2014-2021 Housing Element

City of Azusa

Adopted
October 21, 2013

2014-2021 Housing Element

City of Azusa

City of Azusa
213 E. Foothill Boulevard
Azusa, CA 91702

October 2013

This page intentionally left blank.

TABLE OF CONTENTS

Chapter 1. Introduction 1
Role and Organization of the Housing Element 3
State Requirements and Legislative Changes 4
Relationship to Other General Plan Elements 5
Public Participation 5

Chapter 2. Community Needs Assessment 9
Population Trends 9
Income and Employment 14
Special Needs Groups 17
Housing Profile 21
Housing Issues 24
Affordable Housing in Azusa 29
Estimates of Housing Need 32
Projected Housing Need 34

Chapter 3. Constraints Analysis 37
Market Constraints 37
Governmental Constraints 41
Environmental and Infrastructure Constraints 63

Chapter 4. Housing Resources 65
Availability of Sites for Housing 65
Financial Resources 77
Energy Conservation Opportunities 78

Chapter 5. Evaluation of Accomplishments under Adopted Housing Element 81

Chapter 6. Housing Plan 93

Appendix A: Qualified Agencies Interested in Purchasing At-Risk Projects
Appendix B: Vacant and Underutilized Sites
Appendix C: Detailed Sites Analysis (Mixed-Use Underutilized Sites)

LIST OF TABLES

Table 1: Population Growth: Azusa and Surrounding Cities, 1990-2012 10
Table 2: Population and Growth 1960-2035 10
Table 3: Age Distribution 11
Table 4: Race and Ethnicity by Person 11
Table 5: Occupied Household Characteristics 14
Table 6: Households by Income Category 15
Table 7: Tenure by Income Category by Household Type 16
Table 8: Employment by Occupation 17
Table 9: Disability by Age 18
Table 10: State-Licensed Community Care Facilities 18
Table 11: Azusa Developmentally Disabled Residents by Age 19
Table 12: Special Needs Households 20
Table 13: Housing Unit Growth 22
Table 14: Housing Unit Types 22
Table 15: Occupied Housing Tenure and Vacancy 23
Table 16: Age of Housing Stock 24
Table 17: Overcrowding by Tenure 25
Table 18: Median Home Prices, 2012 25
Table 19: Apartment Rental Rates 26
Table 20: 2012 Los Angeles County Fair Market Rents 26
Table 21: Percentage of Households Experiencing Housing Cost Burden 27
Table 22: Housing Affordability 28
Table 23: Assisted Rental Housing in Azusa 30
Table 24: Market Value of At-Risk Projects 31
Table 25: Rent Subsidies Required to Preserve At-Risk Rental Units 31
Table 26: Summary of Existing Housing Need 33
Table 27: Housing Assistance Needs of Low- and Moderate-Income Households 34
Table 28: RHNA 2014-2021 35
Table 29: Purchase and Home Improvement Loan Applications – 2011 39
Table 30: Residential Land Use Designations 42
Table 31: Residential Development Standards for Neighborhoods 43
Table 32: Residential Development Standards for Districts 44
Table 33: Residential Development Standards for Corridors 45
Table 34: Parking Requirements 47
Table 35: Permitted Uses in Neighborhood Zones 50
Table 36: Permitted Uses in District Zones 51
Table 37: Permitted Uses in Corridor Zones 52
Table 38: Planning Fees 58
Table 39: 2013 Azusa Impact Fees 59
Table 40: Development Review Requirements 60
Table 41: Los Angeles County Average Rental Rates 67
Table 42: Median Home Prices November 2012 67
Table 43: Survey of Mixed-Use Approvals in Azusa 70
Table 44: Vacant Residential Land Inventory 71
Table 45: Underutilized Residential Land Inventory 72
Table 46: Vacant Mixed-Use Sites 73
Table 47: Underutilized Mixed-Use Sites 73

Table 48: Azusa Lot Consolidations....74
Table 49: Comparison of Sites Inventory and RHNA....75
Table 50: Summary of 2008-2014 Housing Element Quantified Objectives....82
Table 51: Azusa Housing Element Accomplishments....83
Table 52: Summary of 2008-2014 Housing Element Quantified Objectives....106

LIST OF FIGURES

Figure 1: Median Income by Race/Ethnicity....12
Figure 2: Median Age by Race/Ethnicity....12
Figure 3: Household Income Distribution....15
Figure 4: Los Angeles County Notices of Default....40
Figure 5: Vacant and Underutilized Sites Map....76

This page intentionally left blank.

Chapter 1
INTRODUCTION

The City of Azusa, known as the "Canyon City," lies at the foot of the San Gabriel Mountains in Los Angeles County. The City was founded in 1887 and incorporated as a general law city on December 29, 1898. Beginning with a population of 865 in 1899, Azusa grew from 29,380 residents in 1980 to 41,330 residents in 1990, an increase of 41 percent. Since 1990, however, population growth has been relatively moderate, reflecting both the economic recession of the early to mid 1990s, and the limited availability of land remaining for residential development in a mostly built-out community. As of 2012, Azusa had an estimated population of 46,618[1], representing a five percent increase since 2000.

Among the eight San Gabriel Valley foothill communities, Azusa has long supplied a disproportionate amount of affordable housing. Most neighboring jurisdictions have a history of actively discouraging the provision of multi-family or entry-level housing. As a result, among foothill cities, Azusa has had the lowest rate of home ownership, lowest median housing sales price, and the highest rates of overcrowding and substandard housing. These factors also contributed to a decline in retail economic activity, as surrounding cities aggressively pursued sales tax revenue drawn by their stronger buying power. As a result, many older neighborhoods in Azusa went into decline, with property values and reinvestment falling and crime and rental turn-over increasing.

During recent decades, Azusa's demographics have changed. The Hispanic population continues to grow in the City, from 53 percent in 1990 to nearly 70 percent in 2010. In 1999, minorities represented 87 percent of the student population within the Azusa Unified School District, compared to 81 percent of students in the County. In 2012, minorities represented 95 percent of the student population in the Azusa Unified School District and 83 percent in the County.[2] The population also grew older, as the percentage of middle age adults (45 to 64 years) enumerated in the 2010 Census increased by 39 percent from the population counts in 2000. As population shifts

[1] California Department of Finance, Report E-1: *Population Estimates for Cities, Counties and the State, January 1, 2011 and 2012*.

[2] California Department of Education, Educational Demographics Unit: *Enrollment By Ethnicity For 2011-12, District Enrollment By Ethnicity, Azusa Unified School District*

occur, the pressure increases on older housing, neighborhoods, and services and programs to provide a safe and healthy environment for residents.

The lack of affordable housing in surrounding cities has also exacerbated the squeeze on Azusa's housing, as rents have risen without substantial reinvestment due to a regional housing shortage. Because substantial residential growth occurred in the 1950s and 1960s, over 70 percent of the housing stock in the City is 30 years or older, the age when most homes begin to require major repairs. Recognizing this as an important housing concern, the City has become a leader in promoting neighborhood improvements through a pioneering rental inspection program, neighborhood code enforcement and provision of home improvement/rehabilitation assistance. Continuation and expansion of these programs is necessary, as a growing share of the housing stock requires improvement or rehabilitation.

Of the 13,415 housing units in the City, 59 percent are single-family homes, 37 percent are multifamily units, and four percent are mobile homes and trailers. Housing costs in Azusa are lower than neighboring cities. In 2000, the median price of a single-family home was about $150,000. Housing prices peaked in 2006 in Azusa, with a median sale price of $429,500. In November 2012, the City's median home price had declined to $306,000, reflecting national trends associated with the mortgage meltdown that began in 2007. Home sales prices of existing homes in Azusa are generally in the moderate income range, while recently developed and currently planned new single-family developments will provide a greater stock available within the City to upper-income households.

In 2000, monthly rent for a two-bedroom apartment unit ranged from $869 to $982 in the larger complexes with a high level of amenities. In 2013, monthly rents for a two-bedroom apartment ranged from $995 to $1,650. While much of the City's rental housing is in smaller complexes and rents, especially in smaller units, are at levels affordable to low-income households, the larger complexes are geared towards moderate-income renters.

Despite comparatively lower housing prices and rents, because of the generally lower incomes of existing residents, many households still face a housing cost burden. In particular, more than half (54 percent) of renter households in Azusa are overpaying and may have to double up with other families to afford rents, which in turn contributes to overcrowding (23 percent of rental units in Azusa are overcrowded).

In the face of these challenges, Azusa in recent years has launched a concerted, strategic effort to pursue renewal and revitalization, building on residents' strong sense of community and family. This effort has gained regional recognition for its emphasis on home ownership, neighborhood improvement, and economic reinvestment.

This Housing Element places housing within the larger context of economic prosperity, environmental sustainability and neighborhood quality of life. This Housing Element looks beyond the singular goal of meeting Azusa's legal obligations for planning for new housing. It looks to meeting the community's goals of providing safe and healthy homes and neighborhoods for all of Azusa's diverse families.

Through the 2004 comprehensive General Plan update, areas to accommodate future residential growth while respecting the existing character of the community were defined. Citizens embraced the vision of integrating housing as part of the revitalization of the community's underutilized commercial corridors as both a tool for economic revitalization and to create needed new housing opportunities. In addition to opportunities for mixed use, residential infill in existing neighborhoods and adaptive reuse will combine to provide needed sites to address the City's share of regional housing needs, defined as 779 new units for the 2014-2021 planning period.

State law outlines how capacity should be demonstrated based on the allowable density of each site identified. In 2004, AB 2348 established a default density, 30 units per acre, which the State determined would feasibly result in affordable housing production. The highest density permitted in the Azusa General Plan occurs within areas designated as Districts, which allow up to 27 units per acre. The Housing Element has identified that this density is adequate to support the development of affordable housing in Azusa given the comparably lower cost of land and lower cost of housing in the City relative to surrounding communities. Further, the Element indicates that the City's willingness to allow the construction of senior housing at a density of up to 40 units per acre will provide incentives for such new housing. Through the identification of units that have been approved or built, as well as available vacant and underutilized land (land that is developed at less than its maximum density potential), the Housing Element demonstrates that sufficient sites are available in Azusa to meet the RHNA.

The community strongly believes that it is not enough to provide housing, especially for low-income families. All families deserve access to quality education and community services, including parks, libraries, law enforcement, transportation and recreation. Too often in the past, "affordable housing" has inferred substandard or crime-ridden housing. The City of Azusa is proud to welcome families of all incomes with a well-planned strategy for improving the neighborhoods and entire community to allow all to work to improve their economic status and provide opportunities for their children. By improving the community "one neighborhood at a time," affordable housing can become a positive reality.

Role and Organization of the Housing Element

The Housing Element is one of the seven mandatory elements of the General Plan, and it specifies ways in which the housing needs of existing and future residents can be met. Consistent with State Housing Element laws, it must be updated every eight years, consistent with California Housing Element laws. This Housing Element covers a period extending from adoption to October 1, 2021. The Housing Element identifies strategies and programs to: 1) maintain and preserve the existing affordable housing stock; 2) assist in the development of affordable housing; 3) identify adequate sites to achieve a variety of housing; 4) remove governmental and other constraints on housing development; and 5) promote equal housing opportunity.

The Housing Element consists of the following components:

- An introduction of the purpose and organization of the Housing Element (Chapter 1)
- An analysis of the City's demographic and housing characteristics and trends (Chapter 2)
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Chapter 3)
- An evaluation of land, administrative, and financial resources available to address the housing goals (Chapter 4)
- A review of past accomplishments under the previous Housing Element (Chapter 5)
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs (Chapter 6).

Acronyms

This element includes use of many acronyms to identify agencies, housing programs, funding sources, and planning terms. The most commonly used acronyms are:

ACS	American Community Survey
AMI	Area Median Income
CDBG	Community Development Block Grant
CHAS	Comprehensive Housing Affordability Strategy
DOF	State of California Department of Finance
HCD	State of California Department of Housing and Community Development
HUD	Federal Department of Housing and Urban Development
LIHTC	Low-Income Housing Tax Credit
MFI	Median Family Income
RHNA	Regional Housing Needs Assessment
SCAG	Southern California Association of Governments

State Requirements and Legislative Changes

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. In response to changing State law pertinent to housing elements, this updated Housing Element addresses recent changes to the State Housing Element law that are intended to facilitate and expedite the construction of affordable housing:

- Senate Bill 812 (Chapter 507, Statutes of 2010), amended Government Code Section 65583 to require housing elements to include analysis of the special housing needs of persons with developmental disabilities.

- Senate Bill 375 (Steinberg, 2008) extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. Once a jurisdiction receives its RHNA objectives, it has 18 months to prepare its housing element and submit it to the Department of Housing and Community Development (HCD). The deadline for jurisdictions within the region of Southern California Associated Governments (SCAG), which includes the City of Azusa, is within 120 days of October 15, 2013.

Jurisdictions that do not meet this housing element schedule are penalized and must prepare housing elements every four years instead (Government Code Section 65588).

Relationship to Other General Plan Elements

The Housing Element builds upon the other elements within the Azusa General Plan, and is consistent with the General Plan's policies and proposals. Housing policy draws upon the development capacity levels established in the Land Use Element to determine the appropriate location for housing development. One of the General Plan's primary themes is to facilitate mixed use development along key commercial corridors in the City. Whenever any element of the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Public Participation

Section 65583(c)(7) of the Government Code states: "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

Community participation formed the foundation for the 2004 comprehensive update to the Azusa General Plan. Over 20 public meetings were conducted during development of the General Plan, drawing active participation from hundreds of residents, business people and other stakeholders from the community. Special efforts were successfully pursued to increase the participation of Spanish speakers, young people and other traditionally under-represented community stakeholders. Advertisement of meetings was conducted through direct mail notification of residents and community-based groups. Service organizations were directly contacted to solicit participation in the program, and included organizations representing lower-income Latinos, single-parent households, seniors and youth, among others. Shuttle service was provided to increase participation among the transit dependant population, and included stops at the City's senior housing facilities and other locations. Spanish translators were present at all public meetings carried out for the General Plan, including several Citywide Citizen Congress meetings. One Citizen Congress meeting specifically focused on outreach to the Spanish-speaking residents of the City and was conducted entirely in Spanish. Through this outreach process, the strategies in the Housing Element were defined. This 2014 Housing Element Update builds upon these strategies, maintaining direction defined in the extensive General Plan outreach process.

In April 2013, the Planning Commission and City Council conducted a joint study session to discuss the Draft Housing Element prior to submitting the draft Housing Element to the State Department of Housing and Community Development (HCD). Notification of the study session was published in the local newspaper in advance, and copies of the draft Element were available for public review at City Hall and on the City's website. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, notifications were distributed to agencies and organizations that serve the low- and moderate-income and special needs community in Azusa and the surrounding areas. These agencies were invited to review and comment on the 2014-2021 Housing Element and to attend the joint study session. Included in the invitations were:

- California Family Counseling Network

- The San Gabriel/Pomona Parents Place
- Housing Rights Center
- East Valley Community Health Center
- East San Gabriel Valley Coalition for the Homeless
- Enki – La Puente Valley Mental Health Center
- Los Angeles County Public Social Services
- New Hope Christian Counseling Centers
- Project Sister
- ABILITY FIRST/ Lawrence L. Frank Center
- Developmentally Disabled, Inc.
- ESPERANZA CHARITIES, INC.
- Center for Aging Resources
- Catholic Charities – San Gabriel Valley Region
- SPIRITT Family Services
- Santa Anita Family Services and Senior Services
- Serenity Infant Care Homes Inc.
- San Gabriel/Pomona Regional Center
- YWCA San Gabriel Valley
- Services Center for Independent Living

At the study session, an overview of the Housing Element and the reasons for its update was given. The City Council and Planning Commission provided input on the draft Housing Element followed by comments and questions from the public.

The City Council and Planning Commission had questions regarding the status of affordable housing and units at-risk of converting to market-rate. In particular, there was concern about the status of Azusa Apartments, which had an affordability covenant expire on October 31, 2012. City staff indicated that Azusa Apartments is under new ownership and in negotiations to extend the affordability covenant. City staff also clarified that the 64 affordable units previously located at the Pacific Glen/Crestview Apartments provided by Azusa Pacific University are made available to low-income households at other locations in the City and not included as the university's student housing. The City Council also had questions regarding the status of the future Atlantis Gardens affordable housing development project, which included properties that the City's former Redevelopment Agency had purchased. City staff explained that although ownership of the Atlantis Gardens properties was transferred to the County due to the dissolution of the City's Redevelopment Agency, the City still maintains jurisdictional control over the land use of those properties. Therefore, any future development of the Atlantis Gardens site would still require review and approval by the City.

Members of the public had comments and questions relating to clarification of topics within the housing element. Members of the public expressed concern about the amount of new affordable housing built in the City. City staff and the Council explained that the City is not obligated to build affordable housing; however, the provision of affordable housing is a priority and the housing element includes programs to facilitate its development of affordable housing. In addition, the City indicated that it strives to provide the opportunity for the development of various housing types for all segments of the community including affordable housing. At the request of the public, the City provided an additional two weeks for the public to review the draft Housing Element and provide comments. Written comments were received from one member of the public. The Housing Element was modified to provide clarification and correct typographical errors in response to the written comments.

The Revised Draft Element will be available on the City's website for additional public review during the HCD review period. Once HCD has reviewed the draft Element, the public will also be invited to attend and comment on the Housing Element at hearings held before the Planning Commission and the City Council.

This page intentionally left blank.

Chapter 2
COMMUNITY NEEDS ASSESSMENT

This Housing Needs Assessment presents information on the City of Azusa's resident population, housing stock characteristics, and employment trends. This information lays the foundation for the objectives, policies, and programs that aim to address these housing needs.

The data used in this needs assessment have been collected from a variety of sources, including the U.S. Census Bureau (2010 Census), California Department of Finance, and Southern California Association of Governments (SCAG). American Community Survey is a new feature offered by the U.S. Census, and includes one-year, three-year, and five-year estimates on population and demographic characteristics. Because the five-year estimates draw from a larger sample size and are therefore more accurate, where that data are available over other ACS estimates, the five-year estimate is used in this document. For demographic data, estimates from the California Department of Finance are also used to show changes in conditions since the 2010 Census. The information contained in the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) for Azusa is based on special tabulations from sample Census data for the U.S. Department of Housing and Urban Development (HUD) and provides information about households based on income level. In CHAS data, the number of households in each category often deviates slightly from 100 percent due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages, rather than on precise numbers.

Population Trends

A community's population characteristics affect the amount and type of housing needed. Factors such as population growth, age, income, and employment trends influence the type of housing needed and households' ability to afford housing. This section evaluates the various population characteristics that affect Azusa's housing needs.

Since incorporation in 1898, Azusa has had steady population growth. The City experienced its most substantial increase in population, 41 percent, between 1980 and 1990. During this time, the

population jumped from 29,380 to 41,333. In 2000, the Census Bureau indicated that the City had reached a population of 44,371. More current estimates place the population at 46,618 (California Department of Finance, 2012). Between 1990 and 2012, the population of Azusa grew at a fairly consistent rate, with an overall 13 percent increase. This population change closely paralleled the experience of Los Angeles County as a whole and exceeded growth in many surrounding communities.

Table 1: Population Growth: Azusa and Surrounding Cities, 1990-2012

Jurisdiction	1990	2000	2012	% Change 1990-2012	% Change 2000-2012
Azusa	***41,333***	***44,712***	***46,618***	***13%***	***5%***
Baldwin Park	69,330	75,753	75,830	9%	0%
Covina	43,207	47,144	48,038	11%	2%
El Monte	106,209	116,249	113,912	7%	-2%
La Puente	36,955	41,009	39,987	8%	-2%
West Covina	96,086	104,893	106,713	11%	2%
Los Angeles County	8,863,164	9,519,338	9,884,632	12%	4%

Source: U.S. Census 1990, 2000 and California Dept. of Finance, 2012

Estimates of future growth indicate a moderate yet steady increase in population over the next 20 years. SCAG estimates that the population of Azusa will reach 53,800 by the year 2035.

Table 2: Population and Growth 1960-2035

	Population	
Year	Number	% Growth from Previous Decade
1960	20,497	--
1970	25,217	23%
1980	29,380	17%
1990	41,333	41%
2000	44,712	8%
2008	46,300	4%
2020 (projection)	49,500	7%
2035 (projection)	53,800	9%

Sources: U.S. Census 1990, 2000; 2012-2035 SCAG RTP/SCS Growth Forecast

Age

Population age distribution serves as an important indicator of housing needs; housing needs and preferences change as individuals or households grow older. For example, college age and young adult households may choose to occupy apartments, condominiums, and small single-family homes because of affordability, location, and no or few children. Middle-age adults, meanwhile, may prefer larger homes in which to raise families, and seniors may prefer smaller units with lower costs and in close proximity to services. **Table 3** shows the age distribution of Azusa residents since 2000. Between 2000 and 2010, the number of children and young adults decreased by almost 10

percent, while middle-aged adults increased by nearly 40 percent, reversing a trend of a growing youth population between 1990 and 2000.

Table 3: Age Distribution

Age group	2000		2010		Change between 2000-2010
	Number	Percent	Number	Percent	Percent
Preschool (0-4 years)	4,138	9%	3,488	8%	-16%
School Age (5-17 years)	9,642	22%	8,919	19%	-7%
College Age (18-24 years)	6,920	15%	7,724	17%	12%
Young Adult (25-44 years)	14,079	31%	13,185	28%	-6%
Middle Age (45-64 years)	6,835	15%	9,469	20%	39%
Senior Adults (65+ years)	3,098	7%	3,576	8%	15%
Total	**44,712**	**100%**	**46,361**	**100%**	**4%**
Median Age	27.1		29.3		–

Source: U.S. Census 2000, 2010

Race and Ethnicity

The nature and extent of a community's housing needs is, to a large extent, determined by the racial/ethnic composition of its population. The size and type of housing preferred and the neighborhood desired are often connected to a person or household's racial or ethnic background. **Table 4** shows the racial/ethnic population distribution in Azusa. The two most prevalent groups in the community, Whites and Hispanics, continued to make up the majority of the population in the City between 2000 and 2010. Following a trend seen throughout Los Angeles County in the last decade, Azusa's White population experienced a decline (17 percent), while the Hispanic population increased by ten percent. The number of Asian/Pacific Islanders nearly doubled (increasing 46 percent), while the number of Blacks decreased by 18 percent. The number of persons identified as Other or as being two or more races also decreased. By and large, the changes in Azusa's racial and ethnic composition have paralleled trends in Los Angeles County.

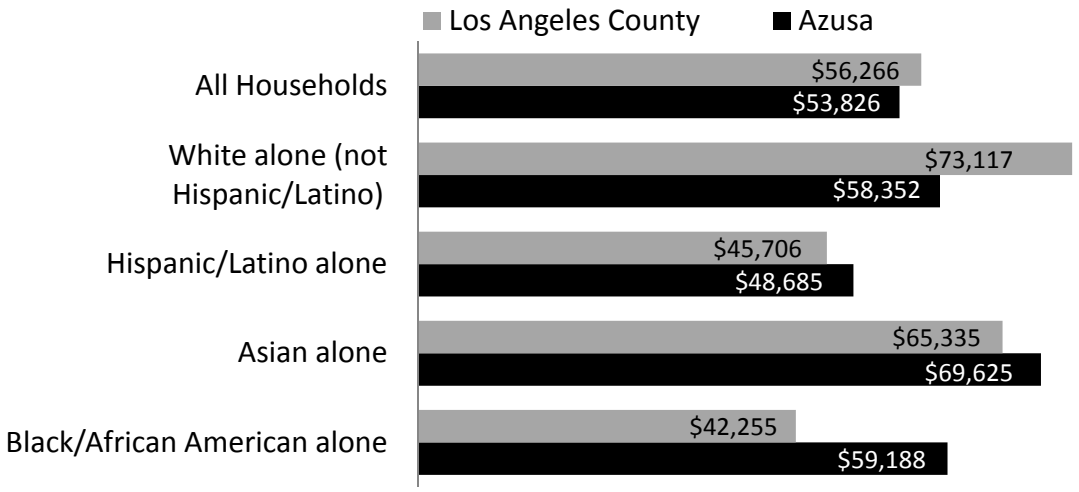
Table 4: Race and Ethnicity by Person

Racial/Ethnic Group	2000 Population (Percent of Total)		2010 Population (Percent of Total)		2000 to 2010 Percent Change	
	Azusa	Los Angeles County	Azusa	Los Angeles County	Azusa	Los Angeles County
White	24%	31%	19%	28%	-17%	-8%
Hispanic	64%	45%	68%	48%	10%	11%
Black	4%	9%	3%	8%	-18%	-10%
Asian/Pacific Islander	6%	12%	9%	14%	46%	17%
Other	2%	3%	2%	2%	-19%	-9%
Total	**100%**	**100%**	**100%**	**100%**	**4%**	**3%**

Source: U.S. Census 2000, 2010

Racial/ethnic diversity is also often correlated with other demographic characteristics such as age, family and household size and income. **Figure 1** shows the distribution of household median income by race/ethnicity in Azusa and Los Angeles County. In 2011, the median income in Azusa was $53,826, lower than the County's median income of $56,266. The median income among White, Black, and Asian households in Azusa was above the City's median, while Hispanic households had median incomes below $53,826. Figure 1 indicates that minority households in Azusa were better off income-wise than equivalent groups in the County as a whole.

