property owners information to help them correct the identified deficiencies.

To augment the City's already established code enforcement work, Community Development staff will develop and propose for City Council's approval a Rental Housing Inspection Program, which would entail systematic, proactive, and routine inspections of certain rental properties to ensure compliance with health and safety codes. This program will support the City's inspection of rental properties in response to a tenant's complaint of substandard conditions as required under AB 838 by not only providing the infrastructure and capacity for code enforcement, but also preventing tenant habitability issues before they emerge.

**Eight-year Objective:** Correction and abatement of all identified Code violations; with particular effort to address the 46 units identified as needing moderate or higher level repairs to reduce displacement risk for current occupants.

**Funding Source:** HOME, PHLA, program fees collected by covered rental property owners, others

**Responsible Agency:** Community Development Department, City Manager's Office

**Timeframe:** Correction of all properties needing more than minor rehabilitation by 2026; correction of all substandard conditions by 2029. Propose Rental Housing Inspection Program to City Council by October 2024.

***Program 1.d – Assisted Housing Unit Preservation***

The City will maintain and monitor a list of all low-income housing units in South Pasadena that are subsidized by government funding or developed through local or state regulations or incentives. Note, that the City has not been tracking any affordable housing units with deed-restrictions and/or subsidized funding. The list will include, at a minimum, the project address; number of deed-restricted units, including affordability levels; associated government program; date of completion/occupancy; and the date on which the units are at risk to convert to market-rate. The City will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and manufactured homes in South Pasadena. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to incentivize long-term affordability.
- If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.

Pursuant to State law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City within 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, HCD, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8 rent subsidies and any other affordable housing opportunities in the City. In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 55 years of the unit's initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market value is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing within the City. The

City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 55 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be “rolled over” for another 45 or 55 years to protect “at-risk” units.

**Eight-year Objective:** Preserve at least five units and any additional units that are subject to this program. Ensure communication with property owners, particularly when ownership changes.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing.

### ***Program 1.e – Environmental Health***

Environmental health is an integral component of supporting healthy living conditions and preventing fair housing issues that can result from concentrations of contamination. To encourage place-based revitalization through improved environmental conditions, the City will meet annually, or by request, with water providers to identify funding opportunities to continue to implement mitigation measures at City water sources in San Gabriel and San Marino to bring the CalEnviroScreen percentile score below the 70<sup>th</sup> percentile impaired drinking water. As needed, the City will provide assistance to water providers to apply for funding for necessary improvements. Additionally, the City will review and revise, as necessary, siting and mitigation requirements for industrial and other uses that may contribute to contamination from diesel particulate matter exposure which is concentrated in the northern portion of South Pasadena north of Mission Street, and groundwater contamination which is isolated in the southeastern portion of the City south of Mission Street and east of Meridian Avenue to reduce the impact of these in areas with the highest scores to below the CalEnviroScreen 50<sup>th</sup> percentile.

**Eight-year Objective:** Determine whether there are existing sources of water contamination and mitigate as appropriate in identified areas to bring the CalEnviroScreen percentile impaired drinking water score below the 70<sup>th</sup> percentile; and groundwater and diesel particulate matter scores in identified areas below the 50<sup>th</sup> percentile.

**Funding Source:** General Fund

**Responsible Agency:** Public Works Department

**Timeframe:** Meet with water providers by December 2022 to develop strategies and review siting and mitigation requirements by June 2023.

## **GOAL 2.0    Encourage and Assist in the Provision of Affordable Housing**

Facilitate the development of deed-restricted affordable housing units in locations distributed throughout the city in order to provide housing for a diverse community, including low-income households that are least able to afford adequate housing.

**Policy 2.1**    Use local, regional, and state funding to assist in development of new multifamily housing for low- and moderate-income households.

- Policy 2.2** Provide information to developers regarding the City’s inclusionary housing requirements and the availability of streamlined density bonus opportunities in compliance with incentives for well-designed housing and implement approval processes that reflect the priority of providing housing in the community.
- Policy 2.3** Provide residents with information to receive rental assistance, including housing vouchers, from the County of Los Angeles and other support for tenants from the City’s contracted housing rights and tenant protection agency.
- Policy 2.4** Consider declaring publicly-owned sites as “Surplus” and offering development opportunities on those sites to non-profit affordable housing developers.
- Policy 2.5** Provide adequate access to housing that supports educational and economic opportunities for all, as well as transit options and a walkable lifestyle.

***Program 2.a – Provide Technical Assistance for Projects with Affordable Housing***

The City’s Community Development Department currently offers handout materials and provides assistance to applicants to guide them through the Design Review process and the discretionary and ministerial permit process. The Community Development Department provides the same assistance to developers of affordable housing to ensure that applications for affordable housing projects are processed in a timely and expeditious manner and also provides information on state and federal financial assistance programs and other available assistance to facilitate development of affordable housing. Prior to permit application, staff will advise on the City’s Zoning Code provisions for approval of a planned development permit that allows for modifications to certain zoning requirements for projects that include affordable housing and the granting of density bonuses, incentives and concessions for projects that meet specific requirements in the inclusionary housing section of the Zoning Code. The City will reach out proactively to developers of affordable housing to identify and pursue opportunities on an annual basis. The City periodically updates applications and materials, and provides application forms and materials on-line at the Virtual Planning Desk to better assist housing project applicants and for implementation consistency.

The City is a member of the San Gabriel Valley Regional Housing Trust (SGVRHT) to leverage resources and increase funding for affordable housing in South Pasadena and the region. One way this will be done is by providing information to developers regarding the SGVRHT and supporting their applications for available funding through those resources.

**Eight-year Objective:** Expand housing mobility opportunities by encouraging construction of affordable units in higher-income residential areas, as well as on sites with developer interest including higher density residential, mixed-use sites within the Downtown Specific Plan and other mixed-use areas, and non-residential sites with redevelopment potential on underutilized commercial properties. Accomplish this by facilitating expedited review of development proposals that include affordable housing and continuing to provide Zoning Code information to developers of affordable housing regarding special permit provisions and the potential for the granting of density bonuses and incentives and/or concessions to qualifying affordable housing projects. Continue to provide information on State and federal financial assistance programs to developers of affordable housing projects and assistance to applicants of affordable housing projects during the preparation, submittal, and processing of applications to the City for discretionary or ministerial permit approvals. The City's objective is to assist with 100 applications across all income levels during the 2021-2029 planning period. Update materials by June 2023.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Update materials by June 2023; Ongoing at the Planning Counter and as applications are received. Outreach to affordable housing developers annually.

### ***Program 2.b – Affordable Housing Production***

The City will establish a Housing Division within the Community Development Department to manage and facilitate 100% affordable housing opportunities, using in-lieu fees and other available funding, and to monitor the City's inventory of affordable housing as it grows. The City will also continue to work with SGVRHT, connecting affordable housing developers to regional opportunities through its outreach efforts on an annual basis.

**Eight-year Objective:** Fund and build 400 affordable units, at least 200 on sites with the highest access to resource areas within the City, such as near commercial corridors along Mission Street and Fair Oaks Avenue, and 200 affordable units on residentially zoned sites in higher-income neighborhoods to facilitate housing mobility in mixed-income neighborhoods, and limit potential for concentrating affordable housing in areas identified with higher rates of renter households and incidence of poverty.

**Funding Source:** Inclusionary in-lieu fees; General Fund; grant funding

**Responsible Agency:** City Manager's Office; Community Development Department

**Timeframe:** Participation in SGVRHT is ongoing; establish a Housing Division in FY 2022-23; Outreach to affordable housing developers annually.

### ***Program 2.c - CalHome Program***

This program is a State Housing and Community Development program providing funds for home ownership programs to assist low- and very low-income households become or remain homeowners, to reduce displacement risk for current owners and expand housing mobility options for prospective homeowners. The program is administered for the City by the City's contracted housing rights and tenant protection agency.

**Eight-year Objective:** Provide information to low- and very low-income households for funding within the timetables established by the California Department of Housing and Community Development (HCD) funding when funding is made available to the City. The City's objective is to provide information to households in the areas with higher rates of homeowner overpayment and poverty and neighborhoods with a high proportion of renter households to facilitate housing mobility for a minimum of 50 low-income and 50 very low-income households to receive assistance during the 2021-2029 planning period. The status of availability of funding will be posted on the City's website and updated as funding becomes available.