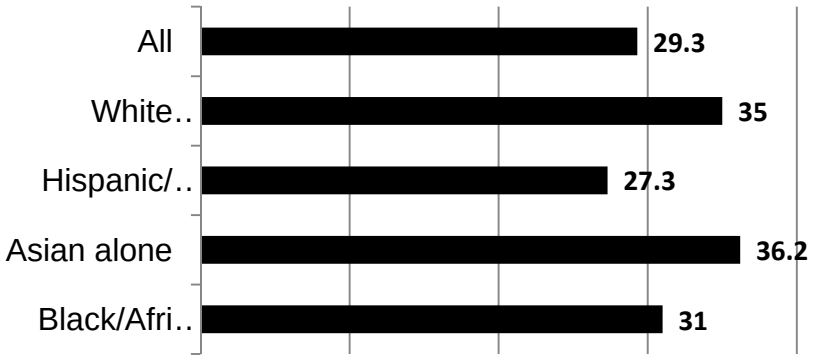
Figure 1: Median Income by Race/Ethnicity



Source: U.S. Census, 2007-2011 American Community Survey

Age distribution also varies significantly by race and ethnicity (**Figure 2**), as the average age of White and Asian residents tended to be older than that of Hispanic and Black residents. The median age of Black residents was fairly close to the median age for all households, while the median age for Hispanic residents was slightly younger than the average. The median age for Asians was seven years older than average, and the White median age was about six years older than the community's median household age.

Figure 2: Median Age by Race/Ethnicity



Source: U.S. Census 2010

Household Characteristics

The characteristics of a community's households impact the type of housing needed in that community. Household type, income levels, the presence of special needs populations, and other household traits are all factors that affect the housing needs of a community. This section discusses the household characteristics affecting the housing needs of Azusa residents.

Household Type and Size

A household is defined by the Census as all persons who occupy a housing unit, which may include families, single persons, and unrelated persons sharing a housing unit. Persons residing in group quarters, such as dormitories or retirement homes, are not considered households. The characteristics of a community's households serve as important indicators of the type and size of housing needed in the City. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to supply a diversity of housing to provide households of different ages and types the opportunity to live in Azusa.

In 2010, there were 12,716 occupied households in the City. The data in **Table 5** indicate that Azusa appears to be a stable, family-oriented community, with 75 percent of all households classified as families. This proportion has remained steady between 2000 and 2010 (families made up 74 percent of the population in 2000), but the proportion of families in Azusa remains higher than the proportion for the County (68 percent), the State (69 percent), and the nation (66 percent).

Household size and composition are often interrelated. Communities with a large proportion of families with children tend to have a large average household size. In Azusa, however, the proportion of families *without* children has increased by nearly 20 percent in recent years. The increase in families without children may be due to a rise in the senior population, who tend not to have children in the household. The average family size has remained virtually the same during the last decade, decreasing slightly from 3.9 people to 3.85 people in 2010.

Table 5: Occupied Household Characteristics

Household Type	2000		2010		Percent Change in Household
	Number	Percent	Number	Percent	
Total Households:	12,549	100.0%	12,716	100.0%	1.3%
Families	9,294	74.1%	9,599	75.5%	3.3%
with children	5,454	43.5%	5,000	39.3%	-8.3%
with no children	3,840	30.6%	4,599	36.2%	19.8%
Non-Families	3,255	25.9%	3,117	24.5%	-4.2%
Singles	2,347	18.7%	2,238	17.6%	-4.6%
Others	908	7.2%	879	6.9%	-3.2%
Average Household Size		3.41		3.43	-
Average Family Size		3.9		3.85	-1.3%
Renter-Occupied		50%		47%	-6.3%
Owner-Occupied		50%		53%	6.2%

Source: U.S. Census 2000, 2010

Income and Employment

Housing demand is also driven by the occupations held by residents and wages earned by households, in that they affect the types and prices of housing that can be afforded.

Income Profile

The ability of a household to acquire adequate housing is almost solely dependent on the income of the household. Household income is oftentimes the crucial factor in evaluating the size and type of housing available for any given household. Household income can vary greatly across many demographic factors including race, gender, and household type. While higher income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford.

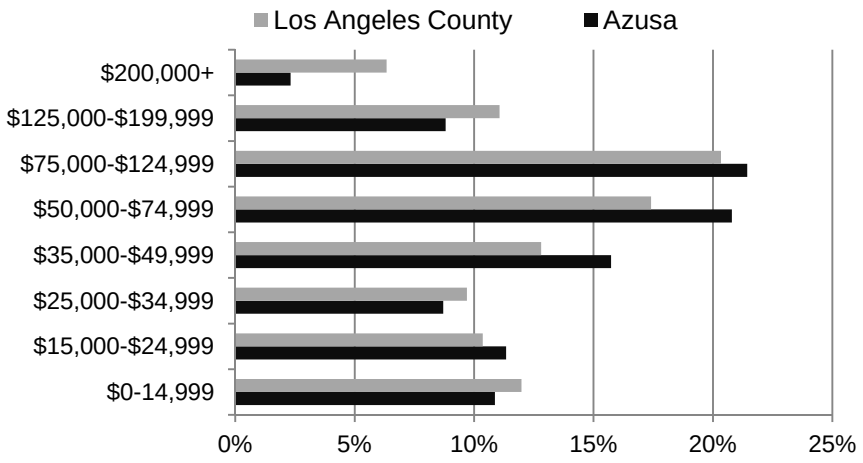
According to the 5-Year American Community Survey, the 2011 median household income for Azusa was $53,826, which was lower than the County's median income of $56,266. **Figure 3** shows that, in general, Azusa has a larger proportion of residents earning between $15,000 and $124,999 than the County. Residents are below the County's average in the lowest ($0-14,999) and highest ($125,000-200,000+) income brackets.

For housing planning and funding purposes, the HCD uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the metropolitan area:

- Extremely Low-Income Households earn between 0 and 30% of AMI
- Very Low-Income Households earn between 31 and 50% of AMI
- Low-Income Households earn between 51 and 80% of AMI
- Moderate-Income Households earn between 81 and 120% of AMI
- Above Moderate-Income Households earn over 120% of AMI

Combined, the extremely low-, very low-, and low-income groups are referred to as lower income.

Figure 3: Household Income Distribution



Source: U.S. Census Bureau, 2007-2011 American Community Survey

The CHAS provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in **Table 6**, moderate- and above moderate-income households comprised the largest share of all households, and the low-income households comprised the second largest category. According to the 2005-2009 CHAS, over 15 percent of the City's total households are classified as extremely low-income (0-30 percent of AMI), over 14 percent are classified as very low-income (31-50 percent of AMI), and approximately 23 percent were classified as low income (51-80 percent AMI).

Table 6: Households by Income Category

Household Type	Extremely Low-Income (0-30%)	Very Low-Income (31-50%)	Low-Income (51-80%)	Moderate/Above Moderate-Income (81%+)
Azusa	15.5%	14.6%	22.5%	47.4%

Source: 2005-2009 HUD CHAS Data Book

Tenure refers to whether a housing unit is owner occupied or renter occupied. Tenure is closely correlated with income, as those households with lower incomes most usually cannot afford to buy a home. Consistent with this fact, renters in Azusa earned lower incomes overall, with almost half earning extremely low- and very low-incomes. There was a significant difference in income between renter and owner households, with the proportion of owners earning extremely low- and very low-incomes at just 15 percent. Elderly renters are shown to be in the most precarious financial situation, with over half earning extremely low- and very low-incomes.

Table 7: Tenure by Income Category by Household Type

Household Type	Extremely Low-Income (0-30% AMI)	Very Low-Income (31-50% AMI)	Low-Income (51-80% AMI)	Moderate/Above Moderate-Income (81%+AMI)
Renter-Occupied Households				
Elderly (62+ years)	36%	26%	22%	15%
Small Families (2-4 persons)	13%	17%	36%	34%
Large Families (5+ persons)	27%	30%	26%	17%
Others	44%	16%	13%	28%
Total Renters	25%	20%	27%	28%
Owner-Occupied Households				
Elderly (62+ years)	22%	16%	20%	42%
Small Families (2-4 persons)	2%	6%	16%	76%
Large Families (5+ persons)	4%	7%	29%	60%
Others	6%	19%	12%	63%
Total Owners	7%	10%	19%	64%
Total Households	15%	15%	23%	47%

Source: HUD 2005-2009 CHAS Data Book

Employment Characteristics

Labor and employment characteristics have a direct impact upon current and future housing needs within Azusa. Different industries and occupations within a particular industry often translate into different wage levels. These differences in wages directly impact a household's ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing.

According to the 2011 American Community Survey, 22,056 employed persons resided in Azusa. In 2000, 17,851 residents reported having jobs. Although the City's overall population only grew by three percent between 2000 and 2011, the number of employed residents increased by almost 24 percent. This significant increase in employed persons may be partly due to the increase in proportion of working age persons in the City. Between 2000 and 2010, the number of children decreased by 10 percent while the number of working age adults increased by 10 percent. **Table 8** shows the type of occupations held by Azusa residents. Between 2000 and 2011, there was an increase in the proportion of residents in Managerial/Professional and Service occupations. There was a slight decrease in the proportion of residents in Sales/Office and Production Transportation occupations. Generally, Managerial/Professional positions garner larger incomes than other occupational categories. As of 2011, however, Azusa residents proportionally held fewer Managerial/Professional jobs than the County at large (26 percent compared to 35 percent), and more Service occupations (23 percent compared to 18 percent in the County), which are generally lower-paying positions.

Table 8: Employment by Occupation

Occupation	2000		2011	
	Employees	% of all jobs	Employees	% of all jobs
Sales and office occupations	4,996	28%	5,346	24%
Managerial/Professional	4,205	24%	5,751	26%
Production/Transportation	3,617	20%	3,622	16%
Service occupations	3,165	18%	4,982	23%
Construction, maintenance	1,771	10%	2,045	9%
Farming, fishing, forestry	97	1%	310	1%
Total	**17,851**	**100%**	**22,056**	**100%**

Source: U.S. Census 2000, 2011 American Community Survey

Special Needs Groups

Special needs groups, as defined by State law, include the elderly, persons with disabilities, large households, female-headed families, farm workers, and the homeless. These groups often have difficulty obtaining decent, affordable housing due to their special circumstances. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs.

Elderly

The special housing needs of the elderly stem from several factors: their relatively low, fixed incomes, high health care costs, and physical limitations. Being on a low, fixed income makes it difficult for many elderly to afford adequate housing or maintain their homes. This is further compounded by rising health care costs due to health problems that arise with older age. As a person ages and faces reduced physical mobility, accessibility improvements may be necessary to maintain safe and independent living.

According to the 2010 Census, there were 3,576 elderly persons (over age 65) in Azusa. This represents a 15 percent increase from 2000. Of this elderly population, almost 39 percent had some form of disability in 2010.

Many elderly persons have limited income potential, as they are most often retired and have fixed incomes (retirement funds and Social Security income). This poses a special problem with regard to housing affordability. According to the CHAS database, Azusa has 1,165 elderly households that earn low, very low, or extremely low incomes. Of these lower-income elderly households, 33 percent were renters and 67 percent were owners.

Persons with Disabilities

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes, and often receive Social Security income only. As such, the majority of their monthly income is often devoted to housing costs. Persons with disabilities may have the further burden of obtaining an education or training for themselves to increase their incomes and their ability to live independently. In addition, disabled persons may face difficulty finding accessibly housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

Many Azusa residents have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. In 2010, eight percent of the population reported a disability. A significant proportion of the senior population (38.7 percent) is disabled.

Table 9: Disability by Age

Age Group	2000		
	Total Persons	Persons with a Disability	% of Total Age Group
Under 5 Years	3,467	0	0%
5-17 Years	8,432	120	1%
18-64 Years	30,689	2,045	7%
Over 65 Years	3,448	1,335	38.7%
Total	46,036	3,500	8%

Source: U.S. Census, 2008-2010 American Community Survey

To help meet the needs of the disabled population, the City permits residential care facilities that serve six or fewer persons in all residential zones and all Corridor zones. Residential care facilities that serve seven or more persons are permitted with a minor use permit (MUP) in all neighborhood zones, except Neighborhood Centers (NC), and in the University District and Downtown Transit Village. They are permitted without an MUP in all Corridor zones. As of 2012, there were 10 State-licensed facilities located in the City with a total capacity of 147 beds.

Table 10: State-Licensed Community Care Facilities

Type of Facility	Description	Facilities	
		No.	Capacity
Adult Residential Care	Facilities that provide 24-hour non-medical care for disabled adults ages 18 through 59, who are unable to provide for their daily needs	7	48
Residential Care – Elderly	Provides care, supervision, and assistance with activities of daily living for persons older than 60 years of age	3	99

Source: State of California Community Care Licensing Division, 2012.
Note: Categories are not mutually exclusive

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, 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. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

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 California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 11 provides information from the San Gabriel/Pomona Regional Center on the number of developmentally disabled individuals in Azusa. As of January 2013, 529 Azusa residents were consumers of the services provided at the local Regional Center.

Table 11: Azusa Developmentally Disabled Residents by Age

Age Group	Number of Individuals	Percent of Total
0-14 Years	143	27%
5-22 Years	99	19%
23-54 Years	223	42%
55-65 Years	51	10%
65+ Years	13	2%
Total with Disability	529	100%

Source: California Department of Developmental Services, 2013

Note: Information in this table indicates the number of developmentally disabled residents in Azusa receiving assistance from the San Gabriel /Pomona Regional Center

According to the ARC of United States (formerly known as the Association of Retarded Citizens), the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

Several housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. A majority of the City's affordable housing units are reserved for seniors and disabled persons. Incorporating barrier-free design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Families

State law identifies two specific family groups as having special housing needs: large families/households and families with female heads of households. The reasons for their special need status vary and may include lower income status, the presence of children, and the need for financial assistance, as well as the availability of suitably sized housing.

Table 12: Special Needs Households

Characteristics	Large Households	Female-Headed Households	Female-Headed Households with Children
Total Households	3,294	2,177	1,270
% of all households	26%	17%	10%
Renters	51%	62%	71%
Owners	49%	38%	29%

Source: U.S. Census 2010, 2010 American Community Survey

Large Households

Large households, defined as households with five or more members, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which results in unit overcrowding.

The 2010 Census reported 3,294 large households with five or more members in Azusa, of which more than half were renters. In 2010, the Census estimated approximately 1,042 rental units with three or more bedrooms.

Female-headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them.

In 2010, there were approximately 2,177 female-headed households in Azusa, representing 17 percent of all households in the City. Female-headed households with children made up 10 percent of all households.

Homeless Persons

The San Gabriel Valley Council of Governments (SGVCOG) undertook a planning effort in 2008 to identify existing homeless services in the San Gabriel Valley, assess the unmet needs of homeless residents, and conduct a consensus-building process to develop an integrated plan that addresses those unmet needs. SGVCOG established a locally generated estimate of the number of homeless persons in the region through work with city representatives, service providers, the Los Angeles Homeless Services Authority (LAHSA), and other appropriate entities. SGVCOG estimates that there are 5,043 homeless persons on any given night in the San Gabriel Valley. The SGVCOG divided the San Gabriel Valley into clusters for further analysis. Azusa was identified as part of Cluster 4, where a total of 260 homeless persons were estimated to live in Azusa, Bradbury, Duarte, Glendora, Mayflower Village, and Monrovia. In Cluster 4, 53 percent are homeless families, and 48

percent are female. The majority (74 percent) are Hispanic/Latino; 8 percent are White; 8 percent are Asian; and 7 percent are African American. Eighteen percent of homeless in Cluster 4 are estimated to be chronically homeless. The jurisdictional estimate for Azusa was a homeless population of 55 persons on any given night in the City.

The City of Azusa is part of the county-wide Los Angeles Continuum of Care (LACoC) to provide assistance to homeless persons at every level of need and assist in the move from homelessness to permanent housing. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living. The LACoC services and facilities available for the homeless in Azusa are coordinated by the Los Angeles Homeless Services Authority (LAHSA). LAHSA conducts a survey of homelessness in the county every two years, known as the Greater Los Angeles Homeless Count Report. In 2011, the survey identified approximately 3,918 homeless persons, a 20 percent increase from 2009, in the San Gabriel Valley (SPA3), which includes the City of Azusa and 30 other cities. City-specific information is not available in the Greater Los Angeles Homeless Count Report for the City of Azusa. However, in 2010 the Census counted seven homeless persons in Azusa.

Homeless persons often have a very difficult time finding housing once they have moved from a transitional housing or other assistance program. The East San Gabriel Valley Coalition for the Homeless (ESGVCH) is part of the LACoC system and provides an excellent resource for homeless persons and families in the San Gabriel Valley. This non-profit organization provides emergency shelters and other forms of assistance to homeless families and persons, as well as at-risk low-income persons in the East San Gabriel Valley, which includes the City of Azusa. The ESGVCH is an active partner with the Continuum of Care of Homeless Services in East San Gabriel Valley. The ESGVCH provides its services to the area's homeless and at-risk populations through a series of facilities. These facilities include a Homeless Emergency Assistance Center in the neighboring city of Covina, a Services Access Center housed in the West Covina Community Services Center, and emergency winter shelters established in local churches on a rotating basis.

Farm Workers

Farm workers are identified as persons whose primary income is earned through seasonal agricultural labor. Farm worker housing needs stem from the relatively low-income pay and the unstable nature of seasonal work.

According to 2011 estimates, only 310 Azusa residents held "Farming, Forestry, and Fishing" occupations, making up only one percent of the employed population in the City. Because Azusa is an urban community in a metropolitan area, those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises, and thus are not anticipated to have the seasonable housing needs associated with crop-related farm worker jobs.

Housing Profile

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, tenure, vacancy rates, age, condition, and cost are important in determining the housing need for the community. This section

details the housing stock characteristics of Azusa in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

Housing Stock

The 2000 Census reported 13,013 housing units in Azusa, a slight decrease from the 13,232 reported in 1990. **Table 13** presents estimates from 2012, which show a three percent growth since 2000, which brings the total number of housing units in the City to 13,415. Azusa's level of growth since 1990 was less than that experienced by nearby cities in the San Gabriel Valley, but more recently, the City's housing unit growth has been higher than most neighboring cities'. Because of the built-out nature of the San Gabriel Valley, the area's housing growth is less than the growth experienced throughout Los Angeles County overall.

Table 13: Housing Unit Growth

Jurisdiction	1990	2000	2012	% Change 1990-2012	% Change 2000-2012
Azusa	***13,232***	***13,013***	***13,415***	***1%***	***3%***
Baldwin Park	17,179	17,430	17,774	3%	2%
Covina	16,110	16,364	16,599	3%	1%
El Monte	27,167	27,758	29,074	7%	5%
La Puente	9,285	9,660	9,767	5%	1%
West Covina	31,112	32,058	32,774	5%	2%
Los Angeles County	3,163,343	3,270,909	3,454,092	9%	6%

Source: U.S. Census 1990, 2000 and CA Dept. of Finance, 2012

Housing Type

Diversity of housing types within a community promotes equal housing opportunity for persons of all income levels. A balanced housing stock provides households of all income levels, ages, and sizes the opportunity to find housing suited to their needs. **Table 14** summarizes the housing mix in 1990, 2000, and 2012.

Table 14: Housing Unit Types

	1990		2000		2012		2000-2012 Percent Change in Units
Housing Type	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	
Single-Family Detached	–	–	5,733	44%	6,125	46%	7%
Single-Family Attached	–	–	1,766	14%	1,810	13%	2%
Total Single-Family	**7,302**	**55%**	**7,499**	**58%**	**7,935**	59%	6%
Multi-Family 2-4 Units	–	–	1,465	11%	1,376	10%	-6%
Multi-Family 5+ Units	–	–	3,460	27%	3,550	26%	3%
Total Multi-Family	**5,313**	**40%**	**4,925**	**38%**	**4,926**	37%	0%
Mobile Homes, Trailer & Other	580	4%	589	5%	554	4%	-6%
Total	**13,195**	**100%**	**13,013**	**100%**	**13,415**	**100%**	3%

Source: CA Department of Finance, 1990 and 2012

As shown in the table above, the majority of housing units in Azusa (59 percent) are single-family homes, while multi-family housing comprises 37 percent and mobile homes comprise four percent. According to the State Department of Finance, the City's housing stock grew by three percent between 2000 and 2012. The largest growth in the proportion of housing unit type during this time was single-family detached units (seven percent). Multi-family units experienced essentially no change in number between 2000 and 2012, while mobile homes or trailers decreased by six percent.

Tenure

Tenure in the housing industry typically refers to the occupancy of a housing unit—whether the unit is owner-occupied or renter-occupied. Tenure preferences are primarily related to household income, composition, and age of the householder; and housing cost burden is generally more prevalent among renters than among owners. The extremely high costs of ownership housing in Southern California, however, also create high levels of housing cost burden among owners. The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing.

According to the 2010 Census, 47 percent of Azusa households were renters and 53 percent owned their homes. The number of renter-occupied units decreased by almost five percent between 2000 and 2010, while owner-occupied units increased by over seven percent.

Vacancy

Housing vacancy rates—the number of vacant units compared to the total number of units—reveal the housing supply and demand for a city. Some amount of housing vacancy is normal to allow for people moving from one place to another. According to SCAG, a healthy vacancy rate—one that permits sufficient choice among a variety of housing units—is considered to be four percent. However, a healthy rate can be as low as two percent for ownership units and as high as five to six percent for rental units.. With a housing stock comprised of 47 percent rental units and 53 percent owner-occupied units in Azusa, the optimum vacancy rate is approximately 3.4 percent.

Table 15: Occupied Housing Tenure and Vacancy

Tenure	2000		2010		Percent Change in Units
	Number	Percent of Total	Number	Percent of Total	
Total Occupied Housing Units	12,549	100%	12,716	100%	1.33%
Renter-Occupied	6,206	49%	5,914	47%	-4.71%
Owner Occupied	6,343	51%	6,802	53%	7.24%
Rental Vacancy Rate		4%		6.6%	2.6%
Owner Vacancy Rate		1%		1.4%	0.3%
Overall Vacancy Rate		3.57%		5.01%	1.44%

Note: Overall vacancy rates include other vacancies in addition to owner/rental, including seasonal, other, and rented or sold out but not occupied.
Source: U.S. Census 2000 and 2010.

In 2010, the vacancy rate for rental units was at 6.6 percent, a possible indication that rents are higher than that which would be affordable, or that there is a higher rate of attrition in rental units. The vacancy rate for owner-occupied units was at 1.4 percent. A limited vacancy rate increases

competition for housing and can result in higher housing costs, reducing housing opportunities for lower-income households. In 2010, the overall vacancy rate in Azusa was five percent.

Housing Issues

A continuing priority in Azusa is ensuring that residents have adequate housing. Housing issues can include the condition of housing, overcrowding issues, and overpayment.

Housing Condition

The age and condition of Azusa's housing stock is an indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. The housing stock in the City is aging. The age of the housing stock, as defined by the year the units were built, is shown in **Table 16**. As of 2011, approximately 32 percent of the housing units in the Azusa were built prior to 1960, making these homes over 50 years old today. Another 18 percent were built between 1980 and 1989; these units have reached or are close to 30 years of age. This indicates that a significant number of homes may be in need of rehabilitation based on age alone.

Table 16: Age of Housing Stock

Year Built	% of All Housing Units
2005 or later	1%
2000 to 2004	4%
1990 to 1999	6%
1980 to 1989	18%
1960 to 1979	36%
1940 to 1959	32%
1939 or earlier	4%

Source: 2007-2011 American Community Survey

Between 2008 and 2013, City code enforcement officers estimate that 50 units were red-tagged. Red-tagged properties are deemed uninhabitable and typically result from zoning or building code violations that the property owner failed to remedy or from severe damages to the property. All 50 red-tagged units were rehabilitated, suggesting that the majority of owners have been able to maintain their homes thus far. However, as more of the housing stock ages, an increasing number of property owners may have difficulty undertaking the maintenance needed to keep their units in good shape.

Overcrowding

Overcrowding occurs when the relatively high cost of housing either forces a household to double-up with another household or live in a smaller housing unit in order to afford food and other basic needs. The Census defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with more than 1.5 persons per room. Overcrowding also tends to result in increased traffic, accelerated deterioration of homes and infrastructure, and crowded on-street parking conditions.

Table 17 displays the prevalence of overcrowding in Azusa. As indicated by the 2011 American Community Survey estimates, 15 percent of households in Azusa were overcrowded (1,852 units). The incidence of overcrowding was higher in Azusa than in the County (12 percent). More than a quarter of the overcrowded units were severely overcrowded in Azusa (536 units). Rental units were far more likely to be overcrowded than owner-occupied units, with 23 percent of all rental units being overcrowded compared to about 7 percent of owner-occupied units. According to 2011 estimates, there are 1,796 large housing units (with four or more bedrooms) in Azusa, and approximately 3,294 large families. In addition to the shortfall of larger housing units, overcrowding is exacerbated by the affordability of larger units and the possibility that smaller households may also occupy some of the larger units.

Table 17: Overcrowding by Tenure

Overcrowding	2011			
	Number of Housing Units	Percent of Housing Units	Percent of Rental Units	Percent of Owner Occupied Units
Overcrowded (1 - 1.5 persons/room)	1,316	10 %	17%	5%
Severely Overcrowded (>1.5 persons/room)	536	4%	6%	3%
Total Overcrowded (>1 persons/room)	1,852	15%	23%	7%

Source: 2007-2011 American Community Survey

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will usually be a correspondingly higher prevalence of housing cost burden and overcrowding.

Ownership Housing

In November 2012, the median price of all homes sold in Azusa was $306,000. This was 27 percent higher than the median sale price in November 2011, revealing a significant increase in home prices over that one-year period.

Table 18: Median Home Prices, 2012

County/City/Area	Nov. 2011	Nov. 2012	% Change
Azusa	$241,500	$306,000	27%
Baldwin Park	$252,000	$245,000	-3%
Covina	$180,000	$187,000	4%
Duarte	$240,000	$378,000	58%
El Monte	$290,000	$300,000	3%
Glendora	$330,000	$375,000	14%
La Puente	$239,500	$270,000	13%
West Covina	$317,000	$330,000	4%
Los Angeles County	$310,000	$350,000	13%

Source: DataQuick California Home Sale Price Medians by County and City, 2012.

Many surrounding cities also experienced increases in home prices during the same one-year period. While the increase in home prices in Azusa was larger than that of the County (13 percent), the median home price in Los Angeles County overall remains significantly higher than in Azusa, at $350,000.

The National Association of Home Builders compiles and publishes a quarterly housing affordability index (HOI). The index calculates the percentage of homes (on a scale from 0 to 100) that were sold during a three-month period that would be affordable to a family earning the region's median income. The index assumes buyers will finance 90 percent of the purchase price with a 30-year fixed-rate mortgage, and takes into account prevailing interest rates, property taxes, and insurance costs. The Los Angeles-Long Beach-Glendale metropolitan area, which includes the City of Azusa, consistently ranks among the least affordable metro areas in the country (222 out of 226 during the third quarter of 2012). According to the index, in 2006, less than two percent of the population in the Los Angeles metropolitan area could afford a median-priced home. However, the index indicated in 2009 that 42 percent of the population could afford the median price home, as the median price has fallen dramatically from its peak just a few years ago. In 2012, the index indicated that almost 50 percent of the population could afford the median price home, indicating that the percentage of the Los Angeles metropolitan area population that could afford a median-priced home has steadily increased in recent years.

Rental Housing

Current data on apartment rents was compiled from Internet rental services (**Table 19**). The survey indicated that the majority of apartments were two-bedroom units and that only a small number of single-family homes, generally three bedrooms, were available for rent. Because four-bedroom apartments are rare, many large families may need to rent a single-family home to avoid overcrowded conditions.

Table 19: Apartment Rental Rates

Unit Size	Apartments	Average
Efficiency	$699 - $890	$790
1 bedroom	$600 - $1,365	$943
2 bedroom	$995 - $1,650	$1,373
3 bedroom	$1,500 - $1,850	$1,667
4 bedroom	$1,525-$2,800	$2,125

Source: Craigslist.com, 4rentinla.com, apartmenthunterz.com, and westsiderentals.com. Search performed on January 9, 2013

A comparison of **Table 19** and **Table 20** shows the lower end of rental units and average unit costs fall within the range of HUD-determined fair market rents for the County of Los Angeles.

Table 20: 2012 Los Angeles County Fair Market Rents

Efficiency	One-Bed	Two-Bed	Three-Bed	Four-Bed
$961	$1,159	$1,447	$1,943	$2,338

Source: HUD User 2012

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Table 21 shows the connection between income, household type, and cost burden. The proportion of households experiencing cost burden declined as income increased. Overall cost burden was more prevalent among renter households in all income categories (54 percent of renters compared to 43 percent of owners). Extremely low-income large family owners (100 percent) and very low-income large family owner households (94 percent) had the highest proportion of cost burden.

Table 21: Percentage of Households Experiencing Housing Cost Burden

Household Type	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/ Above Moderate (81%+)	All Income Categories
Renter-Occupied Households					
Elderly (62+ years)	82%	92%	75%	0%	70%
Large Families (5+ persons)	92%	91%	36%	2%	61%
Total Renters	**86%**	**90%**	**49%**	**6%**	**54%**
Owner-Occupied Households					
Elderly (62+ years)	61%	48%	26%	8%	30%
Large Families (5+ persons)	100%	94%	78%	32%	53%
Total Owners	63%	51%	64%	33%	43%
Total Households	80%	76%	56%	26%	**48%**

Source: 2005-2009 HUD CHAS Data Book

Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Azusa with the maximum affordable housing costs to households of different income levels. Taken together, this information can reveal who can afford what size and type of housing, as well as indicate the type of households that would likely experience overcrowding or cost burden. A cost burden occurs when a households spends more than 30 percent of their income on housing. Using this affordability threshold (30 percent of median income), housing affordability can be estimated for various income groups (**Table 22**).

Given the median home prices presented in **Table 18**, single-family home ownership is beyond the reach of most lower-income households in Los Angeles County. However, Azusa offers more lower-cost rental and ownership housing than many cities in the region, and moderate-income

families are able to afford the average home for sale in Azusa. In addition, recent home sales may be overrepresented by new homes built in Azusa; existing, older homes in the City are likely to be much more affordable.

In the rental market, lower-income households generally can afford the market rents in Azusa, especially studios, one-, and two-bedroom apartments. Moderate-income households are able to afford the average unit available for rent in the City, including a three-bedroom house or apartment for a large family.

Table 22: Housing Affordability

Income Group	AMI adjusted by size		Affordable Payment		Housing Costs		Maximum Affordable Price	
			Renter	Owner	Utilities	Taxes & Insurance	Home	Rental
Extremely Low (0-30% MFI)		**30% AMI**						
One Person		$17,750	$444	$444	$50	$80	$68,802	$394
Small Family		$22,800	$570	$570	$100	$90	$83,330	$470
Four Person Family		$25,300	$633	$633	$125	$95	$90,457	$508
Large Family		$27,350	$684	$684	$150	$100	$95,117	$534
Very Low (30-50% MFI)		**50% AMI**						
One Person		$29,550	$739	$739	$85	$115	$118,143	$654
Small Family		$37,950	$949	$949	$125	$130	$152,133	$824
Four Person Family		$42,150	$1,054	$1,054	$175	$140	$162,001	$879
Large Family		$45,550	$1,139	$1,139	$200	$145	$174,062	$939
Lower (50-80% MFI)	**60%AMI**	**70%AMI**						
One Person	$44,325	$41,370	$1,108	$1,034	$100	$165	$168,689	$1,008
Small Family	$56,925	$53,130	$1,423	$1,328	$150	$190	$216,714	$1,273
Four Person Family	$67,450	$59,010	$1,686	$1,475	$200	$210	$233,599	$1,486
Large Family	$72,850	$63,770	$1,821	$1,594	$250	$220	$246,537	$1,571
Moderate Income (81-120% MFI)		**110% AMI**						
One Person		$49,885	$1,247	$1,455	$100	$215	$249,986	$1,147
Small Family		$64,130	$1,603	$1,870	$150	$260	$320,264	$1,453
Four Person Family		$71,280	$1,782	$2,079	$200	$280	$350,645	$1,582
Large Family		$77,000	$1,925	$2,246	$250	$300	$371,880	$1,675

Notations:

1. Small Family = 3 persons; Large Families = 5 persons
2. Property taxes and insurance based on averages for the region
3. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 4.5%, 30- year mortgage, and monthly payment 30% of gross household income
4. Based on Los Angele County MFI $64,800 and 2012 HCD State Income Limits
5. Monthly affordable rent based on payments of no more than 30% of household income

Affordable Housing in Azusa

Azusa has long been and remains one of the most affordable cities in Los Angeles County, with among the lowest housing costs in the County, low homeownership rates, and an aging housing stock. Although rents and home prices are "affordable" relative to the costs found in other cities, affordable housing for the purposes of this Housing Element refers to housing that is assisted through subsidies and required to be maintained as affordable housing through covenants or loan term requirements.

Housing Authority

The Housing Authority of the County of Los Angeles administers the Section 8 Housing Choice Voucher Program for Azusa residents. This program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. For the distribution of Housing Choice Vouchers, the Los Angeles Housing Authority has established two preferences: residents of Azusa and non-residents working in Azusa. In Azusa, 607 households receive Housing Choice Vouchers under the HUD Section 8 program, and 274 households in the City are on the wait list.

Assisted Housing Inventory

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following analysis covers the period of 2013 through 2023.

Various funding sources, including HUD funding sources and Section 8 are utilized to preserve and increase the supply of affordable housing in Azusa. Financial assistance, when available, may be provided to both non-profit and for-profit housing developers. **Table 23** presents the inventory of affordable housing developments in Azusa. In 2013, seven affordable rental housing projects were located in the City, providing 436 affordable housing units to lower-income households.

At-Risk Units

Over the next ten years (2013-2023), five federally assisted developments that provide 323 affordable units have expiring Section 8 contracts, upcoming loan maturity dates, and/or expiring affordability agreements. These projects–Azusa Apartments, Alosta Gardens, Azusa Park Apartments, Pacific Glen/Crestview Apartments, and Villas Azusa Senior Apartments–are owned by for-profit corporations, and as such are considered at high risk of conversion. The likelihood of opting out from the Section 8 contracts would depend on whether the owners can command higher rents on their units in the open market than by continuing Section 8 or the restructuring FHA-insured loan through the market-to-market program.

Preservation and Replacement Options

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations
- Providing rental assistance to renters through other funding sources

- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Transfer of Ownership

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increase the number of government resources available to the project. In Azusa, the estimated market value for the 323 affordable units in the at-risk projects is evaluated in **Table 24**. The current market value for all affordable at-risk units is estimated to be almost $38 million.

Table 23: Assisted Rental Housing in Azusa

Assisted Developments	Tenant Type	Affordable Units	Total Units	Funding Program	Earliest Conversion Date
Azusa Apartments 805 S. Cerritos Ave.	Family	81	88	Section 8 Sec.241(f)/Sec.236(i)(1)	10/31/12
Alosta Gardens 745 E. 5th Street	Family	60	60	Section 8 and Sec. 221(d)(4)	10/4/2015
Azusa Park Apartments 363 N. Calera Ave.	Family	88	90	Section 8 and Sec.221(d)(4)	1/31/2015
Pacific Glen/Crestview Apartments 801 E. Alosta Ave.	Family	64	320	APU agreement provides 64 units of affordable housing in Azusa.	2015
Villa Azusa Senior Apartments 200 E. Gladstone	Elderly	30	147	Redevelopment Agency	April 2023
Azusa Gardens 601 E. Alosta Ave.	Family	23	112	Redevelopment Agency, HUD, Mortgage Revenue Bonds, CDBG, HoDAG	2035
Iris Gardens 385 N. Rockvale Ave.	Family	118	120	LIHTC	2030

Source: California Housing Partnership Corporation, City of Azusa, 2013, Findthebestsection8.com.
Note: Projects assisted under Section 221(d)(4) alone have no binding income restrictions. The affordability of these projects is governed by Section 8 contracts.

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 Housing Choice Voucher program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Given the mix of unit sizes and affordability of the at-risk developments, the total annual subsidy to maintain the 323 at-risk units is estimated at over $3.8 million.[3]

[3] The per unit rent subsidy is calculated based on the affordable annual cost (30 percent of 50 percent AMI) less the fair market rents and utilities associated with each unit size. The total annual subsidy addresses the per unit subsidy to all at-risk units in the City, based on unit size and affordability.

Table 24: Market Value of At-Risk Projects

Type of Units	Units at Risk
1-bdrm	38
2-bdrm	203
3-bdrm	75
4-bdrm	7
Total	323
Annual Operating Costs	($1,496,500)
Gross Annual Income	$4,946,785
Net Annual Income	$3,450,285
Market Value	$37,953,137

1. Median Rent: 1-bed = $895, 2-bed = $1,295, 3-bed = $1,650, 4-bed = $2,300
2. Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1,500 sqft
3. 5% vacancy rate and annual operating expenses per square foot = $5.00
4. Market value= Annual net project income * multiplication factor
5. Multiplication factor for a building in moderate condition = 11

Table 25: Rent Subsidies Required to Preserve At-Risk Rental Units

Unit Size	Total Very Low-Income Units	Total Annual Subsidy
1-bedroom	38	$289,959
2-bedroom	203	$2,175,957
3-bedroom	75	$1,199,700
4-bedroom	7	$143,892
Total	**323**	**$3,809,508**

Source: MIG Hogle-Ireland

Financial Restructuring

Another option to preserve the affordability of at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged.

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of $200,000 for a multi-family rental unit, the cost of replacing all 323 affordable at-risk units would be approximately $64.6 million.

Azusa Affordable Housing Efforts

The City has made significant efforts over the years to rehabilitate and retain affordable housing. For example, in the mid-1990s, the Redevelopment Agency substantially rehabilitated the Villa Azusa Senior Apartments located at 200 E. Gladstone Street in exchange for long-term affordability covenants. The Agency has also used its 20 percent housing set-aside funds to provide off-site improvement assistance for the Azusa Gardens apartment complex in exchange for affordability covenants on 23 units. This project was a joint Los Angeles County and Redevelopment Agency project.

Recently, the City successfully negotiated an agreement with Azusa Pacific University to provide continued affordable housing in the City. The Pacific Glen/Crestview Apartments was originally funded with Mortgage Revenue Bonds. In 2007, the property was purchased by Azusa Pacific University (APU) with the intention of converting the units into student housing for the university. At that time, the previous bond funding was defeased.[4] However, the City of Azusa entered into a TEFRA (Tax Equity & Fiscal Responsibility Act of 1982) Agreement with APU to retain the 64 low-income units at other locations in the City. The contract agreement between APU and the City of Azusa states that APU will provide 64 affordable housing units through 2015. APU is actively conforming to this agreement, and has identified the required units. APU provides a $200 discount to low-income households locating in these units.

The City was in the process of undertaking efforts to revitalize Atlantis Gardens, an area of the City that is blighted and has a history of high crime activity. The Atlantis Gardens neighborhood is composed of a 39 properties, each containing an individual four-plex apartment, with a total of 156 units. There is only one access point into the neighborhood. This area has historically experienced high levels of crime, and increasing violent crime in 2009 and 2010 resulted in multiple shootings in the neighborhood. A number of buildings have fallen into disrepair, experienced fires, and have code violations. In response to these blighted conditions and safety concerns, the Azusa Redevelopment Agency purchased a number of properties in the neighborhood, initiating the process to revitalize the neighborhood with a new comprehensive development. The project area, including existing roads within the neighborhood which may be realigned, is approximately eight acres. Prior to the loss of the City's Redevelopment Agency in 2011, 17 properties were acquired and slated for redevelopment in the Atlantis Gardens neighborhood. After the dissolution of the Redevelopment Agency and access to funding sources was diminished, the City's residential assets were transferred to the County of Los Angeles, stalling the project. However, there is still developer interest in the Atlantis Gardens neighborhood.

Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Azusa. The four major needs categories considered in this element include:

- Housing needs resulting from population growth, both in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households pay more than they can afford for housing; and
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farm workers, and the homeless.

[4] Defeased bonds are refunded bonds for which the payment of principal and interest has been assured through the structuring of a portfolio of securities, the principal and interest on which will be sufficient to pay debt service on the refunded, outstanding bonds. When a bond issue is defeased, the claim on the revenues of the issuer is usually eliminated.

Table 26: Summary of Existing Housing Need

Households	HH	Special Needs Groups	Persons
Renter Households With Housing Cost Burden	4,070	Elderly Persons	3,576
Owner Households With Housing Cost Burden	3,115	Disabled Persons	3,500
Total Households With Housing Cost Burden	**7,185**	**Large Households**	**3,294**
Extremely Low-Income Households (0-30% MFI)	2,025	Female Headed Households	2,177
Very Low-Income Households (31-50% MFI)	1,910	Female Headed Households with Children	1,270
Low-Income Households (51-80% MFI)	2,940	Farm workers	310
Total Lower Income Households	**6,875**	**Homeless**	**7**
Overcrowded Renter Households	1,376	Affordable Units At-Risk of Conversion	323
Overcrowded Owner Households	476		
Total Overcrowded Households	**1,852**		

Source: 2010 Census, 2005-2009 Comprehensive Housing Affordability Strategy, 2011 American Community Survey, City of Azusa

CHAS data, developed by the Census for HUD provides detailed information on housing needs (e.g. housing cost burden) by income level for different types of households in Azusa. The CHAS defines housing problems to include:

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

Specific households in Azusa have disproportionate needs. In general, renter-households have a higher level of housing problems (67 percent) compared to owner households (45 percent). Among the 455 elderly renter-households in the City, 85 percent were lower-income households, with 75 percent of all elderly renter households experiencing one or more housing problems. Large renter families constitute only 8 percent of all households, but most (94 percent) experienced one or more housing problems, the highest rate among all other groups.

Table 27: Housing Assistance Needs of Low- and Moderate-Income Households

Household by Type, Income, and Housing Problem	Renters						Total Households
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	165	295	1,540	295	55	485	2,025
% with any housing problems	82%	92%	86%	61%	100%	63%	80%
% Cost Burden >30%	82%	92%	86%	61%	100%	63%	80%
% Cost Burden >50%	76%	92%	81%	44%	55%	47%	73%
Very Low Income (31-50% MFI)	120	325	1,200	220	85	710	1,910
% with any housing problems	88%	100%	96%	50%	94%	51%	79%
% Cost Burden >30%	92%	91%	90%	48%	94%	51%	76%
% Cost Burden >50%	42%	37%	43%	23%	94%	32%	39%
Low Income (50-80% MFI)	100	280	1,645	265	370	1,295	2,940
% with any housing problems	75%	95%	70%	26%	89%	67%	69%
% Cost Burden >30%	75%	36%	49%	26%	78%	64%	56%
% Cost Burden >50%	0%	0%	2%	15%	18%	26%	13%
Total Households	455	1,090	6,100	1,355	1,260	6,965	13,065
% with any housing problems	75%	94%	67%	30%	63%	45%	55%
% Cost Burden >30	70%	61%	54%	30%	53%	43%	48%
% Cost Burden >50	38%	36%	30%	18%	16%	14%	21%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009.

Projected Housing Need

California General Plan law requires each city and county to have land zoned appropriately to accommodate its fair share of the regional housing need. This share for the SCAG region is known as the Regional Housing Needs Allocation (RHNA). HCD determined that the projected housing need for the Southern California region (including the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial) is 412,137 new housing units for the 2014-2021 planning period. SCAG allocated this projected growth to the various cities and unincorporated county areas within the SCAG region, creating the RHNA. The RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Azusa's fair share allocation is 779 new housing units during this planning cycle, with the units distributed among the income categories as shown in **Table 28**. State law allows local jurisdictions to identify 50 percent of the very low-income category to represent households of extremely low income (less than 30 percent of the MFI).

Table 28: RHNA 2014-2021

Income Group	% of County MFI	2014 Total Housing Units Allocated	Percentage of Units
Extremely Low	0-50%	99	12.7%
Very Low	30-50%	99	12.7%
Low	51-80%	118	15.5%
Moderate	81-120%	127	16.4%
Above Moderate	120% +	336	42.7%
Total		**779**	**100%**

This page intentionally left blank.

Chapter 3
CONSTRAINTS ANALYSIS

Many factors can encourage or constrain the development, maintenance, and improvement of the housing stock. These factors include physical constraints, land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households, or may render residential construction economically difficult for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and disabilities. The constraints analysis must also demonstrate local efforts to remove or mitigate barriers to housing production and housing for persons with disabilities. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to remove or mitigate these constraints are included in the Housing Plan.

Market Constraints

Construction costs, land costs, and the availability of financing all contribute to the cost of housing production. To a large degree, the City has virtually no control over these constraints, as the market dictates the costs. Through programs such as home ownership assistance and the use of flexible design standards, the City can take steps to lessen the effects of these constraints.

Development Costs

One cost factor associated with residential building is the cost of construction, which can comprise a significant portion of the sales price of a home. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The 2012 national averages for costs per square foot unit of apartments and single-family homes are as follows:

- Type I or II, Multi-Family: $127.29 to $144.89 per square foot
- Type V Wood Frame, Multi-Family: $96.58 to $101.08 per square foot
- Type V Wood Frame, One and Two Family Dwelling: $105.93 to $113.10 per square foot

The unit costs for residential care facilities generally range between $122.17 and $171.33 per square foot. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

The price of land has been one of the largest components of housing development costs in Southern California. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (steep slopes, soil stability, seismic hazards, or flooding) can also be factored into the cost of land. A review of recent sale prices on vacant properties indicates that land in Azusa ranges from $0.68 per square foot for rural vacant land in the City's mountain areas to $46 per square foot in the urbanized areas of the City, depending on allowable densities. Even as costs of land increase as densities increase, the cost per unit generally continues to decline. The cost of vacant land in Azusa has historically been less than that of other Southern California cities, a factor that has contributed to Azusa's significant supply of affordable housing in the City.

Labor Cost

The California Labor Code applies prevailing wage rates to public works projects exceeding $1,000 in value. Public works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. Furthermore, if federal funds are involved, Davis-Bacon wages often apply. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home; the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest rates are determined by national policies and economic conditions, and there is virtually nothing a local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the

population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The availability of financing for a home greatly affects a person's ability to purchase a home or invest in repairs and improvements. HMDA requires lending institutions to disclose information on the disposition of loan applications by income, gender, and race/ethnicity of applicants.

In 2006, just before the national economic downturn, a total of 149,226 conventional mortgage loans to purchase homes were approved in the Los Angeles-Long Beach-Glendale metropolitan statistical area (MSA). An additional 193 FHA loans were approved for the area as well. In 2011, the number of home loans was significantly less than in previous years, with 34,795 conventional and 19,692 FHA loans approved for home purchases in the Los Angeles-Long Beach-Glendale MSA.

As shown in **Table 29**, a total of 341 households applied for conventional mortgage loans to purchase homes in Azusa during 2011, and 50 households applied for home improvement loans. Almost 75 percent of the loan applications to purchase a home were approved, while about 40 percent of the home improvement loans were approved.

Table 29: Purchase and Home Improvement Loan Applications – 2011

	Home Purchase Loans					Home Improvement Loans				
Census Tract	Total Apps.	% Orig.	% Appr. Not Accepted	% Denied	% Other*	Total Apps.	% Orig.	% Appr. Not Accepted	% Denied	% Other*
4006.02	30	53%	3%	13%	30%	7	29%	0%	43%	29%
4006.03	87	47%	7%	15%	31%	6	50%	0%	33%	17%
4006.04	70	41%	6%	3%	50%	3	100%	0%	0%	0%
4008	36	56%	8%	6%	31%	3	33%	0%	33%	33%
4040	18	39%	0%	6%	56%	5	40%	60%	0%	0%
4041	27	52%	4%	4%	41%	10	30%	30%	40%	0%
4042.01	0	0%	0%	0%	0%	0	0%	0%	0%	0%
4042.02	0	0%	0%	0%	0%	0	0%	0%	0%	0%
4043.01	14	50%	14%	14%	21%	6	17%	0%	33%	50%
4043.02	7	71%	0%	14%	14%	1	100%	0%	0%	0%
4044.01	18	44%	0%	28%	28%	3	33%	0%	67%	0%
4044.02	21	48%	5%	5%	43%	5	20%	0%	40%	40%
4045.01	10	50%	0%	20%	30%	0	0%	0%	0%	0%
4045.03	0	0%	0%	0%	0%	0	0%	0%	0%	0%
4045.04	0	0%	0%	0%	0%	0	0%	0%	0%	0%
4046	3	0%	67%	33%	0%	1	100%	0%	0%	0%
Total	**341**	**74%**	**6%**	**10%**	**36%**	**50**	**38%**	**12%**	**32%**	**18%**

Notes:
1. "Appr. Not Accepted" are those applications approved by the lenders but not accepted by the applicants.
2. "Other" includes files closed for incompleteness, and applications withdrawn.
3. These census tracts comprise the geographic area that generally approximates the City of Azusa.

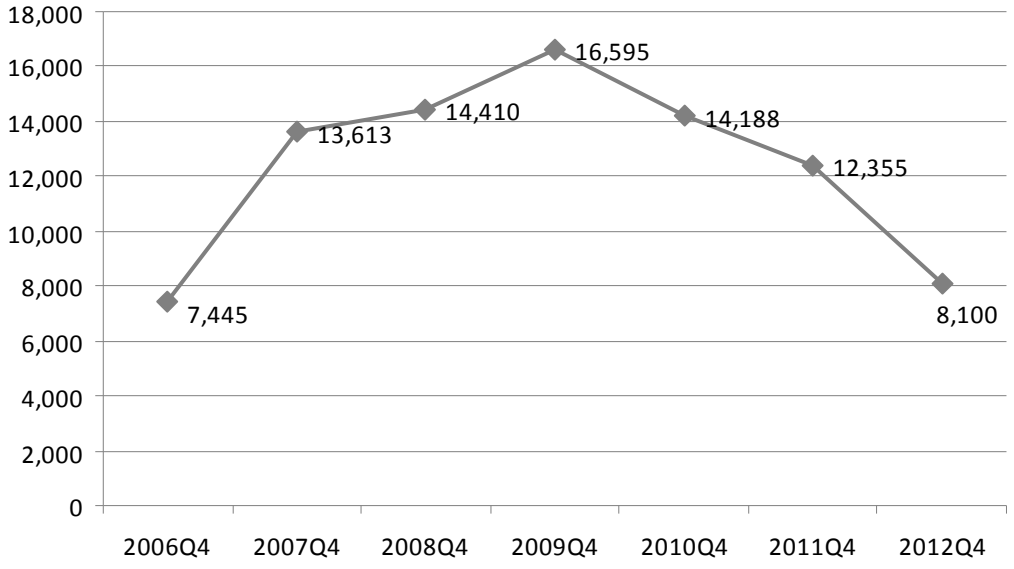
Source: Home Mortgage Disclosure Act (HMDA), 2011.

Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just one point can make a significant difference in the annual income needed to qualify for a loan. In the recent past, Azusa and the country as a whole have experienced interest

rates at historically low levels, enabling many households to purchase a home. These rates have risen over the past few years, and many households – particularly households with adjustable rate mortgages - realize that they are unable to pay new mortgage rates. Even with the Federal Reserve lowering rates in response to the credit crunch, refinancing is unavailable for many, with banks unwilling to provide many loans. Even with the available reduced interest rates of recent years, the availability and capital required for new housing, such as land purchase option money and project design and entitlement processing, as well as the uncertainty of the housing market, may remain a deterrent to development of affordable housing.