**Funding Source:** CalHome

**Responsible Agency:** State of California/City Manager's Office; City's contracted housing rights and tenant protection agency

**Timeframe:** Ongoing as NOFAs are released for CalHome; City's contracted housing rights and tenant protection agency will conduct outreach at least once a year.

### ***Program 2.d - Section 8 Housing Choice Voucher Program for Rental Assistance***

The Los Angeles County Development Authority administers the Section 8 Housing Choice Voucher (HCV) Program, which subsidizes eligible participants to find their own housing on the private market. HCV provides housing subsidy payments to households at or below 50 percent of the median income for two or more persons living together, seniors, and disabled persons. The City maintains information about this program on its website, including a link to the County's webpage for this program.

**Eight-year Objective:** Continue to assist eligible South Pasadena renters with housing subsidy payments through the HCV program by assisting their access to the LA County Development Authority. Contract with a housing rights and tenant protection agency to provide a biannual educational workshop, beginning in 2023, for rental property landlords, property managers, and other rental housing providers on the benefits of making their units available to HCV holders. Prioritize outreach efforts to property owners and landlords with multifamily and single family rental units in higher-income residential neighborhoods to reduce existing concentrations of HCV renter households in the Fremont Avenue/Huntington Avenue/Meridian Avenue and Mission Street neighborhoods and maximize housing mobility opportunities in higher income neighborhoods, with the objective of at least 40 housing providers committing to pricing one or more of their units to be eligible to accept HCV holders.

**Funding Source:** HUD

**Responsible Agency:** Los Angeles County Development Authority

**Timeframe:** Ongoing



### ***Program 2.e – Facilitate Density Bonus for Projects with On-site Affordable Housing***

The City requires provision of inclusionary housing units for most multi-family developments. Projects complying with the ordinance by including on-site affordable units may also take advantage of State-mandated density bonuses and other incentives offered in SPMC Division 36.375 that support project feasibility. The Municipal Code complies with State requirements and encourages density bonuses in conjunction with the inclusionary housing requirement. The City will update the Zoning Code provisions for density bonuses (SPMC Division 36.370) as needed to comply with changes in state law.

**Eight-year Objective:** Approve housing/mixed-use projects that include density bonuses along with on-site affordable housing units to support maximum unit capacity for RHNA implementation. The objective is to approve at least 600 affordable units during the planning period through density bonuses to facilitate mixed-income projects, and support expanded housing mobility opportunities for lower-income households.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Amend SPMC 36.370 by July 2023; Implement Inclusionary Housing Ordinance: Ongoing.

### ***Program 2.f - Offer Services to People without Housing***

The City will continue its participation in the regional mobile outreach program administered by San Gabriel Valley Council of Governments (SGVCOG). As part of this program, an outreach team spends three hours per week in South Pasadena to provide referrals and support to unhoused individuals. In addition, the South Pasadena Police Department will continue to perform its own outreach to unhoused individuals in South Pasadena, referring them to 211 for resources and services and providing its remaining emergency motel vouchers that were purchased with the City's formerly allocated Measure H funds.

#### **SGV CARE**

The City of South Pasadena is participating in San Gabriel Valley Crisis Assistance Response and Engagement Program (SGV CARE) with Arcadia and San Marino. Launched in August 2022 by the SGVCOG and Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), SGV CARE is the first multi-city regional effort to provide alternative mobile responses to 9-1-1 calls for people experiencing mental or behavioral health emergencies, including those who are unhoused. The SGV CARE response team is composed of a Licensed Clinical Social Worker, an Emergency Medical Technician, and a Substance Use Disorder Counselor, and it commits to a 30-minute maximum response time to non-violent, non-medical emergency service calls with a focus on serving a variety of needs related to mental and behavioral health and/or homelessness. The pilot phase of this program, also known as the Homeless, Mental Health and Crisis Response Pilot Program, entails a co-response with law enforcement and expires May 31, 2023.

SGV CARE's approach alleviates the burden on law enforcement, while ensuring that communities members experiencing a mental or behavioral health crisis and/or homelessness receive safe and

effective crisis intervention and de-escalation services; emotional support and counseling; mental health assessments; safety planning with referrals to local resources; and, if needed, transportation to a treatment facility or service provider. In SGV CARE's first quarter of operation, the average response was 10 minutes, and 64% of those served were unhoused individuals.

Recognizing that crises do not end after a response call, a critical component of SGV CARE is following up with each client and connecting them to more appropriate on-going services, including those provided by the Los Angeles Homeless Services Authority (LAHSA), Union Station Homeless Services (USHS), the Los Angeles County Department of Health Services (DHS), the Los Angeles County Department of Mental Health (DMH), and other local organizations and entities that are critical participants in the homeless services system. L.A. CADA is already an active participant in the County's coordinated entry system (CES), and the County's mental health and substance use disorder (SUD) systems, so it is well-positioned to maximize these linkages. The City has already hosted several convenings of homeless services providers and other stakeholders to help build engagement and connections between the mobile response program. It is expected that this coordination will continue as the program roll-out advances.

With the technical assistance of the Harvard Kennedy School Government Performance Lab, staff from SGV CARE cohort cities, SGVCOG, and L.A. CADA have been collecting and evaluating data and participating in regular implementation meetings to develop key performance metrics and improve the continued operation of SGV CARE beyond May 2023. The pilot program is fully funded by the Los Angeles County Board of Supervisors' Measure H funds, and the permanent SGV CARE program has thus far secured \$850,000 in funding from State Senator Portantino's office and \$1.5 million in federal funding.

SVG CARE is an integral part of the City's adopted 2021-2026 Strategic Plan and commitment to affordable housing and helping persons of all income levels with housing options. The 2021-2026 Strategic Plan approved by Council on May 18, 2022 includes six key goals, including Goal 5: Plan for Affordable Housing to Comply with State Mandates and Respond to Community Needs. Additionally, item 5e, Homeless Initiatives, identifies several tasks including the City to continue working with the SGVCOG on region-wide solutions; participate in mental health/crisis intervention program (mobile crisis response program); and expand working relationships with community partners such as Union Station Homeless Services to help the unhoused.

**Eight-year Objective:** Assist the Police Department to refer individuals without housing to emergency shelters as appropriate and continue to evaluate the possibility of entering into participation agreements with other cities or entities that provide emergency shelter programs.

**Funding Source:** General Fund and grants

**Responsible Agency:** Police Department, Community Development Department

**Timeframe:** Coordinate a meeting with neighboring jurisdictions by December 2023 to identify strategies and translate materials on homeless services to Spanish by March 2024.

SGV CARE pilot program was launched in July 2022 with limited hours in the three cohort cities, and a co-response with law enforcement. Permanent SGV CARE program to begin June 2023.

### ***Program 2.g – Expand Senior Housing***

Encourage development of housing opportunities for seniors to accommodate a variety of independence levels and provide safe, comfortable living conditions. Explore opportunities to allow seniors wishing to downsize to remain in South Pasadena with access to services, transportation and community resources.

**Eight-year Objective:** Develop more senior housing types, aiming for at least 50 units, both market-rate and affordable, in accessible locations that offer choices to aging South Pasadena residents to reduce displacement and enable them to remain in their community.

**Funding Source:** General Fund, grants, and developer public funding sources

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing

### ***Program 2.h – Incentivize Special Needs Housing***

City staff will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for persons with disabilities and developmental disabilities, seniors, large families, single parent-headed households with children, and extremely low-income households. The City will reach out to developers of special needs housing to identify opportunities to support them to pursue housing projects in the city. The City will seek to support special housing needs through a combination of regulatory incentives, zoning standards and supportive services programs. This will include implementation of the City's existing reasonable accommodation ordinance to facilitate applications for modifications or exceptions to the rules, standards, and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice. Implementation will include staff training and informational materials for these programs, including forms that can be easily accessed and submitted at City Hall and on the City's website. In addition, as appropriate, the City will assist and/or provide support for funding applications under state and federal programs designated specifically for special-needs groups. In addition, the City will amend the Zoning Code to comply with the Employee Housing Act, specifically Health and Safety Code Section 17021.5 that requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City will specifically define this type of employee housing in the zoning code and permit it in all zoning districts that allow single-family residences.

**Eight-year Objective:** Encourage construction of at least 50 accessible units, 50 units with three or more bedrooms, and 50 units affordable to lower-income households to reduce displacement risk and expand mobility opportunities in areas in close proximity to transit systems, commercial uses, services and amenities on appropriately designated sites within the Downtown Plan area, the Fremont Avenue/Huntington Avenue/Meridian Avenue neighborhoods, within properties identified for mixed-use potential, vacant higher density residential sites, City-owned sites, and underutilized non-residential properties.