Beginning in 2006, increases in interest rates resulted in an increased number of foreclosures for households with sub-prime loans when a significant number of sub-prime loans with variable rates began to convert to fixed-rate loans at much higher interest rates. The number of mortgage default notices filed against homeowners reveals foreclosure rates in specific areas. At the end of 2012, lenders recorded a total of 38,212 Notices of Default issued throughout California, indicating the lowest foreclosure rate since the end of 2006 when 37,994 Notices of Default were recorded. Similarly, the number of default notices filed against homeowners in Los Angeles County is almost as low as that in 2006, and substantially lower than the peak in December 2009, as indicated in **Figure 4**.

Figure 4: Los Angeles County Notices of Default



Source: DQNews January 22, 2008 News Release, California Foreclosure Activity Still Rising; DQNews January 27, 2009 News Release, Temporary Drop in California Foreclosure Activity, DQNews January 27, 2010 News Release, Another Drop in California Mortgage Defaults; DQNews January 25, 2011 News Release, Another Decline in California Foreclosure Activity; DQNews January 23, 2013 News Release, California: Foreclosure Starts Lowest Since 2006; DQNews

Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development.

Consistent with State law (Section 65583), this section addresses six potential constraints to housing development:

- Land use controls
- Building codes and their enforcement
- Site improvements (on and off-site)
- Fees and exactions
- Processing and permit procedures
- Housing for people with disabilities

Land Use Controls

Land use controls set forth by the General Plan and Development Code could have direct effects on the availability and affordability of housing in the City. Azusa has adopted a form-based code, which primarily controls physical form, with a lesser focus on land use. The code designates the desired form and scale of development rather than clear standards of land use, as is the case with conventional zoning ordinances. Land use provisions currently in place in Azusa are described below.

General Plan Land Use Element

The City of Azusa General Plan Built Environment "Element of Place" sets forth the City's policies for guiding local development and growth. These policies, together with development regulations, establish the amount and distribution of land uses within the City. The Built Environment Element provides a range of residential development opportunities that are implemented through the City's Regulating Plan for Azusa's Planning Areas.

Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. According to the General Plan, 1,255 acres in Azusa (22.6%) are designated for residential use.

In addition to the more traditional low-, medium-, and moderate-density residential areas, the City also identifies Neighborhood Center, Mixed Use, and Transit Station areas as having residential components. The maximum density in these areas is the same as the Moderate Density Residential category: 27 units per acre.

Table 30: Residential Land Use Designations

Category	Typical Principal Use (Not All Inclusive)	Maximum Density/ Intensity and Heights
Low Density Residential	Single Family Residential	0-8 units per net acre
Medium Density Residential	Single Family Residential	8.1-15 units per net acre
Moderate Density Residential	Multi-Family Residential	15.1-27 units per acre
Neighborhood Center	Neighborhood serving retail (restaurants, household goods, personal services, etc) Mixed Use	Single Use Residential: 14-27 units per net acre Single Use Commercial: 0.35-1.8 FAR
Commercial/Residential Mixed Use Residential/Commercial Mixed Use	Commercial (office and retail) /Residential Residential/Commercial (office and retail)	Mixed Use: 1.5 FAR Single Use Commercial: 0.35-1.8 FAR Single Use Residential: 14-27 units per net acre
Transit Station	Transit depot Commercial (retail and office) /Residential Mixed Use	Mixed Use: 2.5 FAR Single Use Residential: 27 units per acre Single Use Commercial: 2.0 FAR

Source: City of Azusa General Plan Built Environment Element 2013

Development Code

By using neighborhoods, districts, and corridors as the spatial basis for regulating development instead of traditional land use zones or districts, Azusa aims to more effectively express urban design objectives for each area of the City and the interrelationships between those areas. As in a typical zoning ordinance, the Development Code regulates the type, location, density, and scale of residential development, but it does so within the context of a form-based code. The specific regulations of the Development Code for each neighborhood, district, and corridor are intended to provide for an appropriate mixture of land uses that function compatibly with one another, and development that is oriented at least as much to the needs of pedestrians as those of the automobile.

Table 31: Residential Development Standards for Neighborhoods

	Neighborhood Centers	Traditional Neighborhoods	Transitional Neighborhoods	Tract Neighborhoods
Maximum Density (units/acre)	27	*Low*: 8 *Med*: 15 *Mod*: 27	*Low*: 8 *Med*: 15 *Mod*: 27	*Low*: 8 *Med*: 15 *Mod*: 27
Minimum Lot Area	10,000 sf	*Low*: 7,500 sf *Med*: 4,000 sf *Mod*: 6,000 sf	*Low:* 6,000 sf *Med:* 4,000 sf *Mod*: 6,000 sf	*Low*: 7,500 sf *Med*: 4,000 sf *Mod*: 6,000 sf
Minimum floor area per dwelling unit	1,200 sf (single family dwelling) 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)
Minimum Set Backs	*Front*: 0ft; 5 ft max for 80% min of lot frontage *Side Street*: 0 ft; 5 ft max for 80% min of lot frontage *Sideyard*: 0 ft; 10 ft next to residential *Rear*: 20 ft min	*Front*: 20 ft min *Side Street*: 10 ft min *Sideyard*: 5 ft min *Rear*: 20 ft min	*Front*: 25 ft min *Side Street*: 10 ft min *Sideyard*: 5 ft min *Rear*: 25 ft min	*Front*: 25 ft min *Side Street*: 10 ft min *Sideyard*: 5 ft min *Rear*: 25 ft min
Maximum Building Height	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use	2 ½ stories or 35 ft	2 ½ stories or 35 ft	2 ½ stories or 35 ft

Source: City of Azusa Development Code, 2013.

Table 32: Residential Development Standards for Districts

	Downtown District Town Center	Downtown District Civic Center	Downtown District Transit Village	University District	Edgewood District
Maximum Density (units/acre)	27	27	27	Mixed Use: 27 Res Med: 15 Res Med: 27	Res Med: 15 Res Mod: 27
Minimum Lot Area	6,000 sf	6,000 sf	*Mixed Use:* 10,000sf *Res Mod*: 6,000 sf	*Mixed Use:* 10,000sf *Med*: 4,000 sf *Mod*: 6,000 sf	6,000 sf
Minimum floor area per dwelling unit	1,200 sf (single family dwelling) 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)
Minimum Set Backs	*Front*: 0 ft; 5 ft max for 90% min of lot frontage *Side Street*: 0 ft; 5 ft max for 90% min of lot frontage *Sideyard*: 0 ft *Rear*: 0 ft	*Front*: : 0 ft; 5 ft max for 90% min of lot frontage *Side Street*: 0 ft; 5 ft max for 90% min of lot frontage *Sideyard*: 0 ft *Rear*: 0 ft	*Front*: 10 ft min; 20 ft max for 75% min of lot frontage *Side Street*: 10 ft min; 20 ft max for 75% min of lot frontage *Sideyard*: 5 ft *Rear*: 15 ft	*Front*: 10 ft min; 20 ft max for 75% min of lot frontage *Side Street*: 10 ft min; 20 ft max for 75% min of lot frontage *Sideyard*: 15 ft *Rear*: 15 ft	*Front:* Within 150 ft of Azusa/Gladstone intersection: 10 ft min; 20 ft max for 75% min of lot frontage *Side Street*: Within 150 ft of Azusa/ Gladstone intersection: 10 ft min; 20 ft max for 75% min of lot frontage *Sideyard*: 15 ft *Rear*: 15 ft
Maximum Building Height	3 stories or 40 ft	3 stories or 40 ft	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use

Source: City of Azusa Development Code, 2013.

Table 33: Residential Development Standards for Corridors

	Foothill Boulevard Corridor	Azusa Avenue Corridor	San Gabriel Avenue Corridor	South Azusa Avenue Corridor	Arrow Highway Corridor
Maximum Density (units/acre)	27	27	27	27	27
Minimum Lot Area	10,000 sf	10,000 sf	10,000 sf	10,000 sf	10,000 sf
Minimum floor area per dwelling unit	1,200 sf (single family dwelling) 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed)	*Low*: 1,200 sf *Med*: 1,200 sf *Mod*: 850 sf (duplex) 500 sf (studio) 675 sf (1-bed) 800 sf (2-bed) 975 sf (3-bed
Minimum Set Backs	*Front*: 10 ft; 20 ft max for 60% min of lot width *Side Street*: 10 ft min *Sideyard*: 0 ft or 10 ft for residential *Rear*: 0 ft or 10 ft for residential	*Front*: 10 ft; 20 ft max for 60% min of lot width *Side Street*: 10 ft min *Sideyard*: 0 ft; 5 ft min for residential, or when adjacent to residential *Rear*: 0 ft; 5 ft min for residential, or when adjacent to residential	*Front*: 10 ft; 20 ft max for 60% min of lot width *Side Street*: 10 ft min *Sideyard*: 0 ft; 5 ft min for residential, or when adjacent to residential *Rear*: 0 ft; 5 ft min for residential, or when adjacent to residential	*Front*: 15 ft; 20 ft max for 60% min of lot width *Side Street*: 10 ft min, 20 ft max for 60% min of lot width *Sideyard*: 10 ft min for residential, or when adjacent to residential *Rear*: 10 ft min for residential, or when adjacent to residential	*Front*: 15 ft; 25 ft max for 60% min of lot width *Side Street*: 15 ft min, 25 ft max for 60% min of lot width *Sideyard*: 10 ft min for residential, or when adjacent to residential *Rear*: 50 ft min for residential, or when adjacent to residential
Maximum Building Height	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use	3 stories or 35 ft for single use; 3 stories or 40 ft for mixed use

Source: City of Azusa Development Code, 2013.

Open Space

To improve the living environment of residential neighborhoods, communities typically require housing to have a certain amount of open space, such as yards, common space, and landscaping. In Azusa, open space is reflected in setbacks requirements for single-family developments and minimum required open space areas for multi-family developments. For single-family homes in any neighborhood, buildings must be set back between 20 to 25 feet in the front and back of the lot.

Multi-family unit developments must provide the following amount of open space for residents:

- Developments with two to four units are required to provide 200 square feet of common space;
- Developments with five to 10 units are required to provide 500 square feet of common space;
- Developments with 11 to 30 units are required to provide 1,000 square feet of common space; and
- Developments with 31 or more units are required to provide 2,000 square feet of common space.

Each common open space area shall have a minimum dimension of 20 feet. In addition to this, all units must also have access to 150 square feet of private open space that is accessible from each unit. The review authority may make exceptions where it determines that existing public park space or other usable public open space is within convenient walking distance of a development.

Parking

The City of Azusa Development Code carries out the policies of the Azusa General Plan by regulating development and land uses within the City, consistent with the General Plan. One of the purposes of the Development Code is to minimize automobile congestion through pedestrian-oriented development, compact community form, safe and effective traffic circulation, and adequate parking facilities. As such, City parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. The Development Code (Section 88.36.050) requires parking based on the number of units on the property. Parking requirements for residential uses are listed in **Table 34**.

For single-family developments, the Development Code requires two spaces within a garage for a dwelling with four or fewer bedrooms and three spaces within a garage for a dwelling with five or more bedrooms. Multi-family residential parking requirements are based on the number of units, number of bedrooms per unit, and also require guest parking. Senior housing developments are required to have only one space per unit, as well as some guest parking. The parking and development standards in Azusa are similar to those established for surrounding communities in the San Gabriel Valley, and do not pose a constraint to residential development. The City has tailored the standards to allow properties to achieve maximum permitted densities while retaining neighborhood character and amenities.

Parking standards are also a reflection of the demand for parking spaces by Azusa households. Given the City's demographic characteristics, average household size in Azusa is larger than many other communities in Southern California. Azusa's average household size is estimated to be 3.43 by the 2010 Census, while the average household size for all incorporated areas in Los Angeles County is only 2.98 persons. In addition, Azusa has a significantly higher proportion of households with five or more persons (26 percent compared with the County's 18 percent), which translates into a higher proportion of housing units with three or more cars (27 percent compared with the County's 20 percent). Even so, because of the City's support for transit and pedestrian-oriented development, the Development Code contains provisions intended to discourage "excessive" parking. As such, a Use Permit is required if an applicant chooses to include more than the required number of parking spaces.

Existing parking standards in Azusa, including garage requirements, do not impede a developer's ability to achieve maximum densities. In fact, many developers have indicated that owners and tenants prefer enclosed parking due to the added safety for both the vehicles parked and the people getting in and out of their cars. In addition, uncovered parking in surface lots creates a less efficient use of land and could potentially reduce overall residential unit yield. For larger-scale residential and mixed-use developments, common parking areas in subterranean or structured parking formats can be utilized to meet the garage requirement. Lastly, should any developer believe that the residential parking provisions constrain development, the developer has the option to seek a Minor Use Permit to modify parking requirements. For example, through the Minor Use Permit, parking may be allowed in tandem formation, or payment of a parking in lieu fee could be possible. A Minor Use permit would not add a significant amount of time to the review period for a

new multi-family housing project, as the Review Authority[5] would review the application for the Design Review concurrently. The City's parking standards are therefore not considered a constraint to development.

Table 34: Parking Requirements

Dwelling Type	Vehicle Spaces Required
Caretaker/manger unit	2 spaces for each unit
Rowhouse, townhome, and courtyard units: ▪ Studio and/or one bedroom unit ▪ Two to four bedroom units ▪ Five or more bedroom units ▪ Guest parking	▪ 1 space within a garage for each unit ▪ 2 spaces within a garage for each unit ▪ 3 spaces within a garage for each unit ▪ 1 space for each 3 units in a project with 5 or more units
Duplex	2 spaces within a garage for each unit
Live/work unit	2 spaces for each unit
Mobile home: ▪ Individual mobile home ▪ Mobile home within a mobile home park	▪ 2 spaces within a garage ▪ 2 spaces for each mobile home, plus 1 additional space for each four mobile homes shall be provided for guest parking, which shall be dispersed throughout the park
Multi-family dwelling—apartments: ▪ Studio and/or one bedroom unit ▪ Two or more bedroom unit ▪ Guest parking for all of the above	▪ 1 covered space within a garage for each unit ▪ 2 covered spaces within a garage for the first two bedrooms, plus one additional space, covered or uncovered, for each additional bedroom ▪ 1 space for each 3 units in a project of 5 or more units
Organizational house	1 space for each bedroom
Residential care home: ▪ Six or fewer clients ▪ Seven or more clients	▪ 2 covered spaces within a garage ▪ 1 space for each three beds, plus space for on-site employee housing
Rooming or boarding house	▪ 1 space for each bedroom
Second unit or carriage house	▪ 1 off-street parking space per bedroom; the required parking for the second unit may be in tandem, and/or maybe located within a required setback area
Senior housing project	▪ 1 space for each unit in a garage, plus 1 guest parking space for each four units
Single-family dwelling, detached	2 spaces within a garage for a dwelling with 4 or fewer bedrooms; 3 spaces within a garage for a dwelling with 5 or more bedrooms

Source: City of Azusa Development Code, 2013.

Additionally, the City provides flexibility in parking standards by having a clear process for senior housing projects and mixed-use projects to apply for a reduction of requirements. The City also has

[5] Review Authority is the individual or official city body (the community development director, planning commission, or city council) identified by the Development Code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article 5 (Development Code Administration and Procedures).

a process for projects located in the Downtown District that participate in a City Park Once program to apply for alternative parking.

The City understands that the increase in cost potentially associated with covered parking may constrain development of affordable housing. As such, the City clearly states in the Development Code that the review authority may waive the requirement that parking be covered for affordable housing units. This process is completed as part of a request for density bonus, and does not substantially add to review or processing times. The City has included Program 14 in this Housing Element to ensure that this waiver process is continued.

Mixed-Use Development Standards

With the exception of the planned area within the Monrovia Nursery Specific Plan (also known as the Rosedale development), the City's overriding constraint with regard to residential development is the lack of vacant land. As such, Azusa will need to rely on infill and mixed-use development to provide increased residential capacity in the City. A mixed-use project combines residential and nonresidential uses on the same site, with the residential units typically located above the nonresidential uses (vertical mixed-use). Residential units may also be allowed at ground level behind street-fronting nonresidential uses (horizontal mixed use) only under limited circumstances. The General Plan recognizes the importance and increased vitality provided by mixed-use areas and permits mixed-use within the following planning areas: Neighborhood Center, Downtown Town Center District, Downtown Civic Center District, Downtown Transit Village District, Edgewood District, Azusa Avenue Corridor, San Gabriel Avenue Corridor, South Azusa Avenue Corridor, Arrow Highway Corridor, and Foothill Boulevard Corridor.

The residential component of a mixed-use project must comply with the density requirements of the applicable General Plan designation and planning area. The number of units allowed on a site is calculated by applying the applicable density requirement to the entire area of the site for a vertical mixed-use project, but only to the portion of the site to be occupied by the footprint of residential units in a horizontal mixed-use project.

To encourage the development of residential uses in existing and new commercial areas, the use of shared parking provisions must be incorporated into mixed-use projects in compliance with Section 88.36.080 (Reduction of Parking Requirements). The provisions include shared on-site parking, reduction of the number of parking spaces required, and alternative parking arrangements for projects located in the Downtown District that participates in a City Park Once program.

Specific Plans

The City of Azusa has adopted several master and specific plans that provide for further variety in residential types and locations. The two large-scale plans with substantial residential components are the Azusa Pacific University Specific Plan and Monrovia Nursery Specific Plan.

The City adopted the Azusa Pacific University Specific Plan in 2006 to provide a comprehensive development plan and standards for the east and west campuses that comprise Azusa Pacific University. The Specific Plan is divided into three phases, with student housing included in each phase. The new housing facilities to be constructed on both campuses are dependent upon available funding and increases in student enrollment. This housing will provide additional dormitory and apartment units for the student population in Azusa.

The Monrovia Nursery Specific Plan lays out the vision for a master-planned community of approximately 1,250 new dwelling units where the former Monrovia Nursery was in the northeastern portion of Azusa (411 acres were annexed from Los Angeles County in 2004 as part of the Specific Plan process). The 517-acre project features detached homes on minimum lot sizes of 4,000 square feet, 5,000 square feet, and 7,200 square feet, as well as a transit-oriented development with attached dwelling units adjacent to a future Gold Line Station. The Specific Plan for this project was adopted in 2004, but the economic crisis of recent years has caused the developers to delay construction. Since 2012, however, development within the Specific Plan area has picked up significantly, with home builders reporting brisk sales.

Density Bonus

Azusa encourages the development of affordable housing through affordable housing incentives listed in the Development Code. This section of the Development Code is intended to implement the requirements of Government Code §65913 and §65915. The Development Code is consistent with State law including recent amendments to the Government Code resulting from SB1818. In 2011, the City amended the Development Code to adopt the revised eligibility requirements and types of bonuses listed in §65915 of the Government Code. With this action, developers in Azusa are able to receive density bonuses of 20 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations also allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing.

Providing for a Variety of Housing Types

The General Plan Built Environment Element of Place and the Development Code contain the basic standards that allow for the development of a variety of housing types. Housing Element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing. This includes single-family housing, multi-family housing, mobile and manufactured homes, emergency shelters, and transitional housing, among others. Various housing types are permitted within residential areas of the neighborhood, district, and corridor zones in the City; all are summarized in **Tables 35, 36, and 37**.

Multi-Family Housing

A multi-family housing unit is a dwelling unit that is part of a structure containing one or more other dwelling units, or a non-residential use in a mixed-use project. Multi-family housing types include courtyard, duplex, triplex, fourplex, flat, townhouse, rowhouse, and stacked flats. One or more of these types of multi-family developments are permitted in the following planning areas: medium- and moderate-density Traditional, Transitional, and Tract Neighborhoods, the Neighborhood Centers, all Downtown and University Districts, the Edgewood District, and all Corridors. The maximum densities are 15 dwelling units per acre in medium-density neighborhoods and 27 dwelling units per acre in the other planning areas.

Table 35: Permitted Uses in Neighborhood Zones

Land Use Type	Permit Required by Zone										Specific Use Regulations
		NG1			NG2			NG3			
	NC	L	MED	MOD	L	MED	MOD	L	MED	MOD	
Residential Uses											
Courtyard housing	--	--	MUP	MUP	--	MUP	MUP	--	MUP	MUP	88.42.140
Duplex	--	--	P	P	--	P	P	--	P	P	88.42.140
Live/work unit	MUP	--	--	--	--	--	--	--	--	--	88.42.110
Mixed use project residential component	P	--	--	--	--	--	--	--	--	--	88.42.120
Mobile home park	--	UP	UP	UP	UP	UP	UP	UP	UP	UP	88.42.130
Mobile/manufactured home	--	P	P	P	P	P	P	P	P	P	88.42.128
Residential accessory use or structure	--	P	P	P	P	P	P	P	P	P	88.42.020
Second unit or carriage house	--	P	P	P	P	P	P	P	P	P	88.42.190
Senior citizen apartment	--	--	MUP	MUP	--	MUP	MUP	--	--	MUP	88.42.200
Single-family dwelling	--	P	P	P	P	P	P	P	P	P	
Stacked flats	--	--	--	--	--	--	--	--	--	--	
Townhouses or rowhouses	--	--	MUP	MUP	--	MUP	MUP	--	MUP	MUP	88.42.140
Triplex or fourplex	--	--	MUP	MUP	--	MUP	MUP	--	MUP	MUP	88.42.140
Day Care Facilities											
Adult day care	P	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Child day care-Small family day care home	--	P	P	P	P	P	P	P	P	P	
Child day care-Large family day care home	--	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	88.42.060
Child day care center	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	88.42.060
Residential Care Facilities											
Residential care, 6 or fewer clients	--	P	P	P	P	P	P	P	P	P	
Residential care, 7 or more clients	--	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Other Residential Use											
Organizational house (sorority, monastery, etc.)	--	--	MUP	MUP	--	MUP	MUP	--	--	--	
Rooming or boarding house	--	MUP	MUP	MUP	MUP	MUP	MUP	--	--	--	
Lodging-Bed and breakfast inn	--	MUP	MUP	MUP	P	P	P	P	P	P	

P = Permitted Use, Zoning Clearance
MUP = Minor Use Permit
UP = Use Permit
-- = Use not allowed

NC = Neighborhood Center
NG1 = Traditional Neighborhood
NG2 = Transitional Neighborhood
NG3 = Tract Neighborhood

L = Low Density
MED = Medium Density
MOD = Moderate Density

Source: Azusa Development Code, 2013

Table 36: Permitted Uses in District Zones

Land Use Type	Permit Required by Zone									Specific Use Regulations
	DTC	DCC	DTV	DE	DW	DWL	DU-MU	DU-RM	DU-RMO	
Residential Uses										
Caretaker/manager unit	P	–	P	P	P	P	P	–	–	
Courtyard housing	–	–	P	–	–	–	P	MUP	MUP	88.42.142
Duplex, triplex, fourplex	–	–	P	–	–	–	–	P	P	88.42.140
Emergency/Transitional shelter	–	–	–	–	P	UP	UP	–	–	88.42.082
Live/work unit	MUP	MUP	MUP	–	MUP	MUP	P	–	–	88.42.110
Mixed use project residential component (not stacked flats)	P	P	P	P	–	–	P	–	–	88.42.120
Mixed use project residential component (not stacked flats)-Phased	S	–	S	S	–	–	S	–	–	88.42.120
Residential accessory use or structure	–	–	P	–	–	–	P	P	P	88.42.020
Senior citizen apartment	MUP	MUP	MUP	MUP	–	–	MUP	MUP	MUP	88.42.200
Stacked flats as part of a vertical mixed use project	MUP	MUP	MUP	–	–	–	MUP	–	–	88.42.120
Townhouses or rowhouses	–	–	P	–	–	–	P	–	MUP	88.42.140
Day Care Facilities										
Child day care-Large family day care home	–	–	–	–	–	–	P	MUP	MUP	88.42.060
Child day care-Small family day care home	–	–	–	–	–	–	P	P	P	88.42.060
Day care center-Child or Adult	MUP	MUP	MUP	MUP	–	MUP	P	MUP	MUP	88.42.060
Residential Care Facilities										
Residential care, 6 or fewer clients	–	–	–	–	–	–	P	P	P	
Residential care, 7 or more clients	–	–	MUP	–	–	–	MUP	MUP	MUP	
Other Residential Use										
Organizational house (sorority, monastery, etc.)	–	–	–	–	–	–	MUP	MUP	MUP	
Rooming or boarding house	–	–	–	–	–	–	P	P	P	
Lodging - Bed and breakfast inn	P	P	P	–	–	–	P	–	–	
Lodging - Hotel or motel	P	P	P	–	–	–	P	–	–	

P = Permitted Use, Zoning Clearance
MUP = Minor Use Permit
UP = Use Permit
S = Permit requirement by Specific Use Regulations
– = Use not allowed

DTC = Downtown-Town Center District
DCC = Downtown-Civic Center
DTV = Downtown-Transit Village
DE = Edgewood District
DU-MU = University District-Mixed Use
DU-RM = University District-Residential Medium
DU-RMO = University District-Residential Moderate
DW = West End Industrial District
DWL= West End Light Industrial

Source: Azusa Development Code, 2013

Table 37: Permitted Uses in Corridor Zones

Land Use Type	Permit Required by Zone					Specific Use Regulations
	CAZ	CSG	CSA	CAH	CFB	
Residential Uses						
Courtyard housing	MUP	MUP	MUP	MUP	MUP	88.42.100
Duplex, triplex, fourplex	P	P	--	--	P	88.42.110
Live/work unit	P	P	P	P	P	
Mixed use project residential component (not stacked flats)	P	P	P	P	P	88.42.120
Residential accessory use or structure	P	P	P	P	P	
Second unit or carriage house	P	P	--	--	P	
Senior citizen apartment	MUP	MUP	MUP	MUP	MUP	
Single-family dwelling	--	P	--	--	--	88.42.120
Stacked flats	--	--	--	--	--	
Day Care Facilities						
Day care center-Child or Adult	MUP	MUP	MUP	MUP	MUP	88.42.060
Residential Care Facilities						
Residential care, 6 or fewer clients	P	P	P	P	P	88.42.140
Residential care, 7 or more clients	P	P	P	P	P	
Other Residential Use						
Organizational house (sorority, monastery, etc.)	MUP	MUP	MUP	MUP	MUP	
Rooming or boarding house	P	P	--	--	P	
Lodging-Bed and breakfast inn	P	P	P	P	P	
Lodging-Hotel or motel	P	--	P	P	P	

P = Permitted Use, Zoning Clearance
MUP = Minor Use Permit
UP = Use Permit
-- = Use not allowed

CAZ = Azusa Avenue Corridor
CSG = San Gabriel Avenue Corridor
CSA = South Azusa Avenue Corridor
CAH = Arrow Highway Corridor
CFB = Foothill Boulevard Corridor

Source: Azusa Development Code, 2013

Second Units and Carriage Houses

A second unit is a second permanent dwelling that is accessory to a primary dwelling on the same site. A carriage house is a secondary residential unit located over a detached garage. These housing types both provide complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, provide exterior access separate from the primary dwelling. Second units and carriage houses are permitted in Traditional, Transitional, and Tract Neighborhoods, the Azusa Avenue Corridor, the San Gabriel Avenue Corridor, and the Foothill Boulevard Corridor.