**Funding Source:** Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, State No Place Like Home Funds (administered by LACDA), and other State and federal programs designated specifically for special-needs groups

**Responsible Agency:** Community Development Department, City Council

**Timeframe:** Prepare reasonable accommodation procedure handout and application form and post on website by December 2023; Train staff to process reasonable accommodations by December 2023; Seek funding opportunities beginning in 2023 and annually thereafter; all implementation action components are ongoing. Amend the Zoning Code to comply with the Employee Housing Act within 120 days after the adoption of the Housing Element.

***Program 2.i – Inclusionary Housing Regulations – Monitor for Effectiveness***

To ensure that affordable housing is included in all mixed-use and residential districts throughout the city that permit multifamily housing, the City adopted an Inclusionary Housing ordinance that added inclusionary requirements to the zoning code (SPMC 36.375) in May 2021. Due to economic conditions, the Council has directed an amendment to revise the requirement (See Program 2m). The requirements emphasize developing on-site inclusionary units as part of all projects with three or more residential units. The City will encourage projects that meet this threshold to locate within higher-income neighborhoods and neighborhoods with lower proportions of rental households to facilitate income integration and housing mobility opportunities for lower-income and renter households, and reduce further concentration of affordable units in identified areas of lower-incomes, higher diversity index scores, and larger proportions of renter households. Smaller projects and all ownership projects may opt to pay an in-lieu fee as an alternative. SPMC 36.375 encourages and streamlines use of the State Density Bonus through incentives to comply with objective design standards.

On an annual basis, in conjunction with the State Annual Progress Report (APR) process, the City will report to Council on the number of units approved and built that provide affordable units. Additionally, the City shall review the effectiveness of the Inclusionary Housing regulations and if revisions are deemed necessary, they will be made when such needs are identified. The review shall utilize constraints on development as criteria, including housing costs and timing, and will ensure revisions do not act as a constraint on development.

**Eight-year Objective:** Produce affordable units as part of residential and mixed-use projects with three or more market-rate residential units.

**Funding Source:** General Fund (Code development); developer obligation (implementation)

**Responsible Agency:** Community Development Department

**Timeframe:** No later than June 30, 2025, review effectiveness of the Inclusionary Housing ordinance at producing affordable housing units and its impacts on the viability of housing production. Make adjustments as necessary to the Inclusionary Housing Ordinance based on the review findings no later than December 31, 2025.

***Program 2.j – General Plan Affordable Housing Overlay***

The City will create and map an Affordable Housing Overlay on the General Plan Land Use Map to be applied to selected sites, outside of the Downtown and Mixed-Use districts, particularly in higher-income areas with lower proportions of renter households and sites with access to transit, commercial, services, higher performing educational facilities and amenities. The overlay will allow up to 30 dwelling units per acre for projects that include deed-restricted affordable units. Program 3.a also

addresses the sites where the overlay will be applied including the specific state law requirements for the rezoning of the sites.

**Eight-year Objective:** Develop at least 400 units of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied to reduce displacement risks for lower-income households due to housing shortages and provide housing mobility and income-integration opportunities to high resourced areas.

**Funding Source:** General Fund (for staff resources)

**Responsible Agency:** Community Development Department

**Timeframe:** Adopt overlay at the time of General Plan adoption, anticipated concurrent with adoption of the Housing Element.

### *Program 2.k – Affordable Housing Overlay Zone*

The City will create an Affordable Housing Overlay in the zoning regulations to be applied to selected sites outside of the Downtown and Mixed Use districts, particularly in higher-income areas with lower proportions of renter households and sites with access to transit, commercial, services, higher performing educational facilities and amenities. The overlay will allow up to 30 dwelling units per acre for projects that include deed-restricted affordable units. Program 3.a also addresses the sites where the overlay will be applied including the specific state law requirements for the rezoning of the sites.

**Eight-year Objective:** Facilitate develop at least 400 units of affordable housing during the planning period on sites where the Affordable Housing Overlay is applied to reduce displacement risk for lower-income households due to housing shortages and provide housing mobility and income-integration opportunities to high resourced areas.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Amend zoning to include overlay by October 15, 2024.

### *Program 2.l – Facilitate Affordable Housing on City-Owned Property.*

The City will utilize identified City-owned sites to develop 100% affordable housing projects (either residential or possibly mixed-use) that include extremely-low, very low, and lower income households. The City will sell such parcels to developers building affordable housing or otherwise ensure the development of housing on such sites. This process will begin with a review of assets to create a City-owned site affordable housing inventory (will include list of surplus properties) by June 30, 2023. The process will include outreach to create partnerships with affordable housing developers that can maximize the opportunities and number of units. This process will be undertaken by December 2023. Once an inventory and list of qualified developers is complete, the City will initiate the Surplus Lands Act (SLA) process to pursue affordable housing projects in the city. The City will require an affordability covenant recorded against the land stipulating a specified percent of the total units developed will be affordable to lower-income households, in accordance with State law. The City will comply with State law to implement the SLA process as follows:

- The City will declare land “surplus” in accordance with the definition listed in Government Code, Section 54221, subdivision (b)(1).
- The City will prepare and issue a Notice of Availability (NOA) to the required parties and provide 60 days to receive responses from interested parties.
- The City will negotiate in good faith with any respondents for at least 90 days, prioritizing affordable housing uses in the order provided in Government Code section 54227.
- The City will send the proposed disposition to the State for review.
- The City will address any State findings, as needed.
- Upon final State approval, the City will execute a sale or lease of the land and record an affordability covenant.

The first RFP will be issued by March 31, 2024, in order to begin construction within two years and complete within the housing element cycle period. Three other RFPs on three additional inventory sites will be issued by 2026, with the goal of the City disposing of all identified and applicable surplus sites. Projects under this program will be expedited in compliance with the SB 35 streamlined ministerial process and developers will be encouraged to utilize the inclusionary housing ordinance’s streamlined architectural incentives, as applicable.

The City-owned or partially City-owned sites listed in Appendix A and Table VI-50 subject to this program are listed below in addition to the sites discussed in the next paragraph:

- Site 8: Public works yard site
- Site 13: City-Owned Parking Lot site (City owns three of the four parcels)

There are no existing uses on these sites that impede additional development and there are no known conditions that preclude development in the planning period. The City is already coordinating with the owner of the other parcel on Site 13. Site 8 is completely City-owned and would not require coordination with any other owners. In addition, the City owns one of the parcels in Site 12 in Table VI-50 and will coordinate with the owner of the other parcel on Site 12 to encourage development of housing on that site.

Additionally, the City will commit to monitoring the continued progress of developing the city-owned sites every other year and will identify alternative sites within 6 months if necessary if sites will not be developed during the planning period.

**Eight-year Objective:** Sale of all City-owned surplus properties identified appropriate for housing. Issuance of RFPs on four projects and issuance of building permits for at least two projects, for a total of at least 40 ELI, VLI and LI units, 18 moderate income units, and 11 above moderate income units.

**Funding Source:** General Fund for staff resources to administer program; City-owned land; affordable housing developer partners to use multiple funding sources including eligibility for City’s affordable housing trust fund and City support for SGVHT applications.

**Responsible Agency:** Community Development Department (Housing Division)

**Timeframe:** Create City-owned affordable housing site property list by June 30, 2023. Start outreach to developers by December 2023. Issue first RFP by 2024 and remaining three RFPs in 2026. Building Permit issuance for first project by 2025; two additional building permits issued by 2029.

Bi-annually, review progress towards developing city-owned sites and identify alternative sites within 6 months if sites will not be developed within the planning period.

***Program 2.m – Update Inclusionary Housing Regulations.***

In order to broaden the feasibility for projects to include on-site inclusionary housing, the City will revise the Zoning Ordinance to reduce the required percentage of inclusionary units from 20% of base units to 15% of base units. Other provisions of the ordinance will also be reviewed in the revision process including but not limited to the 10-unit threshold, in-lieu fees, cost of a comparable unit and how the inclusionary regulations relate to state density bonus law and other City development standards.

As part of Program 2.i., the effectiveness of the Inclusionary Housing Ordinance will be in 2025 and additional changes will be made to the Ordinance if it is determined that it is an impediment to housing development.