The second unit or carriage house must conform to the following conditions:

- The second unit must be located only on a parcel with twice the minimum lot area required for a new parcel in the applicable zone, except that:

  - In the area north of Sierra Madre Avenue and between San Gabriel Canyon Road and the area of the Monrovia Nursery Specific Plan, the minimum site area required for a second unit is 20,000 square feet; and
  - A carriage house may be allowed above a garage on a parcel of at least 10,000 square feet where the garage is accessed from an alley.
- A second unit or carriage house must be incidental and subordinate to the primary single-family residential use of the site in terms of size, location, and appearance, and not alter the character of the primary structure.
- A second unit must be located only to the rear of the primary dwelling, except where an existing primary unit is located so that a new primary unit can be constructed at the front of the lot and the existing unit can become a second unit.
- The floor area of a second unit must not exceed 50 percent of the floor area of the primary dwelling, not including storage and garage areas.
- A second unit may have a maximum of two bedrooms.
- The total habitable floor area of a carriage house may not exceed 640 square feet.
- A carriage house must be located to the rear of the primary dwelling on the parcel, and shall comply with the following setback requirements:
  - Rear setback: a carriage house must be set back a minimum of five feet from the rear property line, except that where there is no alley, the setback shall be 20 feet.
  - Allowed projections into setbacks: balconies and bay windows may extend up to five feet into the rear setback or separation from the primary dwelling.
- One off-street parking space per bedroom must be provided for a second unit or carriage house in addition to the parking required for the primary unit. The required parking for the second unit may be in tandem, and/or may be located within a required setback. If located within a setback area, the parking shall not be covered.
- Either the primary unit or secondary unit shall at all times be the primary residence of the property owner.

Senior Housing

The City recognizes that the housing needs of older residents may differ from those of the general population in terms of dwelling size, unit accessibility, parking requirements, and housing affordability, among other considerations. To facilitate these reductions, senior housing is permitted with a use permit at a density up to 40 units per acre in the medium and moderate density areas of Traditional, Transitional, and Tract Neighborhoods, in all districts except the two industrial areas, and in all Corridors.

In determining whether to grant a use permit for senior apartments, or, if granted, the nature and extent of conditions to impose of the permit, the Planning Commission considers the following:

- The nature and use of real property within 500 feet of the proposed site.
- Adequate buffering from incompatible land uses through the use of increased setbacks, landscaping, screening walls, the location of windows, and building design and orientation.
- Access and proximity to shopping areas, medical services, public transit stops, and other providers of needs particular to senior citizens.
- Appropriate common open space and recreational facilities.

The City encourages the development of senior projects by providing concessions on property development. For example, the City may reduce the number of parking spaces required for senior housing projects based on quantitative information provided by the applicant that documents the need for fewer spaces for these types of residential development projects.

Residential Care Facilities
A residential care facility is a single-family dwelling unit or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour nonmedical 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. As required by State law, the City permits residential care facilities for six or fewer residents in all residential neighborhoods. The City permits facilities with seven or more residents in all Corridors and with a Minor Use Permit in all neighborhoods, except Neighborhood Centers, and all University Districts.

Supportive Housing
Residential care facilities also include supportive housing, which is defined as housing with no limit on length of stay that is occupied by a special needs population, and that is linked to regular onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. A supportive housing development in the form of a residential care facility serving six of fewer persons is treated as a residential use, consistent with State law, but is subject to development standards for the zone in which they are located. As required by State law, the City permits supportive housing in all residential neighborhoods, except Neighborhood Centers. Similarly, supportive housing that functions as an apartment, with seven or more residents, are permitted in all Corridors, and with a Minor Use Permit in all neighborhoods, except Neighborhood Centers, and all University Districts. Large supportive housing developments that function like an apartment are processed in the same manner as other types of large multi-family developments.

Emergency and Transitional Shelters
Emergency and transitional shelters are facilities for the temporary shelter and feeding of homeless, disaster victims, or persons facing other difficulties, such as domestic violence. Currently, these facilities are permitted by-right in the West End Industrial District, and with a Use Permit in the West End Light Industrial District and the University District-Mixed Use.

The West End Industrial District accommodates a wide range of manufacturing, industrial, and commercial uses. The West End Industrial District is located in the southwestern area of the City, south of the 210 Freeway and north of Arrow Highway, and is bounded by Vernon Avenue on the east and the City of Irwindale on the west. The standards for this district are intended to accommodate a full range of light and medium-intensity manufacturing and industrial activities, and automotive services. Caretaker's quarters and live-work units are also allowed in this District.

The West End Industrial District area encompasses over 215 acres, and has sufficient capacity for at least one year-round shelter. Realizing the expense associated with new construction, Azusa identified this zone to have a mix of medium- to large-sized buildings that could transition to reuse as homeless shelters. There are multiple lots that are underutilized, containing only a small commercial or industrial storefront on a portion of the lot. Some lots have a primary use as storage. Properties in the West End Industrial District are served by regional transportation options, with ready access to the 210 Freeway and major roads such as Irwindale Avenue, Foothill Boulevard, Arrow Highway. In addition, Foothill Transit operates at least three different bus routes that service this area, with bus stops located at Irwindale Avenue and Gladstone Street and Irwindale Avenue and Foothill Boulevard.

Based on the size of the zone identified, opportunities for adaptive reuse of existing buildings, and ready access to services and transportation, the zone has sufficient capacity to accommodate the City's homeless need in at least one year-round shelter.

The development and management standards for emergency shelters in the Azusa Development Code were drafted to be consistent with State law. Specific provisions for emergency shelters in Azusa specify:

- The emergency shelter shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons at any one time.
- One parking space for each five beds and two additional spaces.
- Interior onsite waiting and client intake areas must be at least 200 square feet. Outdoor onsite waiting areas may be a maximum of 100 square feet, and must be located within 50 feet of the public right-of-way.
- Onsite management of the facility shall be required during all open hours of operation.
- No more than one emergency shelter shall be permitted within a radius of 300 feet of another such facility.
- Occupancy by an individual or family may not exceed 180 consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program. Services shall be provided to assist residents to obtain permanent shelter, income, and services. No individual or household may be denied emergency shelter because of an inability to pay.
- Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard city performance standards for outdoor lighting.
- The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, transportation issues, security, screening to ensure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.
- The emergency shelter facility shall demonstrate that it is in and maintains in good standing with County and/or State licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.

Transitional housing provides longer-term housing (up to two years), coupled with supportive services such as job training and counseling, to individuals and families who are transitioning to permanent housing. Consistent with State law, small transitional housing serving six or fewer people is considered a standard residential use and is permitted in all zones where residential uses are permitted. Transitional housing for more than seven people that is operated as a residential care facility is a permitted use in all Corridor zones, and requires a Minor Use Permit in the neighborhood zones and the University Districts. If transitional housing is operated as a boardinghouse, it is permitted with a Minor Use Permit in Traditional and Transitional Neighborhoods, and is permitted in the University District, the Azusa Avenue Corridor, and the San Gabriel Avenue Corridor. Transitional housing that functions as a regular multi-family use (such as apartments) is permitted by right where multi-family uses are permitted. The River Community (located at 23701 East Fork Road) is a transitional housing facility with 36 beds. The River Community treatment program provides recovery services to people with concurrent mental health and chemical dependency problems.

Azusa's Peregrinos' de Emaus Homeless Shelter (located at 447 Soldano Avenue) was previously owned by the City of Azusa Redevelopment Agency and leased to Peregrinos' for $1.00 a year. The

shelter was purchased by the Redevelopment Agency in 1994 and rehabilitated with funds from FEMA and private donations to make required improvements and save the structure from demolition. After the dissolution of redevelopment agencies state-wide in 2012, the City's residential assets, including Peregrinos' de Emaus Homeless Shelter, were transferred to the County of Los Angeles. The shelter continues to provide living facilities for homeless individuals and is handicapped accessible.

Mobile Homes

According to the California Department of Finance, 554 mobile home units existed in the City as of January 2012. Individual mobile homes installed on a foundation system are treated as single-family dwellings in Azusa, and they are permitted in all neighborhoods (except Neighborhood Centers). As such, they must comply with all zoning, subdivision, and development standards applicable to any conventional single-family dwelling unit that could be built on the parcel.

Farmworker Housing

As indicated in the Community Needs Assessment, approximately one percent of Azusa residents reported to have "Farming, Forestry, and Fishing" occupations, according to the 2011 American Community Survey 5-Year Estimates. Because Azusa is an urban community in a metropolitan area, those persons identified as having agricultural jobs are most likely employed at plant nurseries, landscaping, gardening and similar enterprises, and are not anticipated to have the seasonable housing needs associated with crop-related farmworker jobs. Provisions for farmworker housing, therefore, are not necessary in the Development Code.

Single-Room Occupancy Housing

Single-room occupancy (SRO) facilities provide dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 300 square feet. These dwelling units may have kitchen or bathroom facilities and offered on a monthly basis or longer. The Development Code permits SROs in the University Districts with a Minor Use Permit.

Building Codes and Enforcement

Azusa has adopted the Los Angeles County Building Code 2010 edition as amended, which is based on the California Uniform Building, Plumbing, Mechanical, and Electrical Codes. The City has also adopted the Uniform Housing Code, 1997 Edition, recommended by the Department of Housing and Urban Development and the Uniform Fire Code, 2012.

Enforcement of building code standards does not constrain the production or improvement of housing in Azusa, but instead serves to maintain the condition of the City's neighborhoods. Further, the California Building Code is adopted by many cities throughout Southern California and does not, in general, pose a constraint to residential development. The mission of the Code Enforcement Division and Development Services Department is to promote community awareness of, and encourage voluntary compliance with, Azusa's Municipal Code. This enforcement enhances Azusa's neighborhoods and economic conditions so that Azusa is a good place to live, raise a family, work, and retire. Code Enforcement staff investigate and enforce City codes and State statutes when applicable. Violation of a code regulation can result in a warning, citation, fine, or legal action. If a code violation involves a potential emergency, officers will respond immediately; otherwise, complaints are generally followed up within one working day by visiting the site of the alleged violation, and if necessary beginning the process of correcting the situation.

Energy Conservation

Title 24 of the California Administrative Code mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through Title 24 may increase initial construction costs, but reduce operating expenses and expenditure of natural resources over the long run.

On- and Off-Site Improvements

Site improvements are a necessary component of the development process. Improvements can include the laying of sewer, water, and streets for use by a community when that infrastructure is lacking, and these improvements make the development feasible. Due to the built-out nature of the City, the residential areas in Azusa are already served with infrastructure. Site improvement requirements vary depending on the existing condition of each project. Typically, requirements include the undergrounding of utilities, provision of a fire sprinkler system, ensuring the existence of one fire hydrant within 250 feet from the property line, and smoke detectors. Developers are required to purchase and have the City install water service pipe and meter, and may be responsible for upgrading sewer laterals or installing backflow prevention devices. Portions of curbs, gutters, sidewalks and driveways may be required to be replaced, depending on their condition.

Fees and Exactions

The City assesses various fees to cover the costs of permit processing (**Table 38**). Most of the fees charged are flat fees based on the cost of services, with a few fees dependent on the size of the project. Fees charged in Azusa are, in general, comparable to or slightly more than those of surrounding communities in Los Angeles County.

State law requires that locally imposed fees must not exceed the estimated reasonable costs of providing the service. Furthermore, State law also requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact. Azusa abides by State law with respect to fees and exactions.

The City also charges impact fees to ensure that services and infrastructure are in place to serve planned developments (**Table 39**). Although impact fees and requirements for offsite improvements add to the cost of housing, these fees and requirements are necessary to maintain the quality of life within a community. Azusa's impact fees include a Quimby park fee and a water development fee. The fees are intended to provide funds to recoup the cost of providing infrastructure to the developments, while not unduly constraining the feasibility of both market-rate and affordable housing.

A typical 3-bedroom single-family residential home would require Design Review and related fees. The total planning fee would be approximately $1,439, including a CEQA categorical exemption review. Impact fees (Quimby park fee, School fees, and Water Development fee) vary based on unit makeup, square footage, and number of bedrooms, but would increase the cost of a typical 3-bedroom by approximately $6,758. Thus, a typical single family development would incur approximately $8,197 in planning and impact fees.

A typical 10-unit multi-family residential development would generally require a Tentative Tract Map (if a condominium), Design Review, and a Minor Use Permit. This would total approximately $17,296 in planning fees; however the vast majority of that fee is for Design Review, which is a fee-

recovery deposit of $10,000. Impact fees for each multi-family unit (assuming a 3-bedroom unit that is approximately 1,500 square feet in size) are approximately $6,028. Thus, a typical 10-unit multi-family residential development could incur approximately $77,575, (or $7,758 per unit) if the entire fee for Design Review is required.

Table 38: Planning Fees

Permit Type	Azusa	Neighboring Jurisdictions
General Plan Amendment (deposit)	$15,000	$1,686 - $4,700
Zone Change (deposit)	$5,000	$1,021 - $4,700
Specific Plan (deposit)	$10,000	$1,021 - $3,752 +
Specific Plan Amendment (deposit)	$5,000	
Use Permit	$4,583	$500 - $2,000
Modification to Use Permit	$2,144	
Minor Use Permit (MUP)	$753	
Modification to MUP	$537	
Variance	$4,325	$383 - $2,900
Variance for single family residential Property	$940	
Minor Variance	$864	
Zoning Clearance (Over-the counter review)	$47	$65 - $400
Preliminary Plan Review	$1,428	$305 - $2,700
Design Review:		$128 - $3,850+
Minor construction	$1,228	
Director's review	$3,227	
Major Project review (deposit)	$10,000	
Tentative Parcel Maps	$6,043	$2,000 - $3,500
Tentative Tract Maps:		
5-20 lots	$6,543	
21-50 lots	$7,855	
51-100 lots	$10,863	
101 or more lots	$12,212	
Minor Land Division:		
Lot Line Adjustment	$1,270	$510 - $1,688
Lot Merger	$1,322	N/A
Reversion to Acreage	$2,060	N/A
Certificate of Compliance	$1,143	$25 - $275
Condominium Conversion	$4,889	N/A
Environmental Review:		
Categorical Exemption Review	$211	$60 - $119
Initial Study	$3,877	$319 - $2,044
EIR Review (deposit)	$10,000	$2,840+

Source: City of Azusa, 2013, City of Montebello 2013, City of Monterey Park 2013, City of El Monte 2013 City of West Covina 2013, City of Baldwin Park 2013.

Table 39: 2013 Azusa Impact Fees

Impact Fees	Per Unit Fee
Quimby Park Fee	$150 per bedroom
City of Azusa Water Development Fee	$1,843 per single-family unit; $1,152.94 per multi-family unit
School Fee	$2.97 per square foot (single-family) $2.95 per square foot (multi-family)

Source: City of Azusa, 2013

The City has not recently conducted a study to determine the percentage of development costs that are comprised by fees and exactions. However, staff estimates that these fees are less than 10 percent of total development costs. According to a report conducted for the California Department of Housing and Community Development in 2001 (Pay to Play: Residential Development Fees in California Cities and Counties), among the sample of California jurisdictions used in the study, fees accounted for an average of 10 percent of the median price of new single family homes. In November 2012, the median home price in Azusa was $306,000. The residential development fees outlined here, as a proportion of the median home price, comprise only 2.7 percent of that median home price.

Development Review and Permit Processing

Table 40 summarizes development review requirements for various types of applications. The average time frame for review and approval by the Planning Commission is six to 12 weeks. Generally building permit plan check time is less than one month.

Use Permit and Minor Use Permit

The Use Permit and Minor Use Permit provide processes for reviewing proposed uses and activities that may be appropriate in the applicable zoning district, but whose effects on site and surroundings and, therefore, the appropriateness of the use or activity to the site or surroundings cannot be determined before a proposal is submitted for a specific site. A Use Permit application is subject to a public hearing before the Commission prior to a decision on the application; a Minor Use Permit shall be approved or denied by the Zoning Administrator, provided that the Zoning Administrator may choose to refer any Minor Use Permit application to the Commission for hearing and decision in the same manner as a Use Permit. Minor Use Permits, however, are generally reviewed by the Zoning Administrator. Typically less than 25 percent of all Minor Use Permit applications are referred to the Planning Commission. Discretionary approvals are carefully considered by decision makers. Consistent with State law, land use decisions must be made based on substantial evidence. The General Plan policies, Development Code, and any related Specific Plans provide decision makers with guidance on discretionary planning actions.

The review authority may approve a Use Permit or Minor Use Permit only after first finding all of the following:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Development Code and Municipal Code;

- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

These findings are intended to be straightforward and easy to understand. All MUP and UP applications are reviewed to ensure that these findings can be met. It has been the City's experience that these findings are clear and helpful to project applicants, and have not posed a substantial barrier or impacts to new housing development.

Table 40: Development Review Requirements

Type of Decision	Role of Review Authority (1)			
	Director	Zoning Administrator	Planning Commission	City Council
Administrative and Legislative Decisions				
Development Code Interpretations	D	–	A	A
General Plan or Zoning Amendments	R	–	R	D
Specific Plan	R	–	R	D
Development Agreement	R	–	R	D
Planning Permit Decisions				
Zoning Clearance	D	–	–	–
Design Review (2)	D	D	D/A	A
Minor Use Permit	R	D	A	A
Use Permit	R	–	D	A
Minor Variance	R	D	A	A
Variance	R	–	D	A
Temporary Use Permit	D	–	–	–

(1) "Recommend" (R) means that the Review Authority makes a recommendation to a higher decision-making body; "Decision" (D) means that the Review Authority makes the final decision on the matter. The Review Authority may consider and decide upon appeals (A) to the decision of an earlier decision-making body, in compliance with Division 88.56 (Appeals).
(2) Decisions on Design Review are by the Direct, except that where the project also requires discretionary planning permit approval (i.e., Minor Use Permit, Use Permit, Minor Variance, or Variance), Design Review shall instead be by the review authority for the other discretionary planning permit.
Source: City of Azusa Development Code Administration and Procedures, Ch. 88.50-Planning Permit Filing and Processing

Design Review

Design Review ensures that the design of proposed development and new land uses assists in maintaining and enhancing the attractive appearance of the City. The process provides for the review of the design for new single-family dwellings, multi-family projects, second floor additions to existing dwellings, alterations to façade visible from a street, ground floor additions that increase existing floor area by more than 29 percent of 499 square feet, and non-residential projects, including permanent outdoor sales and displays, news and flower stands, and outdoor dining.

Each application is reviewed by the Community Development Director to ensure that the proposal complies with all applicable requirements stated in Chapter 88.22 and 88.51.032 of the Development Code, which include: appropriate and compatible design, massing, and scale of buildings with the site surroundings and the community; attractive and desirable site layout and design; efficient and safe public access, circulation, and parking; and appropriate open space and landscaping. The purposes of the Design Review procedures are to:

1. Recognize the interdependence of land values and aesthetics and encourage the orderly and harmonious appearance of development within the community;
2. Ensure that new uses and structures enhance their sites and are compatible with the highest standards of improvement in the surrounding neighborhoods;
3. Retain and strengthen the visual quality and attractive character of the community;
4. Assist project developers in understanding the City's concerns for the aesthetics of development; and
5. Ensure that development complies with all applicable City standards and guidelines, and does not adversely affect community health, safety, aesthetics, or natural resources.

Azusa's form-based Development Code provides context, form, and design guidelines in Article 2 – Urban Standards for all neighborhoods, districts, and corridors in Azusa. Urban Standards are related to building placement on the lot, garages and parking accommodations location, and allowable frontage types (i.e. stoop, porch, common yard), among other things. These guidelines are depicted clearly and graphically for all residential areas in the City. As part of the design review process, City staff reviews proposed projects against these design guidelines that are in place in the Development Code, in addition to policies outlined in the General Plan. As such, the process is transparent and easy for developers to understand. Design Review helps to support neighborhood stability and identity with the introduction of quality housing in existing and new neighborhoods, and is not considered a constraint to development.

Housing for Persons with Disabilities

Pursuant to State law, Azusa permits State-licensed residential care facilities serving six or fewer persons in all residential districts neighborhoods by right. In addition, several housing types for persons with disabilities require a MUP that is no more stringent than those for other MUP uses. For example, large community care facilities with more than six persons and rest homes are permitted with an MUP in all neighborhood zones except the Neighborhood Center. Boardinghouses are also permitted with an MUP in all neighborhood zones except the Neighborhood Center.

As stated above, the City has adopted the California Building Code. Standards within the Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted. To accommodate

disabled persons in public facilities, the City defers to Title 24 of the California Handicap Accessibility Code.

The definition of "family" may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The Azusa Development Code does not discriminate nor limit access to housing for persons with disabilities because it does not define "family".

Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend that all people have equal access to housing, the law also recognizes that people with disabilities may need extra tools to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. For developers and providers of housing for people with disabilities who are often confronted with siting or use restrictions, reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

State law allows for a statutorily based four-part analysis to be used in evaluating requests for reasonable accommodation related to land use and zoning matters and can be incorporated into reasonable accommodation procedures. This analysis gives great weight to furthering the housing needs of people with disabilities and also considers the impact or effect of providing the requested accommodation on the City and its overall zoning scheme. Developers and providers of housing for people with disabilities must be ready to address each element of the following four-part analysis:

- The housing that is the subject of the request for reasonable accommodation is for people with disabilities as defined in federal or state fair housing laws;
- The reasonable accommodation requested is necessary to make specific housing available to people with disabilities who are protected under fair housing laws;
- The requested accommodation will not impose an undue financial or administrative burden on the local government; and
- The requested accommodation will not result in a fundamental alteration in the local zoning code.

To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities, the City adopted a reasonable accommodation process ordinance in 2012. The City provides notice to the public of the availability of an accommodation process at all counters where applications are made for permits and licenses, and on the City's website.

Environmental and Infrastructure Constraints

Environmental and infrastructure constraints can hamper development of sufficient housing for all economic segments. The following section discusses potential environmental and infrastructure constraints to residential development in Azusa.

Environmental Constraints

Azusa is largely urbanized. Relatively natural vegetation communities and habitats for wildlife are limited to the remaining undeveloped floodplain of the San Gabriel River and its tributaries. Six plant and animal species in Azusa have been identified as federally endangered: the Quino checkerspot butterfly, the southern steelhead trout, the unarmored threespine stickleback (fish), the Least Bell's vireo (bird), the Braunton's milkvech (plant), and the slender-horned spineflower.[6] The City's topography is quite variable. The elevation of land in Azusa ranges from about 2,080 feet at the north edge along the National Forest boundary to about 475 feet at Arrow Highway and Vincent Avenue. The Vulcan gravel pit has elevations below 350 feet but occupies only a very small area of the City near its southwestern edge. Although no State-designated special studies zones for fault rupture hazard (so-called Earthquake Hazard Fault Zones) exist within the City, previous geological studies have identified seven faults that may traverse the City: the Sierra Madre Fault, Faults "C" and "D" within the Rosedale area, Upper Duarte Fault, Raymond Fault, Whittier Fault, and Duarte Fault. In the event of significant seismic activity in Southern California, ground shaking as the potential for substantial damage. The General Plan provides policies that protect people and structures from earthquake faults, strong seismic ground shaking, and seismic-related ground failure, including liquefaction and landslides.

Infrastructure Constraints

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewerage facilities, streets, and sidewalks. The main source of water is provided by ground water in the San Gabriel Groundwater Basin, a portion of which lies directly underneath the City. When ground water is not sufficient to meet water demand, water is obtained from the San Gabriel River. In extreme conditions, water is purchased from the Metropolitan Water District of the San Gabriel Valley Municipal Water District to meet demand when water from wells and the river cannot. The General Plan contains policies and programs to minimize water consumption through site design, use of efficient systems, and other techniques. Plan policies aim to reduce reliance on imported water and wastewater discharges. The General Plan Environmental Impact report notes that existing water facilities are adequate to serve the City of Azusa given anticipated growth (which is consistent with the RHNA).

The City of Azusa owns, operates, and maintains the local sewer lines that collect wastewater generated in the City. The City prepared a Sewer Master Plan (2001) to analyze the existing and projected demand and capacity of the City's wastewater system. The Master Plan assumed an average flow rate of 1,400 gallons per day per acre (gpd/ac) for residential uses and 1,000 gpd/ac for commercial uses. Based on existing acreages of residential and commercial uses in the City, the total average generation of wastewater is approximately 20.3 million gpd. The sewage system currently handles 38 cubic feet per second (cfs) of sewage using pipes that have a capacity of 48 cfs. That is, the pipes are currently operating at 21 percent below capacity. The existing pipes have

[6] City of Azusa General Plan EIR, 2003.

remaining capacity to accommodate both the RHNA and the anticipated growth in sewage and wastewater per day, consistent with General Plan land use policy.

The City does not treat the sewer flows generated within its service area. According to the City's Sewer System Master Plan (2010), the wastewater collected in the local sewer lines are connected to the Los Angeles County Sanitation District (LACSD) trunk lines. The trunk sewer lines connect to the San Jose Creek Water Reclamation Plant and the Joint Water Pollution Control Plant, which are overseen by the LACSD. When wastewater entering the San Jose Creek Water Reclamation Plant is over capacity (currently the facility processes an average flow of 87.5 mgd and is designed for a capacity of 100 mgd), wastewater is diverted to the Joint Water Pollution Control Plant which has a design capacity of 350 mgd. Therefore, the wastewater treatment providers for the City of Azusa have adequate capacity to serve the City's current and anticipated growth (consistent with the RHNA). As such, no infrastructure constraint related to sewers is anticipated.

The provision and maintenance of infrastructure in a community enhances not only the character of the neighborhoods, but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In the alternative, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show signs of deterioration. A number of new streets are planned in the General Plan to complete missing links in the City's street system and to fully develop the street system to allow access to all areas of the City. Through creation of multi-use, density-rich developments, Azusa shows its desire to minimize cost of infrastructure. Additionally, the General Plan contains policies to maintain and improve existing public facilities, such as libraries, police stations, and fire stations to provide needed amenities for residents.

Chapter 4
HOUSING RESOURCES

The resources available for the development, rehabilitation, and preservation of housing in Azusa are addressed here. This section provides an overview of available land resources and residential sites for future housing development, and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing and energy conservation opportunities.

Availability of Sites for Housing

A critical component of the Housing Element is the identification of sites for future housing development, and evaluation of the ability of these sites to accommodate the City's share of regional housing needs as determined by SCAG. Azusa is a highly urbanized community that has very little vacant, uncommitted land for new development. In Azusa, additional residential growth will be focused in the following areas: properties in the moderate density residential zone that have development capacity, in mixed-use areas along the corridors, and in Downtown. The following discussion summarizes the residential growth potential in each of these areas and concludes with an assessment of how these sites can address the City's share of regional housing needs.

Regional Housing Needs Allocation (RHNA)

State law requires that a community identify an adequate number of sites to allow for and facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code §65583[c][1]), adequate sites are those with appropriate zoning and development standards to facilitate and encourage the development of a variety of housing for all income levels. Azusa's RHNA for the 2014-2012 planning period is 779 housing units, including 198 units for very low-income households, 118 units for low-income households, 127 units for moderate-income households, and 336 units for above

moderate-income households. As illustrated in this chapter, Azusa has sufficient capacity under existing land use policy and will meet its 2014-2021RHNA obligations.

Progress towards RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the Housing Element planning period of 2014 to 2021, jurisdictions may not count units built or issued certificates of occupancy in 2012 or 2013; these units are counted toward fulfilling the previous RHNA.

Sites Inventory

This section provides the framework for how the City will achieve its regional share of housing through existing land use policies. A specific sites inventory is included that identifies parcels that are vacant or underutilized in areas where existing land use policy has directed moderate growth. Underutilized sites are those that are developed well below the maximum density allowed by Azusa's Development Code. Vacant and underutilized sites are identified in the moderate-density residential areas, the Downtown, neighborhood centers, and along corridors.

Density Assumptions and Cost of Housing in Azusa

State law has established "default densities" that are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions such as Azusa that have a population greater than 25,000 and are located within a Metropolitan Statistical Area (MSA) with a population of more than two million, the default density is 30 dwelling units per acre (or higher). This default standard applies equally to communities with higher residential property values (such as Los Angeles or Pasadena), and to communities where home prices, rents, and the cost of vacant land are significantly below the regional average.

Market Feasibility

Forty-seven percent of the housing stock in Azusa is occupied by renters, and is significantly more affordable (on average) than surrounding Los Angeles County cities. Many cities in the region have a history of actively discouraging the provision of multi-family or entry-level housing. As a result, Azusa has long been and remains one of the most affordable cities in Los Angeles County for both renters and owners.

Due to the level of diversity in neighborhood types, land costs, and proximity to desired destinations throughout the urbanized Los Angeles region, utilizing a specific residential density (30 units per acre as established by State law as the default density for affordable housing production) to determine the feasibility of affordable housing is problematic. As indicated in this Housing Element, affordable housing is feasible in Azusa at 27 dwelling units per acre, where it may not be as feasible in more expensive parts of the urbanized County. As indicated in **Table 41**, Azusa has significantly lower average rents than nearby Pasadena, the City of Los Angeles.

Table 41: Los Angeles County Average Rental Rates

	Azusa	Pasadena	City of Los Angeles	Los Angeles County (unincorporated)
Studio	$790	$1,791	$1,722	$1,119
1-Bedroom	$943	$1,842	$1,959	$1,678
2-Bedroom	$1,373	$2,324	$2,478	$2,259
3-Bedroom	$1,667	N/A	$3,629	$1,105
Average	**$1,1193**	**$1,986**	**$2,477**	**$1,540**

Source: Craigslist.com, 4rentinla.com, apartmenthunterz.com, westsiderentals.com, mynewplace.com, apartmentratings.com. Searches performed in January and March 2013.

In addition, a survey of existing rental rates in Azusa reveals that average rents are affordable to a variety of lower-income households. Studios rent for an average of $790 and one-bedrooms rent for an average of $943 in Azusa. These rents are affordable for lower-income singles (who can afford $1,008 per month). Two-bedroom apartments are available from $975 in Azusa well below the $1,273 monthly rent considered affordable to a small family in the lower-income category. Three- and four-bedroom apartments and houses are available for as low as $1,525, which is affordable to lower-income large families in Azusa (see **Table 22**).

Median home prices in Azusa also tend to be significantly lower than the Los Angeles County average and lower than those in surrounding communities, as indicated in **Table 42**. The median home price in Azusa was 87 percent of the median home price in Los Angeles County at large. With the deflation in the housing market as a whole, the median sales prices throughout the area have dropped. In Azusa, this has resulted in a November 2012 median home price of $306,000.

Table 42: Median Home Prices November 2012

County/City	November 2012	Percent of County Median
Baldwin Park	$245,000	70%
Covina	$187,000	53%
Duarte	$378,000	108%
El Monte	$300,000	86%
Glendora	$375,000	107%
Pasadena	$525,000	150%
City of Los Angeles	$380,000	109%
Azusa	**$306,000**	**87%**
Los Angeles County	$350,000	100%

Source: DataQuick California Home Sale Price Medians by County and City, 2012.

The existing housing stock offers many affordable options throughout the City; Azusa is one of the most affordable locations in the Los Angeles area. For the first time in many years, Azusa has also experienced development targeted at a higher-income bracket. In order to establish a balanced community that offers a place for everyone, the City encourages a variety of housing types and affordability levels. The City's moderate-density residential and mixed-use areas allow for densities up to 27 units per acre, which given moderate land and housing costs within the City, is sufficient to facilitate housing affordable to moderate- and lower-income households. Further information to support this is provided in the following paragraphs.

Financial Feasibility

The lower rental rates and home prices available in Azusa stem from affordable land costs and surrounding house comparables. A review of recent (2007-2008) sale prices on vacant properties indicates that land in Azusa ranges from $35 to $85 per square foot, depending on allowable densities. In 2013, sale prices on vacant properties have not changed much, with prices ranging from $0.68 per square foot in the foothill areas to $85 per square foot in the more urbanized areas of the City. Even as costs of land increase as densities increase, the cost per unit generally continues to decline. The cost of vacant land in Azusa has historically been less than that of other Southern California cities, a factor that has contributed to Azusa's significant supply of affordable housing in the City. For example, a land cost survey conducted for neighboring Pasadena's Housing Element indicated residential land costs (per square foot) ranged from $69 to $94. The city of Los Angeles 2008-2014 Housing Element indicates that in 2005, land costs ranged from approximately $36 per square foot in South Los Angeles with mixed commercial and residential zoning to $93 per square foot in Westlake/MacArthur Park (for high density multi-family residential). In 2007, similar residential land prices had escalated to $111 per square foot for high density multi-family residential land in the Westlake/MacArthur Park area.

Lower land costs indicate that the construction of new affordable housing is feasible in Azusa at 27 dwelling units per acre, where it may not be as feasible in more expensive parts of the urbanized County, such as Pasadena and the City of Los Angeles. In these areas, a density of 30 units per acre may be more appropriate to facilitate the development of affordable housing.

Development Trends

To further demonstrate that existing densities in the City can accommodate affordable housing, the City contacted four affordable housing developers who are familiar with housing development trends in the San Gabriel Valley: Habitat for Humanity, Southern California Presbyterian Homes, National CORE, and Thomas Safran & Associates.

San Gabriel Valley Habitat for Humanity is a local affiliate of Habitat for Humanity International. The San Gabriel Valley affiliate has been active since 1990, and has since completed 39 homes, providing 204 men, women and children with safe, decent, affordable shelter. Habitat for Humanity seeks to partner with cities to help create affordable homeownership opportunities. Habitat for Humanity staff indicated that land costs and densities differ among jurisdictions, so there is not necessarily a minimum density that is required to achieve project feasibility. In addition, it is important to Habitat for Humanity to ensure that adequate areas are available for children to play and facilitate a high quality of life for residents. As such, Habitat's project densities may even occur at less than maximum densities. For example, Habitat completed a project in nearby Glendale that includes 11 new homes on 0.47 acres, for a density of 23.4 units per acre. Azusa allows densities in excess of densities achieved by this project in Glendale, which generally has higher land values.

Southern California Presbyterian Homes has recently completed affordable housing projects in Oceanside, Fresno, and neighboring Duarte. This organization specializes in senior affordable housing, facilitated by HUD Section 202 financing. Senior affordable housing generally does not require the same types of outdoor open space and parking that are necessary for other types of housing. As such, densities tend to be higher as outdoor amenities and parking are minimized (for example, parking is often reduced to 0.5 spaces per unit). According to Southern California Presbyterian Homes staff, project sites for senior housing are generally preferable if they are approximately 2 acres in size and allow construction of around 80 units in three-story structures. This equates to a density of approximately 40 units per acre. To facilitate the development of senior housing in Azusa, the Development Code allows up to 40 units per acre for senior housing in the

medium and moderate density areas of Traditional, Transitional, and Tract Neighborhoods, in all districts except the two industrial areas, and in all Corridors. The City's existing development standards for senior housing allow smaller unit sizes, as well as reduced parking and open space standards to facilitate this density.

National CORE is an affordable housing nonprofit organization that has developed, owns, and manages over 10,000 units of affordable housing. According to National CORE staff, there are many factors that contribute to the feasibility of an affordable housing project, including land costs, density, subsidies, and size of properties. Generally, however, staff indicates that affordable housing is feasible starting at 25 units per acre, depending on the area and related land costs. Land costs can significantly affect the density needed. For example, a 4.5 acre property in the city of San Gabriel was listed for sale for $13 million, which would have required a density of approximately 50 to 60 units per acre. In contrast, a 1.93 acre property in Azusa was recently listed for sale for $3 million (approximately $35 per square foot). Considering the cost of land, an affordable housing developer would likely seek a density of approximately 35 units per acre to make this project feasible. The City of Azusa offers density bonuses for affordable housing, consistent with State law, which would increase the allowable density.

Thomas Safran & Associates owns and manages over 3,000 units of affordable rental housing in California. This for-profit firm specializes in developing affordable housing projects, in addition to mixed-use and market-rate projects. Project locations include Hollywood, downtown Los Angeles, Baldwin Park, and Riverside. Discussions with Thomas Safran staff revealed that while higher densities can help ensure the feasibility of a project, the most important factor in affordable housing project feasibility is the "per unit subsidy", which generally needs to be approximately $140,000. Because higher densities generally equate with higher land values, the density is not as much of a concern as the subsidy achieved per unit. Recent projects completed by Thomas Safran & Associates have ranged in densities from 25.7 units acre in nearby Baldwin Park, to 44 units per acre in downtown Los Angeles, to up to 124 units per acre for a recent senior development. Azusa has ample opportunities throughout the City to develop a project at 27 units per acre, which is higher than the density of the affordable housing project completed in 2004 in Baldwin Park.

Given the reduction in land prices and development costs resulting from the national economic downturn that began in 2007, it is anticipated that the feasibility of developing affordable housing at even lower densities would be achievable for this planning cycle. The maximum density of 27 units per acre remains a viable density to achieve affordable housing in Azusa.

Residential Density Assumptions

The analysis of vacant land for residential sites utilized City Geographic Information System (GIS) data to identify vacant parcels designated as one of the three General Plan residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and Moderate Density Residential (MODR). Underutilized sites in MODR areas were identified with the help of the City's GIS data and field research. In order to calculate realistic potential units in residential areas, potential site constraints and applicable development standards were considered.

Due to the predominantly built-out nature of the City, most development will occur as infill on underutilized sites in Azusa. In residential areas, these underutilized parcels generally are occupied by only one or two single-family homes, parking lots, and nonconforming uses. The identified sites can be developed at higher densities than currently exist; each site could be developed to more than twice its existing density. All moderate-density residential parcels permit densities up to 27

units per acre. This density is considered adequate to facilitate the development of units for lower-income households.

Mixed-Use Density Assumptions

The City has approved a number of mixed-use projects since the new land use designations were adopted as part of the 2004 General Plan update. To estimate realistic development capacity for Mixed-Use sites, the City surveyed three projects previously approved in the Downtown area and along a major mixed-use corridor, and found that densities nearing the General Plan maximum density were achieved. As **Table 43** shows, a survey of three previously approved mixed-use projects in Azusa indicates an average density of over 26 units per acre. Due to the economic downturn and housing crisis of recent years, development activities throughout the nation halted, leaving many residential developments, including the ones in this survey, incomplete or with expired entitlements or building permits. The purpose of this survey is to demonstrate that the General Plan maximum densities can be and typically are achieved for mixed-use sites.

Table 43: Survey of Mixed-Use Approvals in Azusa

Project Name	Acres	Units	Density	Number of Parcels	Status
Block 36	2.46	66	26.83	17	Entitlements have expired.
Foothill/Dalton	2.72	73	26.84	10	Entitlements have expired.
609-611 N. Azusa Ave.	0.16	4	25	1	Entitlements have expired.
		Average Density	**26.2**		

Source: City of Azusa Planning records, 2013.

A review of density calculations for these approved projects also revealed that when lot consolidation is involved, residential density on a portion of the site may actually exceed 27 units per acre. For example, the density calculation for the Foothill/Dalton project divided the total number of units in the project (73) by the total land area of the project area (2.72 acres), resulting in a blended density of 26.6 units/acre. The term "blended density" signifies that the project's total unit count is being divided by the total project area rather than the lot area on which the units are located.

The Block 36 project was also approved utilizing a blended density calculation. The City of Azusa supports the use of blended density calculations to achieve conformity with General Plan and Development Code requirements while providing well-designed projects that meet pedestrian orientation goals outlined in the Built Environment Element.

Sites inventory capacity estimates must also account for potential non-residential uses in mixed-use areas. Mixed-use designations in Azusa (with the exception of the University District Mixed-Use zone) do require at least a portion of the project to be a commercial use to facilitate an active pedestrian environment at the ground floor of projects. However, the three mixed-use projects surveyed in Azusa were approved at or near maximum densities, while including commercial uses. Azusa's mixed-use standards include limited setback requirements and incentives for mixed-use that have resulted in approved housing projects nearing maximum densities. Even so, to be conservative, an estimate for realistic capacity is assumed at 80 percent of maximum capacity for mixed-use sites to allow for potential additional site constraints that can arise through the development of multiple uses on the same site. In addition, not all non-vacant sites will redevelop within the short timeframe of the Housing Element. As such, this conservative estimate ensures that the City has more than adequate sites to meet the RHNA, considering potential site and time constraints.

In addition, this Housing Element only includes those sites that were determined to be the most appropriate sites for residential or mixed-use development under existing zoning conditions, allowing suitable densities to support affordable housing. However, other opportunity sites besides those identified here also exist elsewhere in the City.

The majority of mixed-use sites identified are located within the City's Downtown Districts and Corridors. As such, these projects provide opportunities for enhancement of the commercial areas and new affordable housing. The City has developed a program (Program 10) as part of the Housing Element to consider a variety of incentives for consolidation of parcels in the Mixed-Use areas. Incentives include rounding up when calculating allowable units and assistance with property owner coordination for consolidation of parcels.

All Mixed-Use parcels permit densities up to 27 units per acre. This density is considered adequate to facilitate the development of units for lower-income households.

Vacant and Underutilized Residential Land

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. Vacant, uncommitted land in residential areas throughout the City was identified, totaling over 9.78 acres, with a potential for 90 new dwelling units (**Table 44**).

Table 44: Vacant Residential Land Inventory

General Plan Designation	Zoning	Maximum Density	Assumed Density	Vacant Acres	Potential Dwelling Units	Affordability Level
Moderate Density Residential	MODR	27 du/acre	22 du/acre	1.42	31	Lower
Medium Density Residential	MDR	15 du/acre	12 du/acre	0.91	11	Above Moderate
Low Density Residential	LDR	8 du/acre	6 du/acre	7.45	48	Above Moderate
Total				**9.78**	**90**	

Source: MIG Hogle-Ireland, 2013
Note: Potential dwelling units do not reflect straight application of maximum density to vacant land. The number of potential dwelling units in residential areas has been reduced by 20 percent as a conservative estimate.

The maximum density for Low Density Residential (LDR) is eight units per acre, and the maximum density for Medium Density Residential (MDR) is 15 units per acre. Vacant sites identified in these areas are included as sites for above-moderate units. All Moderate Density Residential (MODR) parcels permit densities up to 27 units per acre. This density is considered adequate to facilitate the development of units for lower-income households. Assuming site constraints and development standards may limit development, a conservative estimate of 80 percent of maximum density was utilized for residential sites.

In addition to vacant sites, up to 253 future housing units can be accommodated on underutilized residential lots developed at less than the maximum permitted density (**Table 45**). Given the scarcity of developable land in Azusa and the continuing demand for housing in Los Angeles County, nearly all of the recent residential construction in the City has involved infill development on underutilized properties. For example, the large-scale Rosedale development, which is planned to add 1,250 new

residential units to the City, replaced another use, the Monrovia Nursery. The analysis of residential capacity on recyclable land included in this section focuses on underutilized parcels in areas designated moderate density residential (MODR). These underutilized parcels can be developed at higher densities than currently exist. All moderate-density residential parcels permit densities up to 27 units per acre. This density is adequate to facilitate the development of units for moderate-income households. Sites with capacity for 253 units were identified.

Table 45: Underutilized Residential Land Inventory

General Plan Designation	Zoning	Maximum Density	Assumed Density	Under-utilized Acres	Potential Dwelling Units	Affordability Level
Moderate Density Residential	MODR	27 du/acre	22 du/acre	10.62	229	Lower
Moderate Density Residential	Downtown Districts	27 du/acre	22 du/acre	1.11	24	Lower

Source: MIG Hogle-Ireland, 2013

Note: Potential dwelling units do not reflect straight application of maximum density. The number of potential dwelling units has been reduced to 80 percent of maximum allowable units to reflect a conservative estimate.

Recycling to higher-intensity uses is likely to occur in Azusa. Most development in Azusa occurs as infill development and replaces less intense uses. The scarcity of land makes higher-density development, in the form of townhomes and attached units, most cost effective in the Moderate Density Residential (MODR) areas. Even so, the City acknowledges that small lot development in residential areas may be more difficult and thus has only identified properties that have the potential for sufficient added capacity to make recycling of land economically feasible. For all underutilized residential properties included in this sites inventory (with the exception of residential projects that are currently proposed), realistic capacity was calculated to be at least twice the number of existing housing units. The calculations presented in **Tables 44 and 45** do not include potential density bonus units. In addition, nearly all sites identified in the MODR areas offer opportunities for lot consolidation, with multiple adjacent sites identified.

Vacant and Underutilized Mixed-Use Land

With a comprehensive General Plan update in 2004, Azusa introduced mixed-use designations in a variety of locations throughout the City. Mixed-use is allowed in areas with the following General Plan land use designations at 27 du/acre:

- Transit Center
- Residential/Commercial Mixed Use
- Commercial/Residential Mixed Use
- Neighborhood Center

Consistent with the Built Environment Element, the City encourages residential uses Downtown and along major corridors as a catalyst for revitalization and economic development. The Downtown District, which contains land designated Transit Center and Commercial/Residential Mixed Use, is the heart of the City, and will be anchored by the planned Gold Line transit station. The Built Environment Element emphasizes pedestrian-oriented commercial and residential uses in a mixed-use setting in the Downtown. The Residential/Commercial and Commercial/Residential Mixed-Use both permit residential development at up to 27 units per acre. These designations are intended to provide enhanced pedestrian activity and facilitate connections between neighborhoods and districts. Neighborhood Centers are intended to provide a place for neighbors to gather, and combine a mix of uses.

One of the greatest opportunities for infill development will be found in the Residential/Commercial Mixed Use, Commercial/Residential Mixed Use, and Neighborhood Center land use designations, which are generally concentrated in the Downtown and along major corridors. The potential for creation of residential units in mixed-use areas is predicated on the interest from developers and on the limited opportunities for higher-density development elsewhere in the immediate surrounding areas. A survey of vacant land was conducted in areas that permit mixed-use development at 27 units per acre. Vacant land allowing mixed-use development totals 12.16 acres, with a potential for 263 new dwelling units (**Table 46**). Based on Azusa's land costs and discussions with local affordable housing developers, the allowable density in these areas (27 units per acre) is considered high enough to support the development of housing for lower income households.

Table 46: Vacant Mixed-Use Sites

General Plan Designation	Zoning	Maximum Density	Assumed Density	Vacant Acres	Potential Dwelling Units	Affordability Level
Commercial Mixed-Use	Corridor	27 du/acre	22 du/acre	2.61	56	Lower
Residential Mixed-Use	Corridor	27 du/acre	22 du/acre	0.35	8	Lower
Commercial/Residential Mixed Use District	Downtown Districts	27 du/acre	22 du/acre	2.01	43	Lower
Commercial/Residential Mixed Use District	University District	27 du/acre	22 du/acre	6.42	139	Lower
Neighborhood Center	Neighborhood Center	27 du/acre	22 du/acre	0.77	17	Lower
Total				**12.16**	**263**	Lower

Source: MIG | Hogle-Ireland, 2013

Note: Potential dwelling units do not reflect straight application of maximum density to vacant land. The number of potential dwelling units has been reduced to 80 percent of maximum allowable units to reflect a conservative estimate.

In addition to these vacant sites, there are also a number of underutilized properties in the downtown districts and along the major corridors that also allow mixed use. The sites chosen are significantly underutilized given their size and location. A total of 18.10 acres of underutilized parcels in Mixed-use areas were identified, with a potential to yield 391 new dwelling units (**Table 47**).

Based on land costs in Azusa, discussions with developers, and a comparison of other jurisdictions' assumed densities for Housing Elements, the allowable density in Mixed-Use areas (27 units/acre) is considered high enough to support the development of housing for lower-income households.

Table 47: Underutilized Mixed-Use Sites

General Plan Designation	Zoning	Maximum Density	Assumed Density	Underutilized Acres	Potential Dwelling Units	Affordability Level
Commercial Mixed Use	Corridor	27 du/acre	22 du/acre	13.10	283	Lower
Commercial/Residential Mixed Use	Downtown Districts	27 du/acre	22 du/acre	2.8	60	Lower
Residential Mixed Use	Corridor	27 du/acre	22 du/acre	2.2	48	Lower
Total				18.10	391	

Source: MIG | Hogle-Ireland, 2013

Note: Potential dwelling units do not reflect straight application of maximum density to underutilized land. The number of potential dwelling units has been reduced to 80 percent of maximum allowable units, to reflect conservative estimates.

Suitability of Non-Vacant Sites

To show the potential for infill development to meet the City's RHNA of 779 units, additional research and field work was conducted on underutilized sites identified above. In addition to reviewing building age in MODR areas, a site by site analysis of the most suitable sites for residential development was conducted in the Mixed-Use areas of the City (see Appendix B and Appendix C). These sites, combined with vacant and underutilized residential areas, represent land that is more than ample to meet the RHNA of 779 units.

General Plan goals and policies are tailored to foster lively, pedestrian-oriented mixed-use districts in areas designated Mixed-Use. These Mixed-Use sites were identified as being most suitable for recycling based on the unit-to-capacity potential and condition and maintenance of the existing buildings. Sites in Mixed-Use areas were determined to be significantly underutilized due to the presence of large surface parking lots, aging buildings, and/or marginal uses.

Small Sites and Lot Consolidation

The City acknowledges that small lot development may be more difficult and thus has only identified properties that have the potential for sufficient added capacity to make recycling of land economically feasible. Due to the City's historical subdivision patterns, many properties are less than a third of an acre in size. For properties less than a third of an acre in size to be included in this inventory, realistic capacity (80 percent of maximum density) must yield more than twice the number of existing housing units. In addition, in order to choose sites most likely to redevelop, all parcels identified in the sites inventory are either at least 0.15 acres in size, or have potential to consolidate with adjacent lots, or are vacant.