**Eight-year Objective:** Approve 137 inclusionary units during the planning period (15% inclusionary requirements on the moderate- and above moderate RHNA allocation of 912 units).

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department and City Council

**Timeframe:** Adopt updates to the Inclusionary Housing Ordinance within 120 days of Housing Element adoption.

***Program 2.n – Citywide Height Limit Ballot Initiative***

Consistent with requirements under state law concerning cities placing measures on the ballot, the City will seek through voter approval in a local election, the repeal of the current height limit of 45 feet as to at least any residential or mixed-use (including residential) project on which the housing element anticipates a base density in excess of 50 units/acre. Such measure will be brought to the City Council for consideration prior to being placed on the ballot. The measure may either eliminate the height limit for these parcels entirely, or be replaced by a new height limit. If the height limit is replaced, the new limit will be no less than 84 feet to achieve the densities identified in the DTSP. In addition, the City will facilitate residential projects that may exceed 45 feet by utilizing the existing options for exceptions to the citywide height limit, including state Density Bonus law. (See also Program 3.n.) If the ballot measure is not approved by the voters, the City will complete a mid-cycle revision to the housing element, reducing sites for which the housing element anticipates a base density in excess of 50 units/acre; City will conduct additional rezoning to address the remaining RHNA on sites allowing densities greater than 50 dwelling units per acre. This will include preparing a mid-cycle Housing Element.

**Eight-year Objective:** Facilitate proposed densities on residential sites in the Housing Element where the height limit may be an impediment to development.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department and City Council

**Timeframe:** Place measure on ballot by December 31, 2024. If the ballot measure is not approved by the voters, within 9 months thereafter complete a mid-cycle revision to the housing element, reducing sites for which the housing element anticipates a base density in excess of 50 units/acre.

**GOAL 3.0 Provide opportunities to increase housing production**

Provide adequate sites for residential development with appropriate land use designations and zoning provisions, objective design standards, and energy efficiency requirements, and ensure efficient and transparent review processes for residential development, including accessory dwelling units, to accommodate the City's share of the regional housing needs.

**Policy 3.1** Promote mixed-use developments by continuing to allow development of residential uses in the Mixed-Use zoning district and the Downtown Specific Plan zoning districts and encourage on-site inclusionary housing units within the residential component of all residential and mixed-use projects and planned development permits, as required by the City's Zoning Code. Conduct early consultations with developers of all residential and mixed-use projects to explain the requirements and design incentives.

**Policy 3.2** Maintain an inventory of vacant and underdeveloped properties in the City with potential for development of new residential dwelling units. Improve the City's ability to monitor through introducing electronic permit system and other technology to facilitate research of property data.

**Policy 3.3** Encourage the development of housing types that offer options for seniors to remain within the community when remaining in their existing homes is no longer viable.

**Policy 3.4:** Allow for and encourage new residential and/or mixed-use development in or near commercial districts, with access to services, transit and schools. Allow for employment centers to be located near housing developments to increase job opportunities.

**Policy 3.5:** Provide objective standards and ministerial application processes to implement 2021 State housing legislation (SB 9 and SB 10) that requires the City to permit construction of two dwelling units on single-family lots and allows density increases for multi-family properties up to 10 units with a CEQA exemption.

***Program 3.a – Rezone and Redesignate Sites to Meet RHNA***

Redesignating and rezoning the parcels listed in Table VI-50 and in the sites exhibits in Appendix A will address the shortfall of suitably-zoned sites to address the lower-income Regional Housing Needs Allocation (RHNA) once their General Plan land use and zoning is amended. As part of this rezoning, to improve housing mobility and increase new housing choices and affordability in higher resource or relatively higher income areas, the City will increase the allowable zoning within the Medium Density Residential zone to at least 30 dwelling units per acre (du/ac) and to at least 45 du/ac within the High Density Residential zone. Per California Government Code Section 65583.2(c), the City will also



amend the zoning code to allow approval of projects that have at least 15-percent lower-income units in compliance with the inclusionary housing ordinance without discretionary review or “by right.” Additional zoning capacity will be achieved through the adoption of the Downtown Specific Plan (DTSP) and the expansion of mixed-use areas along the City’s arterial corridors either through inclusion within the DTSP or through a zoning overlay district. Allowable densities within these mixed-use areas will be 70 du/ac, except for the Fair Oaks zone within the DTSP, which will be 110 du/ac. In addition, comparable Zoning Code revisions outside of the DTSP area will implement this program. The types of standards and processes that will or may need revising include height limits, open space standards, parking requirements and findings for design review. Sites that are planned to receive the Affordable Housing Overlays (see Programs 2.j and 2.k) in the General Plan and Zoning Code are also addressed by this program.

**Eight-year Objective:** Rezone sufficient sites to accommodate the City’s RHNA targets.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** General Plan amendments and rezoning: will occur within 120 days of adoption of a compliant housing element.

### *Program 3.b - Mixed-Use Developments and Adaptive Re-Use*

As part of the rezoning and adoption of the DTSP done as part of Program 3.a, the City will create development standards that encourage the development of high-density residential uses. It is anticipated that the base density of the DTSP zones will be either 70 or 110 du/ac, depending on the zone.

Both the Mission Street and Fair Oaks zones in the DTSP contain the following objective development standards:

- Setbacks: 0 feet along the building frontage and sides, and no more than 15 feet in the rear of the building.
- Floor Area Ratio: up to 2.5 to 1
- Minimum unit size: 450 square feet.
- Required parking:
  - No required parking for parcels within ½ mile of a high quality transit stop;
  - One space per studio or one-bedroom unit;
  - 1.5 spaces per two-bedroom or larger unit;
  - Development incentive of 0.5 spaces for deed restricted affordable housing units.
- Private open space: 50 square feet minimum for Liner and Flex Building typologies.

Additionally, development incentives that would encourage the construction of affordable units within market-rate projects, beyond those required by State Density Bonus law, will be included in the DTSP. These development incentives may include:

- Reduced private open space requirements;

- Reduced public open space requirements;
- Reduced parking requirements;
- Expedited processing.

The City will analyze and consider a fee reduction or waiver at the mid-point review in the event that other efforts to facilitate affordable housing production are inadequate.

**Eight-year Objective:** Target production of 400 lower-income housing units on properties located within the City’s commercial districts through the mixed-use development provisions of the Zoning Code and on vacant and reused properties in the Downtown Specific Plan area. Reduced time to process permits for mixed-use projects that include affordable housing and increased applicant understanding of the streamlined state density bonus, planned development permit and affordable housing incentive provisions of the Zoning Code to maximize the potential for a project to include affordable housing.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Adopt General Plan, Downtown Specific Plan, and other needed zoning changes with objective development and design standards within 120 days of adoption of a compliant Housing Element. See also Program 3.a. Modify City website to include revised process for streamlined processing of planned development permits for mixed-use and Downtown Specific Plan applications and post notification and educational materials for objective development and design standards by November 2023. Update handout materials by November 2023; Ongoing at the Planning Counter and as applications are received. Outreach to affordable housing developers annually (see Program 2.a.) Analyze and consider a fee reduction or waiver at the mid-point review if necessary.

***Program 3.c – Replacement of Lost Units from Residential Demolitions***

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

**Eight-year Objective:** Identify affected demolition proposals based on maintaining an inventory of affordable units and require replacement housing in compliance with State law to reduce displacement that occurs as a result of demolition and enable residents to remain in their community.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

***Program 3.d – Enable Parcel Assemblage***

To create additional opportunities for redevelopment and affordable housing, the City will help facilitate lot consolidations to combine small lots (including lots on slopes) into larger developable lots for housing. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. The City will support developers/owners who approach the City with interest in lot consolidation for the development of affordable housing by deferring certain fees, allowing more height or additional stories, waiving lot merger fees to enable the project, and providing concurrent/fast tracking of project application reviews. By 2023, the City will review the effectiveness of this program and revise as appropriate. The City will also pursue grant funding for parcel assemblage land banking when it is available.

**Eight-year Objective:** Approval of more applications to merge parcels that result in feasible sites for multifamily housing during the planning period.

**Funding Source:** General Fund (legislative efforts); Grant funding (implementation)

**Responsible Agency:** City Manager’s Office; Community Development Department

**Timeframe:** Meet with developers and property owners starting in 2022 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months and annually thereafter. Ongoing: Support consolidation as applicable housing applications are received; Pursue grant funding as feasible during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.

***Program 3.e – Develop an Electronic Permitting System***

Introduce an electronic permitting system for Planning and Building permits, and other relevant permit functions to increase efficiency in processing residential and other permits and to provide accurate data to monitor housing production and other development.

**Eight-year Objective:** All planning and building permits will be recorded in an electronic permit system with capability to provide data needed to analyze and report housing production including affordable housing units.

**Funding Source:** General Fund and grants

**Responsible Agency:** Community Development Department

**Timeframe:** Contract for EPS system – December 2022; approve and implement a system by September 2023; ongoing maintenance and system updates as needed.

***Program 3.f – Allow and Facilitate ADUs***

The Zoning Code was amended in May 2021 and again in December 2021 to encourage the construction of accessory dwelling units (ADUs) in all zoning districts that permit residential

development based on objective standards and a non-discretionary process, as required by state law, and to establish objective design standards and supporting guidelines to apply to ADUs on historic properties. The City will continue to work with HCD on their review of the City's ADU ordinance. If revisions are found to be necessary, the City will make revisions to bring its ADU ordinance into compliance with State law.

The City provided supporting brochures that explain the process and key provisions of the ADU ordinance and the historic preservation provisions. Application forms are submitted electronically along with plans to improve efficiency. In 2021, City increased its Planning staff specifically to review and process ADU applications more quickly, and there has been an increase in submittals and a decrease in processing time.

As part of this program, the City will perform the following community outreach and education activities to facilitate ADU development by South Pasadena's property owners:

- Allocate staff time to distribution of educational materials in single family residential neighborhoods at public events such as street fairs and farmers' markets;
- Make brochures available at community center and libraries, and at "ADU Community Open House";
- Create short promotional videos or flyers and brochures (digital and print) by January 2024;
- Distribute at least annually through social media promotions, direct mailings to property owners; with a particular emphasis on predominantly single-family neighborhoods and high resources areas; water bill inserts; and the dedicated City webpage (Program 3.k).

This program aims to build on that progress and support property owners interested in building ADUs and JADUs to increase the overall housing stock in residential zones and to promote this housing type as a more affordable housing alternative. During the Housing Element planning period, the ordinance will be updated as appropriate in compliance with state law and adjusted as issues arise and new best practices develop. Some of the features of the program will include:

- Online application process with staff intake for quality control
- Maintain and amend materials for better applicant guidance, as needed
- Provide consistent staff training and support
- Look for all opportunities to provide certainty earlier in the process
- Reduce the number of steps and shorten timeframes, and
- Continue to watch the prefabricated housing market, including companies that produce 3D-printed homes, repurposed shipping containers, and modular construction in order to integrate new ideas into the permitting process as appropriate.

**Eight-year Objective:** Maintain updated ADU regulations to promote development of an increasing number of ADUs year-over-year; issue permits for all legal ADUs, anticipated to be between 297 and 383 ADUs during the remainder of the 2021-2029 projection period (from January 2022 through October 15, 2029).

**Funding Source:** General Fund; SCAG grant

**Responsible Agency:** Community Development Department

**Timeframe:** Continue to monitor process and improve program to facilitate and encourage ADUs and JADUs on an ongoing basis. The City will revise their ADU ordinance within six months of receipt of the HCD response letter to their ADU ordinance, if updates are needed based on the HCD letter, and update ADU brochures in 2023, and include ADU Amnesty information and incentives. Review the effectiveness of the ADU regulations every two years starting in December 2023, and if needed based on staff review and/or in response to changes to state ADU law.

***Program 3.g – Monitor ADU Production***

The City will monitor the interest in and production of ADUs on an ongoing basis, providing updates to the California Department of Housing and Community Development (HCD) through annual progress reports and to the public via an annual report to Council. In these reports, the City will summarize the level of interest expressed through the number of initial and approved applications, permits issues, and the number of constructed units (along with occupancy statistics). These reports will also include an evaluation of the effectiveness of ongoing and new ADU-related programs and identify potential changes based on ongoing outreach to property owners and the development community. Beginning in 2023, the City will initiate an annual survey of ADU owners to collect data on rental rates to determine how many moderate- and lower-income units have been produced. Survey data will inform as to whether additional measures might be taken, particularly if programs in other jurisdictions have succeeded in constructing more deed-restricted low-income ADUs. Starting in January 2024 and every two years thereafter, the City will ascertain whether the rate of ADU construction and the levels of affordability are sufficient to match the projected trendline of 95 ADU building permits between June 30, 2021, and the end of 2023. If the rate of construction and/or affordability is below 90 percent (85 ADUs), the City will revise its programs to further incentivize and fund ADUs (see Program 3.h).

**Eight-year Objective:** Approve an additional 297 ADUs between January 1, 2022 and October 15, 2029.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Assess ADU approval progress in January 2024, again in January 2026, and again in January 2028 and adjust after each of those milestones if ADU numbers are not tracking with projections in Section 6.6.2 (Land Resources). If there is a very large gap between the projections and actual building permits then barriers will be identified and rezoning will be completed as called for in Program 3.h.

***Program 3.h – Back-up to Address Shortfall in Anticipated ADUs***

The Housing Element is relying on ADUs to satisfy a portion of its RHNA allocation and has set a quantified goal based on the observed rising trend in recent years. As described in Program 3.g, the City will monitor ADU production starting in January 2024. If the number of ADUs permitted by that time isn't meeting anticipated numbers, the City will take further action to address its RHNA requirements. This may include rezoning additional land to address the gap in the lower-income RHNA between the number of ADUs produced and the number anticipated by the end of 2023. The City will also consider initiating other efforts, including direct funding to subsidize dedicated affordable ADUs or committing to additional outreach and promotion depending on the level of

additional ADUs needed and barriers identified, if any, to ADU production during the first two years of the planning period. If rezoning is needed, it will be brought to Council for approval by the end of 2024. If rezoning is needed again after the first four years of the planning period, it will be brought to Council for approval by the end of 2026.

**Eight-year Objective:** Identify sufficient land for rezoning, or other strategies, to accommodate the unmet lower-income RHNA that was projected to be met by ADUs.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Assess barriers including any need for rezoning by the end of 2023 and present to Council for approval by the end of 2024. Determine whether other additional programs including rezoning are needed and implement them by the end of 2024. Assess barriers again by the end of 2025 and address by the end of 2026.

### ***Program 3.i – ADU Amnesty Program***

To further encourage ADU creation, the City established an ADU amnesty program in July 2021 in compliance with Senate Bill 13 to facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit. Under certain circumstances specified by SB 13 and other provisions, enforcement of violations related to unpermitted ADUs may be delayed for five years if correcting the violations is not necessary to protect health and safety. City staff works closely with applicants to implement this program, providing information and application assistance to help them identify the necessary upgrades to bring the unit up to minimum building code health and safety standards. In addition to improving the records of ADUs in the City, the City’s amnesty program will also improve tenant safety by ensuring the units are habitable. A potential further development for the program would be to consider providing some incentives to owners who will commit to deed-restricting their ADU to rent to lower-income households. The City has already advertised the program widely, including providing a brochure in utility bills and ongoing web page information, and Planning staff has begun to receive inquiries from homeowners.

**Eight-year Objective:** Provide assistance to homeowners to convert 50 identified existing unpermitted accessory dwellings to compliant ADUs, unless infeasible.

**Funding Source:** General Fund (for staff resources)

**Responsible Agency:** Community Development Department

**Timeframe:** Allow legalization of ADUs on an ongoing basis. Monitor annually to determine need for additional outreach. Identify neighborhoods with relatively high proportions of unpermitted ADUs by July 2024 to target outreach. Determine incentives for legalizing ADUs with deed-restricting commitment by January 2024. Update brochures with legalization process information and incentives in concert with ADU Ordinance update timeframe.

### ***Program 3.j – Adjust ADU Permit, Utility Connection, and Impact Fees***

Planning fees for ADUs are already low at \$159 for planning review/inspection. The City will consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time. The City will conduct additional analysis to determine the feasibility and legality of fee reductions for developments that meet affordability requirements and address special needs of the community. Through the annual fee schedule adoption process, the City Council will make appropriate recommendations for fee updates.

**Eight-year Objective:** Evaluate fee waivers as part of an economic study for developing an affordable housing program and act upon recommendations, as appropriate.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Develop affordability covenant program by July 1, 2023.