Many of the residential and mixed-use sites in the sites inventory are contiguous parcels and provide opportunities for lot consolidation. Azusa has a record of approving projects that utilize lot consolidations for comprehensive, high-quality projects. Although development activity has significantly slowed due to the economic downturn of recent years, the City's history of approvals listed in **Table 48** demonstrates that there is developer interest in consolidating parcels in the City, and that Azusa has few constraints to lot consolidation associated with new projects.

Table 48: Azusa Lot Consolidations

Project Name/Address	Zone	Project Type	Total Lots	Total Acreage of Combined Lots	Approval Date
Foothill/Dalton	Downtown Civic Center	Mixed-Use: 73 residential units and 8,000 sq.ft. of retail area	11	2.7 acres	2008
Block 36	Downtown Town Center	66 residential units, 4 commercial units, and 33,600 square feet of retail	17	2.5 acres	2008

Comparison of Sites Inventory and RHNA

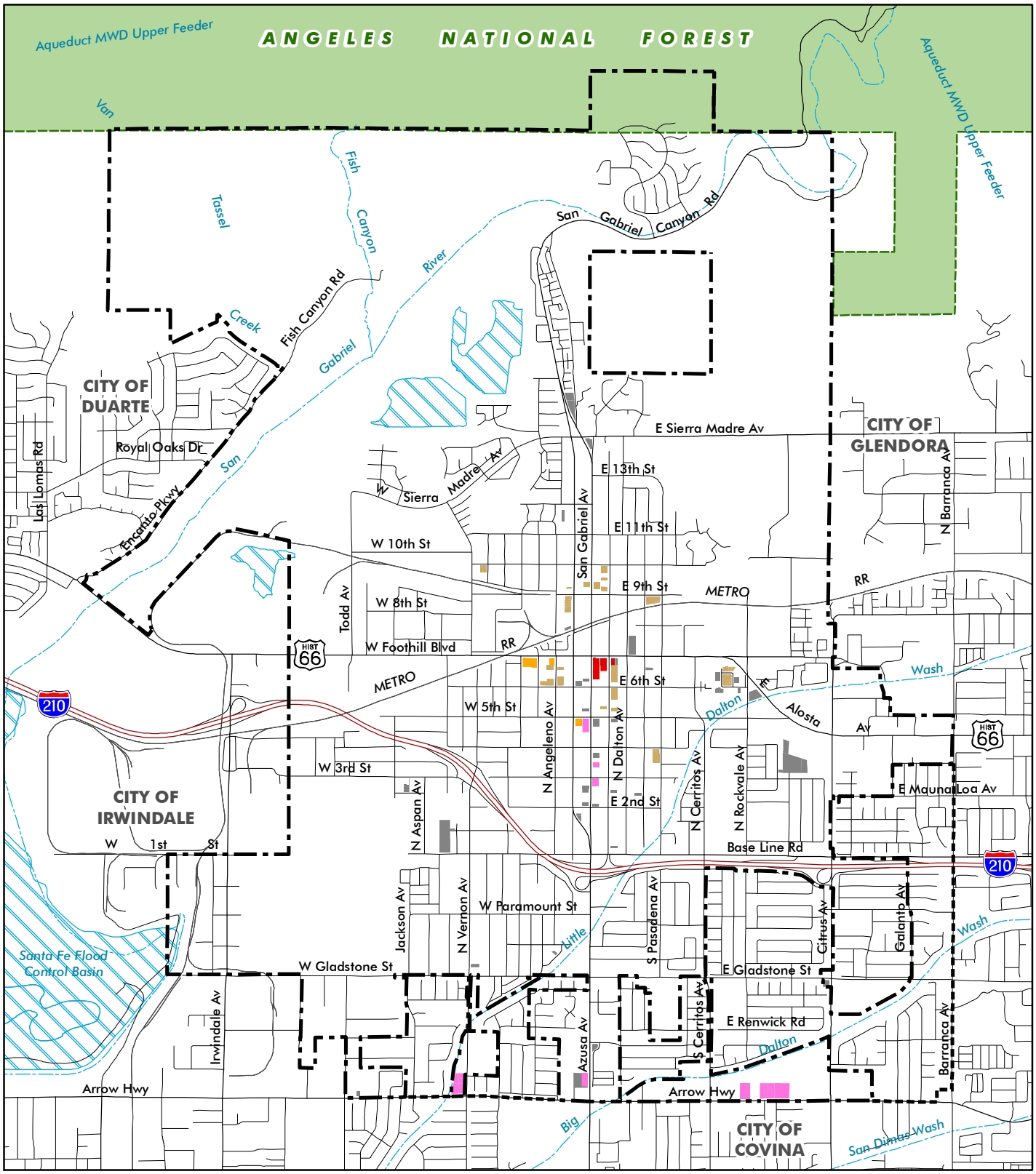
In summary, it is important to note that the City of Azusa is not required to build affordable housing units. Rather, the City's responsibility is to set the conditions that are appropriate for the market to produce housing, including affordable housing. According to California Government Code §65583.2, sites allowing at least 30 units per acre in metropolitan counties are deemed suitable and capable of accommodating the development of housing for lower-income households. Such sites must have a high likelihood of recycling within the planning period. If so, these sites are suitable for meeting the RHNA.

In Azusa, the maximum density in moderate density residential and mixed-use areas is 27 units per acre. However, due to the significantly lower housing costs in Azusa relative to other Los Angeles County communities, the City has determined that this density is adequate to facilitate the development of affordable housing. Azusa calculated realistic development potential based on a survey of recently approved projects, and then conservatively reduced maximum allowable densities for calculations to account for any potential conflicts on the site. The allowable density in Moderate Density Residential and Mixed-Use areas (27 units per acre) is adequate to facilitate the development of housing affordable to very low- and low-income households.

The opportunity areas identified in this sites inventory can realistically be redeveloped with residential or mixed-use developments during the planning period. These areas are considered highly likely to experience recycling because of the high demand for housing throughout Los Angeles County. While the national economic downturn that began in 2007 has resulted in a slowdown in the housing market, with a number of projects in Azusa put on hold, this Housing Element looks at the potential for development through 2021. As **Table 49** indicates, the identified sites and allowed densities provide opportunities to achieve the remaining RHNA goals for all income categories. A detailed listing of parcels is included in Appendix B and **Figure H-5**.

Table 49: Comparison of Sites Inventory and RHNA

Income Category	RHNA	Vacant Residential Sites	Underutilized Residential Sites	Vacant Mixed-Use Sites	Underutilized Mixed-Use Sites	Remaining RHNA
Very Low & Low	316	31	–	263	391	0
Moderate	127	11	253	–	–	0
Above Moderate	336	48	–	–	–	0
Total Units	**779**	**90**	**253**	**263**	**391**	**0**



Legend

- Residential Vacant Sites
- Residential Underutilized Sites
- Vacant and Underutilized Commercial Mixed Use Sites
- Underutilized Commercial Residential Mixed Use Sites
- Underutilized Residential Mixed Use Sites
- City Boundary
- Sphere of Influence IBoundary

Source: MIG | Hogle-Ireland, 2013; City of Azusa, 2013.

0 1,000 2,000 3,000 4,000 Feet

Figure H-5

Vacant and Underutilized Sites Map

Administrative Resources

The City of Azusa Community Development Department

The Community Development Department implements programs to promote high-quality development, encourage business redevelopment, build and maintain strong neighborhoods, preserve Azusa's past and environment, and plan for the City's future. To achieve these objectives, the Community Development Department offers services in the Building, Community Improvement, and Planning divisions. The department staff also provides assistance to the City's Planning Commission, Cultural and Historic Preservation Commission, and City Council.

Non-profit Developers and Community Development Organizations

Azusa works with a variety of non-profit developers and community development organizations to facilitate the production of affordable housing in the City. Some of these organizations include the East Los Angeles Community Union (TELACU), Habitat for Humanity, SoCal Housing, Southern California Presbyterian Homes, and Pasadena Neighborhood Housing Services.

East Los Angeles Community Union (TELACU): TELACU is a non-profit community development corporation that provides affordable home-ownership opportunities for families and apartment rentals for low-income senior citizens and the disabled. Since its establishment in 1968, TELACU has developed thousands of such units in communities throughout Southern California, including Azusa, Baldwin Park, Hawthorne, Los Angeles, Montebello, Monterey Park, Moreno Valley, National City, Pasadena, Pacoima, and Whittier.

Habitat for Humanity: Habitat for Humanity is a non-profit Christian organization dedicated to building affordable housing and rehabilitating damaged homes for lower-income families. Habitat builds and repairs homes for families with the help of volunteer and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor to build the homes. Land for new homes is usually donated by government agencies or individuals.

National CORE: National Community Renaissance (National CORE) is the new name for the combined group of companies that includes National Community Renaissance of California (formerly Southern California Housing Development Corporation), National Community Renaissance Development Corporation (formerly National Housing Development Corporation), and the Hope Through Housing Foundation. This combined agency develops, manages, and provides supportive services to 76 affordable housing communities nationwide.

Southern California Presbyterian Homes (SCPH): SCPH is an experienced non-profit housing developer that has developed many affordable housing projects throughout Southern California. The housing activities of SCPH are funded through CDBG, HUD Sections 202 and 221, and local redevelopment housing set-aside funds.

Financial Resources

The City has access to a variety of funding sources for affordable housing development and preservation of affordable units at risk of converting to market rate housing. Funding is obtained

from federal, state, and local sources. The key housing financial resources currently utilized are summarized below.

Community Development Block Grant (CDBG)

The City participates under the Los Angeles Urban County Community Development Block Grant (CDBG) program. The CDBG program is flexible in that funds can be used for a range of community development activities primarily benefitting lower-income households. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistances, and clearance activities. For the 2012-2013 Program Year, the City will receive nearly $434,000 in CDBG funds.

HUD Section 811

Section 811 provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for projects to help make them affordable to residents.

HUD Section 202

Through the Section 202 program, HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for projects to help make them affordable. This program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, and transportation.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit (LIHTC or Tax Credit) program provides each State with a tax credit based on the State's population that it can allocate towards funding housing that meets program guidelines. These tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. The approval process to receive LIHTCs is very competitive in California.

Section 8 Housing Choice Voucher Program

The federal Section 8 Housing Choice Voucher Program provides rental assistance as a voucher to very low-income persons in need of affordable housing. Typically, the voucher pays for the difference between the Fair Market Rent for the unit and 30 percent of the voucher recipient's household income. As of January 2012, the Housing Authority of the County of Los Angeles provided Section 8 Housing Choice Vouchers to 607 households in Azusa.

Energy Conservation Opportunities

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income available for rents or mortgage payments. Azusa has many

opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development, and requires adoption of an "energy budget." There are a variety of ways to meet these energy standards. The home building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations.

Some additional opportunities for energy conservation and related savings associated with energy conservation can be achieved through the application of CALGreen. Beginning in January 2011, the State of California set forth a set of construction regulations, widely known as CALGreen, to reduce environmental impacts through better planning, design, and construction practices. All new commercial and residential buildings are required to adhere to CALGreen regulations. CALGreen is enforceable along with all other California Building Codes and supersedes other Building Code sections in areas where they might differ. While Title 24 primarily encompasses energy efficiency and performance, CALGreen goes beyond to address things such as reduced construction waste, water conservation, non-toxic sealants, and renewable materials. Other opportunities for energy conservation include various passive design techniques.

Azusa updated its General Plan in 2004 and included a variety of measures that will increase energy conservation opportunities. For example, the Built Environment and Natural Environment Chapters include policies and programs to:

- Minimize electrical consumption through site design, use of efficient systems, and other techniques (Infrastructure Element Policy 1.4).
- Continue the City's electrical conservation efforts; review programs periodically and modify and/or expand them as appropriate and feasible (Infrastructure Element Policy 1.5)
- Continue to require the incorporation of electrical conservation features in the design of all new construction and site development. Encourage the retrofit to existing buildings to include electrical conservation features including, but not limited to, wireless technology and solar energy (Infrastructure Element Policy 1.6)
- Consider encouraging the use of "green roof" construction technologies (Air Quality Element Policy 1.5)
- Continue to require new development and significant renovation projects to include sidewalks, bicycle lanes, and bus shelters allowing for easy use of alternative modes of transportation (Air Quality Element Implementation Measure AQ5).

In addition, the City Design Element introduces new mixed-use land use designations, which support compact urban development and reduced automobile usage through the combination of multiple land uses in one location. The City has developed the General Plan to facilitate future transit opportunities by designating area around the proposed Gold Line Station area Transit Center, to facilitate transit-oriented development and the facilitation of a pedestrian district. The Circulation Element sets goals and policies to accommodate and support alternative modes of transportation, including public transportation and bicycles, and to facilitate pedestrian movement. Each of these measures can contribute to a cumulative reduction in energy consumption in Azusa.

Utility companies serving Azusa also offer programs to promote the efficient use of energy and assist lower-income customers. Azusa Light & Water serves over 15,000 customers. Since inception in 1898, Azusa Light & Water has expended over $5,000,000 toward providing energy conservation information to the Azusa community and rewarding businesses and residents for upgrading inefficient energy consuming equipment with more energy efficient equipment. These efforts have resulted in an annual peak demand reduction of approximately one percent. Current residential

customer energy conservation programs result in approximately 300 kilowatts of demand reduction and over 20.5 million kilowatt hours of net lifecycle savings. Azusa Light & Power offers rebates for energy efficient appliances such as Energy Star refrigerators and air conditioners, as well as rebates for a variety of home weatherization measures, and free compact florescent light bulbs. Free in-home energy audits are also provided, which provide recommendations for the effective use of energy within the residence.

Additionally, the Southern California Gas Company offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct testing and sealing of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities and owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

Chapter 5
EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the update to their housing elements. These results should be quantified if possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). These results then need to be compared with what was projected or planned. Where significant shortfalls exist between planning projections and actual achievements, the reason for such discrepancies must be discussed.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and provides meaningful guidance for establishing new objectives.

This section summarizes Azusa's accomplishments toward implementing the 2008-2014 Housing Element. **Table 50** summarizes the quantified objectives contained in the City's 2008-2014 Housing Element and evaluates the progress toward fulfilling these objectives. A program-by-program review is presented in **Table 51**. The results of this analysis form the basis for developing the comprehensive housing program strategy for the 2014-2021 Housing Element.

Table 50: Summary of 2008-2014 Housing Element Quantified Objectives

	Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
Construction Objectives (RHNA)					
Goal	184	115	124	323	745
Progress	(0%)	1(1%)	2 (2%)	713 (221%)	716 (96%)
Single-Family Rehabilitation Objectives					
Goal	150			--	150
Progress	100 (67%)			--	100 (67%)
Homebuying Assistance Objectives					
Goal	30			--	30
Progress	0 (0%)			--	0 (0%)
At-Risk Preservation Objectives					
Goal	148		--	--	148
Progress	148 (100%)		--	--	148 (100%)

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
1. Single Family Rehabilitation Programs	Provide 25 grants and loans annually, to assist a total of 150 households during the 2008-2014 planning cycle. Continue to allocate Redevelopment Set-Aside, CDBG, and HOME funds for this program.	100 households have been assisted with these programs since 2008. These programs are promoted on the City and County websites, and by the City's Housing Rehabilitation consultants.	This program is an important and effective component of the City's strategy toward maintaining and improving housing conditions. This program is included in the 2014-2021 Housing Element.
	Continue to permit funding from the single-family rehabilitation programs to be used towards room additions to alleviate overcrowded conditions.		
	Promote energy efficiency improvements to households participating in rehabilitation programs.		
	Continue to promote the program on the City's website and through placement of brochures in public locations and at community events.		
2. Multi-Family Housing Acquisition and Rehabilitation Program	Facilitate the acquisition and rehabilitation/redevelopment of substandard rental properties by qualified developers through the coordination of funding sources and interested parties.	Prior to the loss of the City's Redevelopment Agency in 2011, 17 properties were acquired and slated for redevelopment in the Atlantis Gardens neighborhood. After the dissolution of the Redevelopment Agency and access to funding sources (such as City of Industry Funds) was diminished, the City's residential assets were transferred to the County of Los Angeles. Thus, the City's ability to assist with redevelopment in the neighborhood has been significantly reduced. Although the City does not have a Redevelopment Agency staff, Community Development staff is available to provide technical assistance to developers and help facilitate the rehabilitation/redevelopment of substandard properties.	Over the next eight years, the City will continue to offer technical assistance to interested parties, and help developers and agencies seek additional funding sources to facilitate the acquisition and rehabilitation of deteriorated rental properties. The City places high priority in enhancing the quality of existing housing and neighborhoods. As funding becomes available, this program will be a useful tool for improving housing conditions for lower-income households and is therefore included in the 2014-2021 Housing Element.
	Continue to move forward with the Atlantis Gardens redevelopment project to provide a high-quality housing development, including affordable housing, while reducing crime and increasing quality of life for the neighborhood. Seek additional sources of funding, including City of Industry Funds, to support affordable housing in the project, and work to identify a developer for the project in 2010. The City hopes to break ground on this project by the end of 2012 to support a net gain of approximately 144 units		

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
3. Rental Housing Inspection Program	Continue to administer the rental inspection program to ensure properties remain safe and well maintained, preserving existing affordable housing in the City.	The City continues to perform annual inspections of rental properties to ensure proper maintenance and upkeep.	This program is an important and effective component of the City strategy toward maintaining and improving housing conditions. This program is included in the 2014-2021 Housing Element.
4. Neighborhood Improvement Zone Program	Pursue additional funding sources to fund neighborhood-specific improvement projects.	Due to the lack of funding symptomatic of the nation-wide recession of recent years, and with the loss of the Redevelopment Agency in 2011, target neighborhood were not identified during the 2008-2014 planning period.	In the past, the City has been able to assist a substantial number of residents with this program through the provision of neighborhood improvements and funding for housing rehabilitation. Through the targeting of specific neighborhoods, the City can ensure that funds are focused to neighborhoods of the most need, in efforts to stabilize them. While no current neighborhoods are targeted and no funding is available, the success of this program in the past justifies continuing it in the 2014-2021 Housing Element. The City is hopeful that new funding sources will become available in the next eight years.
	Identify additional target neighborhoods, and involve residents to identify and implement needed improvements.		
5. Preservation of At-Risk Rental Housing	Monitor the status of the 148 affordable housing units that are at risk of converting to market rate.	Owners of the 148 affordable units provided by Alosta Gardens and Azusa Park Apartments continually renew their Section 8 contracts on an annual basis and are retained as affordable housing.	Because many of the affordable housing projects in the City have contracts that require annual renewal, this program is important to preserving affordable housing. Therefore this program is included in the 2014-2021 Housing Element.
	Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate.		
	Monitor Section 8 legislation and provide technical assistance to property owners as necessary.		
	Inform non-profit housing organizations of opportunities to acquire and continue		

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	affordability of at-risk units.		
	Hold public hearing upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65836,10 of the Government Code and provide tenant education on housing rights.		
	Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.		
6. First-Time Homebuyer Program	Provide homeownership opportunities to residents through down payment assistance loans.	Due to the lack of funds and since the loss of the City's Redevelopment Agency, the Azusa First-Time Homebuyer Assistance program is no longer available to moderate-income buyers. However, the City does participate in the County HOP program. Information is provided in City Hall, on the City's website, and on the Los Angeles County Housing Authority website. During the 2008-2014 planning period, 15 households purchased homes in Azusa using the MCC program.	This program remains a viable option for low-income households to attain home ownership and is well utilized by Azusa residents. Cost to the City is nominal, primarily for supporting the County's administrative expense. This program is included in the 2014-2021 Housing Element with modifications to account for the loss of the Redevelopment Agency and funds.
	Provide homeownership assistance to 5 eligible households annually for a total of 30 households during the 2008-2014 planning period.		
	Continue to advertise the First-Time Homebuyer Program through brochures available at City Hall and information on the City's website.		
	Continue to participate in the regional MCC program, and provide information to interested residents at City Hall and on the City's website.		
	Continue to provide information on the Los Angeles County HOP program, ICLFA Access, and NHF Gold programs to interested residents.		
7. Affordable Housing Funding Sources	Provide, on a case-by-case basis, development assistance through Redevelopment Set-Aside Funds as a means to reduce overall development cost, thereby facilitating construction of lower-income housing.	Since there are limited funds for affordable housing, particularly with the loss of the Redevelopment Agency, the City primarily relies on regulatory incentives and technical assistance to developers to help offset development costs and increase affordable housing in the City. Prior to the loss of the Redevelopment Agency in 2011, 17 properties were acquired and slated for development in the Atlantis Gardens neighborhood. After the dissolution of the Redevelopment Agency and access to funding	Because of the high costs of development throughout Southern California, land write-downs and direct financial assistance can be significant contributions to affordable housing development when available. However, given limited funding availability, especially since the demise of redevelopment agencies in California, regulatory incentives have been the primary mechanism
	As appropriate, continue to acquire blighted and deteriorated property located in the area of Lime Street, Cedarglen Drive, and Glenfinnan Avenue (Atlantis Gardens) in order to facilitate a high quality housing project with affordable units. As of April 2010, the Redevelopment Agency owns 16 of the 39 parcels, with some others in		

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	negotiation stages.	sources (such as City of Industry Funds) was diminished, the City's residential assets were transferred to the County of Los Angeles, and the efforts to redevelop the neighborhood have been put on hold. The City continues to utilize CDBG funds to assist lower-income households maintain affordable housing units through the Residential Rehabilitation Program.	for increasing the feasibility of affordable housing in Azusa. This program continues to be important, and is included in the 2014-2021 Housing Element.
	As federal funding permits, continue issuing loans and grants as part of the Residential Rehabilitation Program (see Program 1) as a means to reducing overcrowding, maintaining a high-quality housing stock, and assisting lower-income households and property owners in maintaining affordable housing units.		
	Actively pursue State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance		
8. Section 8 Housing Choice Voucher Program	Support the County's efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program.	The Housing Authority of the County of Los Angeles administers Section 8 Housing Choice Voucher program for Azusa residents. In 2008, 141 households received Section 8 rental assistance and 372 applicants were on the waiting list. As of January 2013, 607 households received Section 8 rental assistance and the waiting went down to 274 applicants.	Rental assistance remains the most important form of housing assistance for lower-income households, as well as seniors. This program is continued in the 2014-2021 Housing Element.
	Provide information on the Housing Choice Voucher Program to interested multi-family property owners and managers.		
9. Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.	A vacant land inventory was completed as part of the 2008-2014 Housing Element process, which is updated as needed and provided to interested developers. In addition, the 2008-2014 Housing Element included a map and listings of underutilized and vacant residential land in the City, and is available on the City's website and at the Community Development Department.	The City recognizes the importance of maintaining a vacant/underutilized sites inventory. This program is continued in the 2014-2021 Housing Element.
	Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.		
10. Mixed-Use Sites	Continue to facilitate the construction of residences in mixed-use developments.	The 2012 update to the Zoning Code included development standards and procedures to help	This program provides opportunities for a variety and

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	Establish a protocol to monitor development interest, inquiries and, progress towards mixed-use development. Periodically re-evaluate approach and progress.	facilitate and encourage mixed-use developments in the City. There are no longer any Redevelopment Agency incentives. However, the updated Zoning Code includes information regarding density bonuses, rounding up when calculating allowable units, and flexible development standards. The Development Code is available on the City's website as well as at the Community Development Department. The updated Zoning Map identifies mixed-use development sites and is available on the City's website as well as at the Community Development Department. Although the City no longer has Redevelopment Agency staff, the City's planners are available to provide technical assistance to developers. The Community Development Department maintains a log of all proposed development projects, including mixed-use proposals.	diversity of housing and is included in the 2014-2021 Housing Element with minor modifications.
	Revise the Development Code to include incentives for consolidation of parcels in mixed-use areas, including rounding up when calculating allowable units. Provide Redevelopment Agency technical assistance with consolidation of parcels located in Redevelopment Project Areas. Technical assistance includes land development counseling by City planners and Redevelopment staff.		
11. Senior Housing	Continue to provide appropriate standards to encourage development of senior housing to meet the needs of the City's growing senior population. Focus a portion of Redevelopment Set-Aside Funds toward the development of senior housing	The City modified development standards for senior housing to expand opportunities beyond the Corridors into the medium and moderate density areas of the Traditional, Transitional, and Tract Neighborhoods, and in most Districts. With the loss of the Redevelopment Agency, the City primarily relies on regulatory incentives and technical assistance to developers to help offset development costs and increase affordable housing, including senior housing.	The number of seniors is expected to increase substantially by 2035 as the baby boomer population ages. To ensure a variety of housing choices to this changing demographic, this program is included in the 2014-2021 Housing Element.
12. Inclusionary Housing Ordinance	Evaluate adoption of inclusionary housing by 2011.	Due to market constraints and limited funding sources, an inclusionary housing ordinance is no	This program is not included in the 2014-2021 Housing Element.