### ***Program 3.k – ADU Education, Promotion and Homeowner Outreach***

A recent study from the University of California (UC) Berkeley Turner Center for Housing Innovation noted that education and information are crucial to the success of ADU creation.<sup>[1]</sup> The City will encourage and publicize the accessory dwelling unit program on the City’s website to increase public awareness. The City has developed a brochure based on the revised ADU ordinance that answers frequently asked questions (FAQs) and outlines the steps in the application process. A Virtual Planning Desk webpage launched in 2021 concentrates all support materials and an application form that guides applicants toward Code compliance in their proposals. Design guidelines and a second brochure focused on building ADUs on historic properties will be posted on the Virtual Planning Desk. The City will create a list of resources for interested homeowners, including contacts for designers, architects, builders, lenders, etc.

The City will also make the following efforts to promote ADU development:

- Research and coordinate with non-profit organizations, builders, and banks regarding funding/assisting with construction costs and inform ADU owners and renters of such information. This will include encouraging financial institutions to appoint an “ADU Ambassador” who will be the local representative within the financial institution. The City would provide training and educational materials to the ambassadors. The City will maintain a list of ADU Ambassadors and distribute the list to interested homeowners seeking information about finding loans for ADU development.
- Expand educational efforts to include active property owner outreach. Marketing and promotional materials will be prepared to inform eligible homeowners of new ADU programs as they are adopted and launched. The City will work to identify the types of homeowners most likely to be interested in building an ADU and reach out to them directly.

---

<sup>[1]</sup> Chapple, Garcia, et al. *Reaching California’s ADU Potential: Progress to Date and the Need for ADU Finance*, 18.

- Reach out to local homeowners that have added an ADU to involve them in supporting other homeowners who are considering adding an ADU to their property. Hold a community “ADU Open House” to share ideas and inspire homeowners to build ADUs.
- Create short promotional videos and flyers and brochures (digital and print). Distribute through social media promotions, direct mailings to property owners, water bill inserts, and the dedicated City webpage.
- Establish an ADU point person at the City to serve as a central point of information and a resource for enhancing awareness.

**Eight-year Objective:** Facilitate the development process of 297 ADUs through promotion of City programs and connecting ADU owners to resources to encourage increased housing opportunities in high resource areas.

**Funding Source:** General Fund, grant funding

**Responsible Agency:** Community Development Department

**Timeframe:** Created historic property guidelines and brochure. Built up the Virtual Planning Desk with complete ADU information, including examples of ADUs on webpage. Develop list of resources, and coordinate with ADU development and financing community and directly reach out to potential owners by 2023.

***Program 3.1 – Increase and Maintain Planning and Housing Staff Resources***

The Community Development Department will hire three additional staff members to increase the Planning Division’s ability to facilitate processing of housing applications, in particular to process ADUs and applications that include affordable housing. Additionally, a dedicated housing division will be added to the department to focus on implementing the goals and programs of the housing element. These additional staff will allow the City to implement programs to incentivize and promote housing development.

**Eight-year Objective:** Augment and support staff resources to expedite housing projects and implement housing programs.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department, City Council

**Timeframe:** The Housing Division was included in the 2022-2023 budget and new staff was hired by November 2022. Planning unit is operating with 5 FTE and recruiting for one additional person.

***Program 3.m – Implement SB 9 and SB 10***

These two 2021 State housing bills, SB 9 and SB 10, were signed in September 2021. SB 9 requires the City to permit construction of two dwelling units on single-family lots (with some exceptions) and SB 10 allows local authorities to increase densities for multi-family properties and allow up to 10 units with a CEQA exemption to expedite housing mobility opportunities and increase the supply of affordable units in neighborhoods with higher incomes and resource opportunities.



The City took action by urgency ordinance to establish objective standards in December 2021, and will adopt a permanent ordinance, with updates based on more recent State guidance by fall 2023. The City will also adopt a user-friendly and objective administrative process in compliance with SB 9 within the context of other City development requirements. The City will monitor approvals of SB 9 units and report on the number of building permits issued every year as part of the annual progress report to HCD.

Additionally, the City will create a “Missing Middle” housing program. This program will establish objective design standards for certain housing types in low density residential zones along high-quality transit corridors and/or transit stops, except for in high fire hazard areas. Missing Middle housing types contemplated for this program may include duplexes, triplexes, four-plexes, and cottage courts. At the time of program development and Ordinance adoption, the community, Planning Commission and City Council will determine the scope of the program. Eligible property owners within these designated areas will be able to opt into this program.

**Eight-year Objective:** Administration of SB 9 ordinance is ongoing; specific administrative process and guidelines for SB 9 to be developed; implement Missing Middle housing types – including duplexes, triplexes, four-plexes, and cottage courts – along high-quality transit corridors and/or transit stops, except for in high fire hazard areas.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** SB 9 implementation began in December 2021, and a revised permanent ordinance and materials will be prepared within 120 days after the adoption of this Housing Element; Development Standards for “Missing Middle” housing will be prepared within 120 days after the adoption of this Housing Element.

### *Program 3.n – Zoning Changes*

This program will be achieved through inclusion of new or revised development standards or updates to processes and procedures to address constraints identified in this Housing Element and facilitate increased densities in the updated General Plan and the Downtown Specific Plan (DTSP) currently undergoing public review. In addition, comparable Zoning Code revisions outside of the DTSP area will further implement this program. The types of standards and processes that will be revised to reduce the constraints on development including, but not limited to, height limits, open space standards, and parking requirements. Additionally, subjective approval findings will be removed in compliance with State law to facilitate administrative approval of residential developments.

**Eight-year Objective:** Update zoning to facilitate the needed housing units.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** General Plan amendments and rezoning will occur within 120 days after adoption of a compliant Housing Element.

### ***Program 3.o – No Net Loss***

The City will evaluate the sites inventory identifying the zoning, size, and number of vacant and underutilized parcels suitable for residential development for each income category. If the sites inventory indicates a shortage of available sites to accommodate the remaining RHNA for an income category, the City shall rezone sufficient sites with appropriate densities to accommodate its remaining RHNA for each income category.

**Eight-year Objective:** n/a

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** No later than December 31, 2024 and December 31, 2026, the City shall evaluate the effectiveness of identified sites and make adjustment as necessary such as increasing densities, modifying development standards, removing sites and rezoning additional sites.

### **GOAL 4.0    Compliance with State Housing Laws**

Adopt and implement policies and regulations that comply with State laws to facilitate housing for people living with disabilities or experiencing homelessness, and to accelerate the approval processes for housing projects, particularly projects that include affordable housing units.

**Policy 4.1**     Educate City staff, property owners, and homebuilders about ADA accessibility and universal design principles. Encourage and/or incentivize the creation of homes with universal design features.

**Policy 4.2**     Require new medium- to large-scale residential and mixed-use projects to meet ADA accessibility standards and provide a sufficient number of ADA-accessible and/or ADA-ready units.

**Policy 4.3**     Establish transparent procedures for requesting reasonable accommodations, on a case-by-case basis to promote equal access to housing for disabled persons.

**Policy 4.4**     Include low-barrier navigation centers as a form of transitional and supportive housing allowed in residential zoning districts.

**Policy 4.5**     Review and revise the Zoning Code regulations for allowing emergency shelters to maintain compliance with State laws for such uses.

### ***Program 4.a – Land Use Controls – Emergency Shelters***

In accordance with State law, the City allows emergency shelter without discretionary review in the BP zone. The City will amend the Zoning Code to update standards for emergency shelters in Section 36.350.250 for consistency with Government Code Section 65583(a)(4))

**Eight-year Objective:** The City will adopt an amendment to the Zoning Code to revise the operational standards for compliance with state law in regard to parking and distance between shelters

and to establish a higher, economically feasible maximum number of beds permitted in any one emergency shelter and accommodate the increased homeless population documented in the 2022 Point in Time count.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Adopt zoning amendments within one year of Housing Element adoption.

***Program 4.b – Land Use Controls – Transitional and Supportive Housing/Low-Barrier Navigation Centers***

In accordance with State law (SB 2 - 2007) Zoning Code regulations must consider transitional and supportive housing as a residential use in any zone where residential uses are allowed and subject to the same development regulations as other residential uses in the same zone. In addition, per newer State law (AB 2162 [2018]), the City’s Zoning Code will be reviewed and amended if needed to permit the development of supportive housing by-right in areas zoned for either multifamily or mixed-use development. The City has amended the Zoning Code to partially address SB 2 regarding transitional and supportive housing. This program requires additional amendments to the Zoning Code to fully address SB 2 regarding how transitional housing is allowed and if needed, to address AB 2162 for supportive housing.

Low-barrier navigation centers fall into the transitional and supportive housing classification but the term has not been incorporated explicitly by reference into the SPMC. The use is not currently permitted in commercial (mixed-use) zones. In accordance with AB 101, the City will amend the Zoning Code to define and specifically reference low-barrier navigation centers as permitted without discretionary review in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

**Eight-year Objective:** The City will adopt an amendment to the Zoning Code for consistency with SB 2 and AB 2162. Revise the Zoning Code to define and specifically reference low-barrier navigation centers as a permitted use in residential and mixed-use districts.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Complete amendments to Zoning Code within 120 days after adoption of the Housing Element.

#### ***Program 4.c – Land Use Controls – Flexible Zoning Regulations***

The City’s Zoning Code provides for flexibility in the application of development regulations pertaining to affordable multifamily housing developments and senior citizens’ projects through the use of the planned development permit process. The planned development permit is intended to facilitate development of affordable housing in mixed-use and residentially zoned areas by permitting greater flexibility in the design of projects than generally is possible under conventional zoning or subdivision regulations.

**Eight-year Objective:** The City will continue the application of flexible zoning regulations to promote the development of affordable housing through the planned development permit process, as provided for in the Zoning Code.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing as applications are received.

#### ***Program 4.d – ADA Accessibility Standards***

Revise the zoning code to specify ADA requirements for new construction of a certain size and establish a minimum proportion of units that are ADA accessible upon building occupancy.

**Eight-year Objective:** Facilitate expanded housing mobility for persons with disabilities by ensuring that new mixed-use and medium- to large-scale residential projects are ADA compliant and provide an adequate number of units that allow for disabled access, with all new buildings of more than six units being ADA compliant and no less than 10 percent of new units being immediately accessible to disabled individuals for a minimum of 207 accessible units over the 2021 – 2029 planning period.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Amend zoning by 2024.

#### ***Program 4.e – Universal Design***

Exceed the accessibility requirements of the ADA and California Title 24 Disabled Access Regulations by encouraging new construction and rehabilitation to incorporate the use of technologies and design features that create universal accessibility. Provide homebuilders and property managers with information and resources related to universal design principles. Identify suitable universal accessibility standards for multifamily housing projects and develop incentives to encourage construction of a variety of housing types suitable for people with disabilities, including residents with developmental disabilities and housing suitable for larger households with a disabled member in areas with access to transit, commercial services, and amenities to improve mobility opportunities.

**Eight-year Objective:** Maximize, to the extent feasible, the number of new or rehabilitated homes that incorporate universal design principles that make units accessible to/adaptable for those with disabilities, with a goal of 30 percent of new homes incorporating universal design. Within the

Downtown Specific Plan and mixed-use zones, target development of 300 new homes incorporating universal design.

**Responsible Agency:** Community Development Department

**Funding Source:** General fund, grants

**Timeframe:** Three years for development of zoning standards and incentives with completion by July 2025; ongoing application and enforcement of accessibility requirements; ongoing education efforts and information added to ADA requirements on City website.

***Program 4.f – Senate Bill 35 Procedure or Policy***

Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

**Eight-year Objective:** Streamline housing projects as required by SB 35.

**Funding Source:** General Fund

**Responsible Agency:** Community Development Department

**Timeframe:** Complete by June 2024.

**GOAL 5.0 Promote fair housing while acknowledging the consequences of past discriminatory housing practices**

Acknowledging that throughout much of the 20th century, discriminatory housing and lending practices excluded non-white people from purchasing housing in the city, and that such history continues to have implications for the community’s racial and cultural diversity today. Promote fair housing through policies and programs to promote inclusion of low-and moderate-income households.

**Policy 5.1** Provide information on fair housing practices and resources at City Hall or on the City’s website.

**Policy 5.2** Coordinate with the City’s contracted housing rights and tenant protection agency to provide referral and mediation services for tenants and property managers. Educate and assist landlords, housing managers, real estate professionals and tenants regarding fair housing issues and laws. Provide public information regarding the City’s contracted housing rights and tenant protection agency at City Hall. Take measures to quickly and fairly resolve fair housing complaints or conflicts as they are reported.

**Policy 5.3** Comply with all applicable federal, State, and local Fair Housing and anti-discrimination laws and regulations that make it illegal to discriminate with respect to housing against any person because of race, color, national origin, ancestry, religion, disability, familial status, marital status, gender or gender expression, sexual orientation, source of income, or age. This includes in the rental or sale, financing, advertising, appraisal, and/or provision of housing and associated real estate and financial services, as well as land-use practices.

- Policy 5.4** Proactively encourage community members to learn more about the social impacts of housing discrimination and take actions as a community to actively welcome and embrace all members of the community to live, work and play in South Pasadena.
- Policy 5.5:** In conjunction with the inclusionary housing ordinance, allow and encourage rental and deed-restricted affordable housing units across a wide geographic area of the City.
- Policy 5.6:** Allow and encourage a variety of residential types and living arrangements, including expanding housing opportunities pursuant to SB 9, which allows duplex development on single-family parcels, with some specific exemptions. The combination of new and existing homes in South Pasadena should offer a variety of unit sizes, configurations, and contexts, including, but not limited to, single-family homes, efficiency apartments, multi-bedroom apartments, fourplexes, cooperative housing, group living, etc.

***Program 5.a - Fair Housing Education, Outreach, and Services***

Provide fair housing education, outreach, mediation, and referral services through the Housing Division and a contracted fair housing and landlord-tenant legal organization and make information and services available in English, Spanish, Mandarin, Cantonese, and/or other languages as appropriate. Educational materials/services may include webpages and FAQs, brochures, videos, seminars/webinars, and/or one-on-one counseling, among others. Distribute informational materials to community organizations and neighborhood gathering spots in areas with higher rates of protected groups, particularly in the South Pasadena Southwest neighborhoods with higher rates of disabled persons; the South Pasadena North/Garfield Park areas with a higher proportion of seniors with disabilities and renter populations; and the South Pasadena Southeast neighborhoods with higher rates of poverty, renter households and lower incomes. The City may consider partnering with local community-based organizations, real estate interests, and/or schools to disseminate relevant information.

**Eight-year Objective:** Reduce the annual average of fair housing complaints in the next eight years as compared with the period between 2015 and 2022 by providing assistance or referrals to 40 residents, or as needed; respond to or forward all fair housing complaints within five business days of receipt; and work with partner agencies to achieve resolution within three months for all fair housing complaints received by City staff. Meet annually with the City’s contracted housing rights and tenant protection agency staff, beginning in 2023, to assess patterns of fair housing issues and target outreach, education, and services to address ongoing and new issues. Ensure all information and services are available in appropriate languages by June 2023, updating annually or as needed.

**Funding Source:** General fund, State, and federal funds

**Responsible Agency:** Community Development Department, federal and State agencies

**Timeframe:** Ongoing; Meet annually with the City’s contracted fair housing and landlord-tenant legal organization, beginning in 2023, to assess patterns of fair housing issues, and plan and target outreach, education, and services to address ongoing and new issues. Ensure all information and services are available in appropriate languages by June 2023, updating annually or as needed.

### ***Program 5.b – Encourage a Variety of Housing Types***

Review and revise South Pasadena’s zoning regulations as needed to ensure they allow for a variety of housing types that can meet the needs of diverse residents. Consider zoning revisions that allow a wide range of unit sizes while encouraging the provision of an adequate supply of larger units for families, multi-generational households, and intentional communities (e.g., cohousing). Review the zoning code’s ability and incorporate the provisions of SB 9 to allow for classic California housing types, such as bungalow courts and stacked or side-by-side duplexes, which can help provide housing diversity in a residential neighborhood context. (See also programs under Goals 2 and 3.) To affirmatively promote more inclusive communities, the City will also review and revise the City’s requirements for Residential Care Facilities with seven or more persons by June 2022 and permit them as a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. The zoning districts where this change is needed include RE, RS, RM, and RH. These types of facilities are still subject to State licensing requirements, when a state license is a requirement for the residential care facility.

**Eight-year Objective:** Diversify housing types in new development throughout South Pasadena, including: residential care facilities; roughly equal proportions of efficiency, one-bedroom, two-bedroom, and three- or more bedroom units; and roughly equal proportions of for-rent and for-sale housing.

**Responsible Agency:** Community Development Department

**Funding Source:** General fund, State, and federal funds

**Timeframe:** First zoning text amendment within 120 days after adoption of a compliant housing element. Make additional zoning revisions within three years of Housing Element adoption; ongoing monitoring and encouragement.

### ***Program 5.c – Removal of Racially Restrictive Covenants from Property Deeds Citywide***

In the 1940’s, covenants that restricted the sale of property to white people only were prevalent in the City, especially on residential properties. Although such covenants were declared unconstitutional and have not been enforceable since 1948, many remain on recorded property deeds. Furthermore, there may still be racially restrictive covenants on properties owned by the City of South Pasadena. In compliance with City Council Resolution No. 7750, the “Sundown Town” Resolution, adopted on February 2, 2022, the City will review the deeds of all City-owned properties and remove any existing racially restrictive housing covenants found on them. In the future, any property purchased will require removal of any racially restrictive housing covenant prior to recording the property in the City’s name. Additionally, a new State law (AB 1466), gives property owners the opportunity to remove racially restrictive covenants from their own deeds. Beginning on July 1, 2022, county recorders must provide a Restrictive Covenant Modification form to every person purchasing a property with a restrictive covenant, and establish an implementation plan to identify unlawful restrictive covenants in the records of their office. The City will develop a program to support and encourage individual property owners to remove such restrictions from their deeds and provide information about accessing the County process to do so. The City will use its social media platforms, website and other communications tools to conduct outreach and provide information at community events to assist homeowners to identify and remove restrictive covenants.

**Eight-year Objective:** Remove all racially restrictive covenants from South Pasadena City-owned properties by June 2023 and from privately-owned properties by the end of the planning period. Advertise County program as soon as the County releases details in 2022; launch website and social media campaigns to support property owners to voluntarily remove these covenants by December 2022, with ongoing reminders in City publications and at City events. Support County enforcement of this State requirement as appropriate through City actions. Work with at least 10 property owners annually to support their efforts to remove restrictions from their deeds.

**Responsible Agency:** Community Development Department; Los Angeles County Recorder

**Funding Source:** General Fund; grants if offered through a State or County program

**Timeframe:** Remove all covenants on City-owned properties by June 2023; launch informational campaign between June and December 2023; encouragement of removal from private properties: ongoing.

**GOAL 6.0    Expand and strengthen tenant protections for South Pasadena’s existing renters**

South Pasadena renters are important members of the community and make up about 53.5% of the city’s population. The City’s efforts to advance housing that is affordable to people of all income levels must include not only longer-term strategies like facilitating housing production, but also policies and programs that help South Pasadena’s existing renters remain in (or return to) their homes and their broader community. To that end, the City is committed to ensuring that all of its renter households maintain housing stability and affordability so that they can stay and thrive in South Pasadena.

**Policy 6.1**     Collect and monitor data on South Pasadena’s affordable and market rate rental housing stock, including the rents, tenancy, and affordability details of certain rental units.

**Policy 6.2**     Provide information on applicable state and local tenant protections to both landlords and tenants.

**Policy 6.3**     Establish and/or strengthen local tenant protections to mitigate or prevent housing instability and displacement of South Pasadena residents who rent their homes.

***Program 6.a – Rent Registry***

Staff will research, develop, and propose to City Council a local rent registry program. A rent registry program would require owners of certain, to-be-determined, rental property types (those with a minimum number of units, for instance) to register their units and pay a per-unit registration fee on an annual basis. Staff envision the rent registry serving initially as a database that the City would use to collect and track rental data on units, including affordable units, and to disseminate information to property owners about tenant protections. However, the utility of the rent registry could be expanded over time to incorporate additional monitoring, compliance, and enforcement activities as new programs are established and linked to it. Staff will draw from thorough analysis to develop the details of the program, which will be subject to the approval of City Council.

**Eight-year Objective:** City will have a comprehensive online database of all affordable and market-rate rental housing units in South Pasadena subject to the registration requirement with a user interface



and fee payment system for rental property owners. The registry will be updated annually and serve as a streamlined platform for Community Development staff to track the City's rental housing inventory and provide information to rental housing property owners. City will decide whether to link this registry to the administration of other activities and programs.

**Funding Source:** General fund (staff time for development and administration); registration fees from property owners

**Responsible Agency:** Community Development Department (Housing Division)

**Timeframe:** Propose policy to City Council by February 2024. Complete development of rent registry by 2025. Begin implementation of rent registry by 2026.

### ***Program 6.b – Right to Return Policy***

Local and regional housing and tenants' groups have raised concerns about the displacement of tenants in South Pasadena, and across Los Angeles County, due to renovation work initiated by the landlord. To address these concerns, staff will research, develop, and propose to City Council a policy that establishes a tenant's legal right to return to a property at a comparable rent after eviction and/or relocation due to substantial remodel or other just cause reasons. The details of such a policy will be informed by rigorous research of local examples, community input, and careful legal analysis.

**Eight-year Objective:** In qualifying circumstances, all tenants who are temporarily displaced from their units due to construction work and wish to return upon completion will be able to do so under the law. Thus, this policy will stem permanent the permanent displacement of renters from South Pasadena due to just cause no-fault evictions and/or relocation for certain reasons.

**Responsible Agency:** Community Development Department (Housing Division); contracted landlord-tenants law organization

**Funding Source:** General fund (staff time to develop the program)

**Timeframe:** Propose policy to City Council as part of a broader tenant protections ordinance by December 2023.

### ***Program 6.c – Relocation Assistance***

In 2019 and 2021, in response to the COVID-19 pandemic, City Council passed two urgency just cause ordinances that require the landlord to pay relocation assistance to the tenant when evicting the tenant for a just cause no-fault reason. Beyond South Pasadena, cities across Los Angeles County have their own relocation assistance requirements for just cause evictions, which commonly require the landlord to pay at least 2.5 times the Fair Market Rent or current rent in addition to an allowance for moving expenses. Some cities, like Los Angeles and Pasadena, also have requirements for the landlord to pay temporary relocation assistance to a tenant when certain types of work require the tenant to temporarily vacate the unit. Staff will review the urgency just cause ordinances, perform more thorough research and analysis, and draft and propose to City Council a new permanent ordinance with permanent and temporary relocation assistance requirements for just cause no-fault evictions and temporary relocation for certain reasons.

**Eight-year Objective:** South Pasadena renters will have local tenant protections that reduce the financial burden placed on tenants when they are (temporarily or permanently) displaced from their homes for legally permitted reason and instead place financial obligations onto the property owners.

**Responsible Agency:** Community Development Department (Housing Division); contracted landlord-tenants law organization

**Funding Source:** General fund (staff time to develop the program); property owners

**Timeframe:** Propose policy to City Council by December 2023.

### ***Program 6.d – Rent Stabilization***

Staff will research, develop, and propose to City Council a rent stabilization policy to protect South Pasadena’s renters of certain properties from excessive rent increases that undermine housing affordability and stability. A local rent stabilization program would establish a lower cap on rent increases than that set in the Tenant Protection Act pursuant to AB 1482 to the extent permitted by the Costa-Hawkins Rental Housing Act, which prohibits cities from applying rent stabilization to certain properties, including single-family homes, condos, and properties built after 1995.

**Eight-year Objective:** Reduce high rent burdens and forced moves among South Pasadena’s renters due to excess rent increases and, in turn, increase their financial security and housing stability.

**Responsible Agency:** Community Development Department (Housing Division); contracted landlord-tenants law organization

**Funding Source:** General fund (staff time to develop the program)

**Timeframe:** Propose policy to City Council by December 2023.

## **6.8.2 Summary of Quantified Objectives**

The quantified objectives for the 2021-2029 Housing Element Planning period reflect the provision of sites for development of new housing and for rehabilitation and preservation. The quantified objectives are described by income category in Table VI-56.

**Table VI-56  
QUANTIFIED HOUSING IMPLEMENTATION SUMMARY**

<b>INCOME CATEGORY</b>	<b>NEW CONSTRUCTION</b>	<b>PRESERVED<sup>1</sup></b>	<b>REHABILITATED<sup>1</sup></b>
Extremely Low/Very Low Income	757	7	8
Low Income	398	24	8
Moderate Income	334	4	9
Above Moderate	578	6	10
Total	2,067	41	35

1. Note that no housing units have been identified as at risk of conversion to market rate in South Pasadena within 10 years of the beginning of the 6th-cycle planning period, however there are preservation and rehabilitation needs in the community, therefore units have been included in both columns. The number of units is based the quantified objectives in Program 1.c, 2.c, and 2.d.