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	Actively promote outside funding opportunities and regulatory incentives such as density bonuses to offset the costs of providing affordable units.	longer considered a means for increasing affordable housing in the City. Instead the City relies on flexible development standards and regulatory incentives to promote and facilitate the development of affordable housing.	
13. Alternative Housing Models	Facilitate the development of alternative housing models suited to the community housing needs through the provision of flexible zoning regulations.	The City of Azusa facilitates the development of alternative housing models through the provision of flexible zoning regulations. The Development Code includes development standards and procedures to help facilitate and encourage various housing models, including emergency shelters, single-room occupancy housing, senior apartments, and transitional and supportive housing. Residential development has been minimal during this planning period, primarily as a result of the economic downturn and its effect on housing and commercial markets. No new affordable housing projects, including assisted living facilities, were developed since 2008. The City's Development Code includes information regarding density bonuses and flexible development standards, and is available on the City's website as well as at the Community Development Department.	Alternative housing models provide choices for lower-income, elderly, and special needs households. The City supports alternative housing models such as assisted living facilities. This program is included in the 2014-2021 Housing Element.
	Promote alternative housing models during discussions with developers		
	Assist in the development of an assisted living facility for up to 20 very low-income seniors.		
	Actively promote outside funding opportunities and regulatory incentives such as density bonuses to offset the costs of providing affordable units.		
14. Density Bonus/Development Incentives	Amend the Development Code to incorporate a revised density bonus ordinance that offers bonuses of between 20 and 35 percent for the provision of affordable housing, depending on the amount and type provided, consistent with revised Government Code §65915.	The City revised the density bonus ordinance to comply with State law as part of the 2011 update to the Development Code. The City continues to allow waivers of covered parking for affordable housing projects.	Density bonuses and flexible development standards, including parking waivers, assist in the provision of affordable housing. This program is included in the 2014-2021 Housing Element.
	Continue to allow waivers of covered parking		

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	requirements for affordable housing units, consistent with existing Development Code Section 88.36.080.		
15. Extremely Low-Income and Special Needs Housing	Amend the Development Code to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and siting regulations for transitional and supportive housing development and single-room occupancy developments (SRO). Consistent with State law, transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	The 2011 update of the Development Code included development standards for emergency shelters, which are permitted by right in the West End Industrial District. These regulations comply with state laws relating to transitional and supportive housing and emergency shelters.	As the Development Code was amended in 2011 to be in compliance with pertinent state laws, this program will be updated and included in the 2014-2021 Housing Element to continue facilitating housing opportunities for extremely low-income and special needs groups.
	Prioritize projects that include housing for extremely low-income households in the development application review process.		
	Apply for State and federal funding for direct support of low-income housing construction and rehabilitation. Seek State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as Proposition 1-C funds.		
	Amend the Development Code to include emergency shelters as a permitted use (without a use permit) in a zone in the City, consistent with SB2. Consider zones including the West End Industrial District. Subject emergency shelters to the same development standards as similar uses. Develop additional written, objective standards for emergency shelters as permitted under Housing Element Law.		
16. Water and Sewer Service Providers	Immediately following adoption, deliver the 2008-2014 Baldwin Park Housing Element to all providers of sewer and water service within the City of Azusa.	A copy of the 2008-2014 Housing Element was delivered to all water and sewer service providers.	Adoption of the 2014-2021 Housing Element will require circulation to all water and sewer providers in Azusa; therefore, this program is included in the new

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
			Housing Element.
17. Outreach Plan	Implement an outreach plan to establish outreach protocol for housing-related issues, such as Housing Element updates and homelessness initiatives. Reach out to the community regarding housing topics in general, as well as with regard to specific new developments.	An official outreach protocol plan has not been developed. However, the City does reach out to the community to include members in the decision-making process for development proposals and for regulatory amendments, such as housing element updates and development code updates. The City's outreach efforts include publications in the local periodicals, public hearings, study sessions, and workshops.	Increased dialogue with community members would improve the likelihood of consensus on the direction and feasibility of new affordable housing in the City. An outreach plan would be a useful tool for increasing the community's understanding of housing issues, benefits of affordable housing, and development tradeoffs to enhance the safety and stability of neighborhoods. As such, this program is included in the 2014 - 2021 Housing Element.
18. Residential Densities on Identified Sites	Establish a process through plan check to identify new projects that are proposed on sites listed in the Housing Element Sites Inventory, and compare projected residential density with project proposals.	The City has Preliminary Plan Review and Design Review processes for proposed new projects. As part of these reviews, City staff evaluates development proposals for consistency with General Plan goals and policies, including Housing Element objectives, and development standards.	In order to achieve the community's goals relating to the housing needs of present and future residents, proposed projects must be consistent with General Plan goals and policies, including the Housing Element programs and objectives. The various project review processes for development proposals in the City help to establish whether a residential development proposal is in compliance with Housing Element programs. This program is included in the 2014 -2021 Housing Element.
19. Fair Housing Program	Continue to assist households through the Housing Rights Center, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints	The City continues to fund and work closely with the Housing Rights Center (HRC) for the provision of fair housing services. Information regarding fair housing services is posted on the	Providing fair housing resources is an important goal for the City. This program will be included in the 2014-2021 Housing Element.

Table 51: Azusa Housing Element Accomplishments

Program	Objectives	2008-2014 Accomplishment	Effectiveness and Appropriateness
	to the Housing Rights Center and continue to provide funding support.	City's website and available at City Hall.	
	Continue to promote fair housing practices, including advertisement on the City's website, and provide educational information on fair housing to the public.		
	Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.		
20. Reasonable Accommodation	Create a process or regulations for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding development and use of housing for people with disabilities. Provide information to residents on reasonable accommodation procedures via public counters and the City's website.	The City has an established reasonable accommodation procedure, with information and application forms available at public counters and the City's website.	This program helps to provide additional opportunities for equal access to housing for people with disabilities and is included in the 2014-2021 Housing Element.

This page intentionally left blank.

Chapter 6
HOUSING PLAN

Azusa's long-term housing goal is to facilitate and encourage housing that fulfills the diverse needs of the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are implemented through a series of housing programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.

The goals, policies, and programs build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2014-2021 planning period. Azusa's housing goals, policies, and programs address the following five major areas:

A) Maintain and preserve the existing affordable housing stock.

B) Assist in the development of affordable housing.

C) Remove constraints to housing development.

D) Identify adequate sites to achieve a variety and diversity of housing.

E) Promote equal housing opportunity.

A. Maintain and Preserve the Existing Affordable Housing Stock

Continued maintenance and preservation of the existing housing stock in Azusa is a high priority to ensure high-quality neighborhoods. Housing activities that help achieve this goal include rehabilitation of single- and multi-family housing units, code enforcement, and efforts to preserve assisted housing units that may be at risk of converting to market-rate housing. Through code enforcement, neighborhood and home improvement programs, the City helps maintain the condition of existing housing units.

Goal H1 **Maintain and enhance the quality of existing housing and residential neighborhoods in Azusa.**

Policy H1.1 Encourage neighborhood and local involvement in addressing housing and neighborhood maintenance and improvement through the Neighborhood Improvement Zone program.

Policy H1.2 Continue to provide rehabilitation and home improvement assistance to lower- and moderate-income households, seniors, and the disabled.

Policy H1.3 Encourage the rehabilitation of substandard residential properties by homeowners and landlords.

Policy H1.4 Promote increased awareness among property owners and residents of the importance of property maintenance to long-term affordable housing.

Policy H1.5 Cooperate with non-profit housing providers in the acquisition, rehabilitation, and maintenance of older apartment complexes and single-family houses to be preserved as long-term affordable housing.

Policy H1.6 Continue to monitor affordable housing developments within the City, and work to preserve existing affordable housing in the City that is considered at risk of converting to market-level rents.

Program 1: Single-Family Rehabilitation Programs

Azusa places a high priority on maintaining the quality of the existing housing stock. The program provides low-interest loans, grants, and rebates using HOME and CDBG funds to low- and moderate-income households for the rehabilitation of owner-occupied residences. Eligible improvements include room additions, remodeling, electrical, insulation, roofing, windows and doors, and exterior finish.

Objectives:

- Provide one grant or loan annually, to assist a total of eight households during the 2014-2021 planning cycle. Continue to allocate CDBG and HOME funds for this program.
- Continue to permit funding from the single-family rehabilitation programs to be used towards room additions to alleviate overcrowded conditions.

- Promote energy efficiency improvements to households participating in rehabilitation programs.
- Continue to promote the program on the City's website and through placement of brochures in public locations and at community events.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department
Funding Sources: HOME; CDBG

Program 2: Multi-Family Housing Acquisition and Rehabilitation Program

The acquisition and rehabilitation of existing duplexes and apartment complexes can work to guard against neighborhood deterioration and provide affordable housing of reasonable quality to lower-income households. Under this program, the City can arrange funding for a developer (typically a non-profit organization) to purchase a deteriorated multi-family rental property. The property would then be rehabilitated and the units made available to lower-income households for a certain period of time. Successful implementation of this program depends upon the availability of outside funding sources, and the ability of the City, the interest of local non-profits, and a developer to secure such funding. The 120-unit La Paloma Apartments provide an example of a deteriorated project in Azusa that was acquired by a non-profit (in 1998) using tax-exempt bond financing, rehabilitated, and then deed restricted at affordable rents.

Objectives:

- Facilitate the acquisition and rehabilitation/redevelopment of substandard rental properties by qualified developers through the coordination of funding sources and interested parties.

Timeframe: Ongoing.
Responsible Agency: Economic and Community Development Department
Funding Sources: Outside sources

Program 3: Rental Housing Inspection Program

The City implements a rental housing inspection program that requires each rental property to be inspected annually for compliance with all applicable zoning, maintenance, and health and safety regulations. If a violation is found, the property owner is notified and given a time frame for compliance. This program establishes inspection procedures for all rental units in the City.

Objective:

- Continue to administer the rental inspection program to ensure properties remain safe and well maintained, preserving existing affordable housing in the City.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department - Community Improvement Division
Funding Sources: CDBG, General Fund

Program 4: Neighborhood Improvement Zone Program

The City has administered a comprehensive improvement program in targeted neighborhoods where CDBG funds were used to help pay for neighborhood improvements, including sidewalks, trees, housing rehabilitation and house painting, streetlights, neighborhood watch, recreation programs and bus shelters. The residents in the designated neighborhoods become involved in the improvements and continue to meet in order to maintain the stability of the neighborhood and work on key issues in their area. The City will seek funding sources during the course of this Housing Element to re-establish this program.

Objectives:

- Pursue additional funding sources to fund the Neighborhood Improvement Zone Program, identify target neighborhoods, and involve residents to identify and implement needed improvements.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department
Funding Sources: CDBG, Outside Funding Sources

Program 5: Preservation of At-Risk Rental Housing

Between 2014-2021, five federally assisted housing projects which provide a total of 323 affordable units will have expiring affordability covenants. These projects – Azusa Apartments, Alosta Gardens, Azusa Park Apartments, Pacific Glen/Crestview Apartments, and Villas Azusa Senior Apartments– are owned by for-profit corporations, and as such are considered at high risk of conversion. While some owners have renewed the Section 8 contracts in the past (those projects were at-risk during the last planning cycle), it is unknown at this time whether the owners will continue to renew their Section 8 contracts in the future.

Objectives:

- Monitor the status of the 323 affordable housing units that are at risk of converting to market rate.
- Work with owners and property managers to discuss preservation options of affordable housing units at risk of converting to market rate. Present options to owners for rehabilitation assistance and/or mortgage refinancing in exchange for long-term affordability restrictions.
- Monitor Section 8 legislation and provide technical assistance to property owners as necessary.
- Inform non-profit housing organizations of opportunities to acquire and continue affordability of at-risk units.
- Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights.
- In the event that units convert to market rents, inform residents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department
Funding Sources: Departmental Budget

B. Assist in the Development of Affordable Housing

Azusa strives to have a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the City; Azusa is one of the most affordable locations in the Los Angeles area. For the first time in many years, Azusa has also experienced development targeted at a higher-income bracket. Prior to its dissolution, the Redevelopment Agency facilitated the production of affordable for-sale and rental housing through the provision of both financial and regulatory incentives. In addition, Azusa has had a down payment assistance program to facilitate homeownership for low- and moderate-income first-time buyers. As funding becomes available, the City will look to establish these programs again and assist lower-income households achieve homeownership in the Azusa.

Goal H2: **Assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner households.**

Policy H2.1 Continue to offer and promote home ownership assistance programs as a means of enhancing neighborhood stability.

Policy H2.2 Assist in the provision of home ownership assistance for moderate-, and where feasible, low-income residents, and target a portion of new ownership units toward large families.

Policy H2.3 Facilitate development of affordable housing through use of financial and/or regulatory incentives.

Policy H2.3 Establish partnerships with private developers and non-profit housing corporations to assist Azusa in meeting its housing goals.

Policy H2.4 Assist residential developers in identifying and preparing land suitable for residential development.

Policy H2.5 Pursue State, federal, and other funding sources for activities to leverage local funds and maximize assistance.

Policy H2.6 Continue to participate in State and federally sponsored programs designed to maintain housing affordability, including the Section 8 rental assistance program.

Program 6: First-Time Homebuyer Programs

The City is committed to expanding homeownership opportunities for lower- and moderate-income households through the first-time homebuyer programs. The goal of this program is to increase the percentage of homeowners in the community and assist with the stabilization of residential neighborhoods. In previous years, the City assisted qualified homebuyers with loans for downpayment assistance through the Azusa Redevelopment Agency First-Time Homebuyer Assistance program. Since the dissolution of the Redevelopment Agency, funding for the First-Time

Homebuyer Assistance program was eliminated and the program is no longer available. However, the City will seek new funding sources during the course of this Housing Element to assist first-time homebuyers.

The City participates with the Los Angeles County Community Development Commission (CDC) in implementation of a Mortgage Credit Certificate Program. An MCC is a certificate awarded by the CDC authorizing the holder to take a federal income tax credit. A qualified applicant awarded an MCC may take an annual credit against federal income taxes of up to 20 percent of the annual interest paid on the applicant's mortgage. This allows more available income to qualify for a mortgage loan and to make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. Azusa staff also facilitates access to information regarding provision of silent second down payment assistance from Los Angeles County under the Homeownership Program (HOP), and provision of financing under the Access and NHF Gold Programs, administered jointly by the Independent Cities Lease Financing Authority (ICLFA), and National Homebuyers Fund (NHF). These programs fund second home loans for down payment and closing cost assistance to homebuyers.

Objectives:

- As funding becomes available, provide homeownership opportunities to residents through down payment assistance loans.
- As funding becomes available, advertise homebuyer assistance opportunities through brochures available at City Hall and/or information on the City's website.
- Continue to participate in the regional MCC program, and provide information to interested residents at City Hall and on the City's website.
- Continue to provide information on the Los Angeles County HOP program, ICLFA Access, and NHF Gold programs to interested residents.

Timeframe:	Ongoing
Responsible Agency:	Economic and Community Development Department, Community Development Commission of the County of Los Angeles
Funding Sources:	HOME; Federal Income Tax Credit

Program 7: Affordable Housing Funding Sources

To effectively implement Housing Element programs that create affordable housing, a variety of County, State, federal, and local funding sources are needed. Because local funds for housing activities are very limited, the City must also leverage outside funding sources to most effectively address its identified housing needs.

Objectives:

- Provide, on a case-by-case basis, development assistance through regulatory incentives and technical assistance as a means to reduce overall development cost, thereby facilitating construction of lower-income housing.
- As federal funding permits, continue issuing loans and grants as part of the Residential Rehabilitation Program (see Program 1) as a means to reducing overcrowding, maintaining a high-quality housing stock, and assisting lower-income households and property owners in maintaining affordable housing units.

- Actively pursue State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department
Funding Sources: CDBG; HOME

Program 8: Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Vouchers permit tenants to choose their own housing and rent units beyond the federally determined fair market rent in an area. The Housing Authority of the County of Los Angeles coordinates the Housing Choice Voucher Program on behalf of the City. As of January 2013, 607 households received Housing Choice Vouchers in Azusa.

Objectives:

- Support the County's efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program.
- Provide information on the Housing Choice Voucher Program to interested multi-family property owners and managers.

Timeframe: Ongoing
Responsible Agency: Housing Authority of the County of Los Angeles; Economic and Community Development Department
Funding Sources: HUD

C. Identify Adequate Sites to Achieve Housing Variety

Meeting the housing needs of all residents of the community requires the identification of adequate sites for all types of housing. By capitalizing on the allowances in the Development Code and continuing to maintain an inventory of potential sites, the City will ensure that adequate residentially-zoned and mixed-use sites are available.

Goal H3: **Provide adequate sites for the development of new housing through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.**

Policy H3.1 Provide a range of residential development types in Azusa, including low-density single-family homes, moderate-density townhomes, higher-density multi-family units, and residential/commercial mixed use in order to address the City's share of regional housing needs.

Policy H3.2 Continue to maintain an up-to-date residential sites inventory, and provide to interested developers in conjunction with information on available development incentives.

Policy H3.3 Create mixed-use opportunities along key commercial corridors as a means of enhancing pedestrian activity and community interaction.

Policy H3.4 Continue to allow second residential units on single-family parcels as a means of providing additional infill housing opportunities.

Policy H3.5 Maintain zoning regulations that permit by right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.

Policy H3.6 Address needs of overcrowded households through room additions and construction of affordable rental and ownership housing for large families.

Policy H3.7 Support the provision of high-quality rental housing for large families, students and senior households.

Policy H3.8 Provide incentives to facilitate the development of senior housing options.

Policy H3.9 Require that housing constructed expressly for low- and moderate-income households not be concentrated in any single portion of the City.

Program 9: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth

As part of the 2014-2021 Housing Element update, a vacant and underutilized sites analysis was performed. The analysis evaluated the development potential on vacant and underutilized sites identified in the moderate-density residential areas, the Downtown, neighborhood centers, and along corridors. The results of this analysis illustrated that Azusa has adequate sites to accommodate its share of regional housing needs.

Objectives:

- Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development.
- Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department – Planning Division
Funding Sources: Departmental Budget

Program 10: Mixed-Use Sites

Mixed-use development will add more residential units in the downtown area and along corridors in Azusa. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of nearby businesses, will particularly benefit from such opportunities. The sites inventory indicates a potential for 654 new residential units within vacant and underutilized mixed-

use areas. The City's development standards encourage the development of mixed-use in these areas.

Objectives:

- Continue to facilitate the construction of residences in mixed-use developments.
- Continue to monitor development interest, inquiries and, progress towards mixed-use development. Periodically re-evaluate approach and progress.
- Continue to provide incentives for consolidation of parcels in mixed-use areas, including rounding up when calculating allowable units. Provide technical assistance with consolidation of parcels. Technical assistance includes land development counseling by Economic and Community Development staff.

Timeframe: Ongoing.
Responsible Agency: Economic and Community Development Department - Planning Division
Funding Sources: Departmental Budget

Program 11: Senior Housing

The changing needs of the aging baby boomer population include new housing preferences, housing affordability, walkable communities, and access to public transportation, in addition to housing design features that meet the needs of older adults. The City has established modified development standards to facilitate senior apartments in the medium and moderate density areas of Traditional, Transitional, and Tract Neighborhoods, in all districts except the two industrial areas, and in all Corridors. Standards include densities up to 40 units per acre and reduced parking and dwelling unit size requirements.

Objective:

- Continue to provide appropriate standards to encourage development of senior housing to meet the needs of the City's growing senior population.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department – Planning Division
Funding Sources: Departmental Budget

Program 12: Alternative Housing Models

The City recognizes the changing housing needs of its population, including aging seniors in need of supportive services. To meet such needs, the City can encourage the provision of more innovative housing types that may be suitable for the community, including community care facilities, supportive housing, and assisted living for seniors. Assisted living facilities are designed for elderly individuals needing assistance with activities of daily living but desiring to live as independently as possible for as long as possible. Such facilities bridge the gap between independent living and nursing homes, and offer residents help with daily activities such as eating bathing, dressing, laundry, housekeeping, and assistance with medications. Assisted living can help to meet the housing and supportive services needs of Azusa's relatively large and growing senior population.

Objectives:

- Facilitate the development of alternative housing models suited to the community housing needs through the provision of flexible zoning regulations.
- Promote alternative housing models during discussions with developers.
- Actively promote outside funding opportunities and regulatory incentives such as density bonuses to offset the costs of providing affordable units.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department – Planning Division
Funding Sources: Departmental Budget

D. Remove Constraints to Housing Development

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Azusa is committed to removing governmental constraints that might hinder the production of housing.

Goal H4 **Minimize the impact of governmental constraints on housing production and affordability.**

Policy H4.1 Provide regulatory incentives, such as density bonuses and reduced parking, to offset the costs of developing affordable housing.

Policy H4.2 Use the specific plan or a similar process as a tool to provide flexible and creative solutions to housing on larger pieces of property.

Policy H4.3 Encourage mixed use development that provides residential uses along designated mixed use corridors.

Policy H4.4 Maintain the City's coordinated, interdepartmental Development Review process for larger-scale projects in the City.

Policy H4.5 Designate appropriate zoning districts for the location of transitional housing and emergency shelters consistent with State law, and maintain standards to enhance the compatibility of these uses with surrounding uses.

Program 13: Density Bonuses

Azusa encourages the development of affordable and senior housing through a density bonus ordinance. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing.

Objectives:

- Continue to comply with State law for density bonuses as a means to facilitate affordable housing development.
- Continue to allow waivers of covered parking requirements for affordable housing units, consistent with existing Development Code Section 88.36.080.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department – Planning Division
Funding Sources: Departmental Budget

Program 14: Extremely Low Income and Special Needs Housing

Extremely low-income households and households with special needs have limited housing options. Housing types appropriate for these groups include emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. As part of the revisions to the Development Code done in 2011, the West End Industrial District was modified to permit emergency housing by right within this zone. Specific siting standards and conditions for approval were developed to better facilitate the provision of emergency housing, consistent with State law.

Objectives:

- Continue to facilitate housing opportunities for extremely low-income persons by allowing emergency shelters as a permitted use (without a permit) in the West End Industrial District, subject to those conditions and standards consistent with State law. Subject emergency shelters to the same development standards as other similar uses within the West End Industrial District, except for those provisions permitted by State Law and included in the Development Code for emergency shelters.
- Continue to allow the establishment of transitional and supportive housing development and single-room occupancy developments (SRO). Consistent with State law, transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Prioritize projects that include housing for extremely low-income households in the development application review process.
- Seek State and federal funding for low-income housing construction and rehabilitation, especially for the development of housing affordable to extremely low-income households.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department – Planning Division
Funding Sources: Departmental Budget

Program 15: Water and Sewer Service Providers

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within Azusa a copy of the 2014-2021 Housing Element.

Objective:

- Immediately following adoption, deliver the 2014-2021 Azusa Housing Element to all providers of sewer and water service within the City of Azusa.

Timeframe: Within one month of adoption of the Housing Element

Responsible Agency: Economic and Community Development Department - Planning Division
Funding Sources: Department Budget

Program 16: Outreach Plan

Achieving consensus on housing policy and proposed housing developments can be a difficult process. Through active and continued dialogue with neighborhood groups, the likelihood of achieving neighborhood consensus for new developments is increased significantly. Azusa supports efforts to help residents be more informed about housing facts, which will help them provide sound direction on housing solutions. Efforts will include exploring avenues to help residents understand development tradeoffs, the benefits of affordable housing, and measures necessary to implement Azusa's vision for a thriving Downtown and safe and stable neighborhoods.

Objective:

- Implement an outreach plan to establish outreach protocol for housing-related issues, such as Housing Element updates. Reach out to the community regarding housing topics in general, as well as with regard to specific new developments.

Timeframe: By 2016
Responsible Agency: Economic and Community Development Department - Planning Division
Funding Sources: General Fund

Program 17: Residential Densities on Identified Sites

Government Code §65863 states that no jurisdiction shall "reduce, or require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, or allow development at a lower residential density than projected" for sites identified in the Housing Element sites inventory unless the jurisdiction makes written findings that the reduction is consistent with the General Plan, and that the remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's need. Azusa evaluates residential development proposals for consistency with goals and policies of the General Plan specifically as they relate to the housing needs of the community. Residential proposals are also reviewed for consistency with State law.

Objective:

- As part of the Preliminary Plan and Design Review processes, continue to evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department - Planning Division
Funding Sources: General Fund

F. Promote Equal Housing Opportunity

To fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, family status, age, or physical disability. The City, through a partnership with Los Angeles County Community Development Commission, refers residents with fair housing concerns to the Housing Rights Center.

Goal H5 **Promote equal housing opportunity for all residents.**

Policy H5.1 Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such circumstances.

Policy H5.2 Promote greater awareness of tenant and landlord rights and obligations.

Policy H5.3 Encourage housing construction or alteration to meet the needs of residents with special needs such as the elderly and disabled.

Program 18: Fair Housing Program

The City, as a participating city with the Los Angeles County Community Development Commission, contracts with the Housing Rights Center to provide fair housing services to renters and purchasers of housing in Azusa. Services include housing discrimination response, landlord-tenant relations, and housing information counseling.

Objectives:

- Continue to assist households through the Housing Rights Center, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Housing Rights Center and continue to provide funding support.
- Continue to promote fair housing practices, including advertisement on the City's website, and provide educational information on fair housing to the public.
- Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department
Funding Sources: CDBG

Program 19: Reasonable Accommodation

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. While fair housing laws intend for all people have equal access to housing, the law also recognizes that people with disabilities may need extra assistance to achieve equality. Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and case law interpreting the statutes. The City of Azusa has established a Reasonable Accommodation procedure regulating the siting, funding, development, and use of housing for people with disabilities.

Objectives:

- Provide information to residents on reasonable accommodation procedures via public counters and the City website.

Timeframe: Ongoing
Responsible Agency: Economic and Community Development Department – Planning Division
Funding Sources: Departmental Budget

Summary of Quantified Objectives

Table 52 summarizes Azusa's quantified objectives for the 2014-2021 Housing Element planning period.

Table 52: Summary of 2008-2014 Housing Element Quantified Objectives

	Income Level					
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
Construction Objectives (RHNA)						
Construction Objective (RHNA)	198		118	127	336	779
Single-Family Rehabilitation Objective	8				--	8
At-Risk Housing Units to Preserve	323			--	--	323

APPENDIX A

QUALIFIED AGENCIES INTERESTED IN PURCHASING AT-RISK PROJECTS

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person
ALL COUNTIES	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807	(562) 989-3730	Gary Kammer
ALL COUNTIES	A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	CA	94607	(510) 891-9400	Craig Adelman
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	M. McClenaghan
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480	
ALL COUNTIES	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058	(323) 231-4174	Francis Rath
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7100	Ancel Romero
ALL COUNTIES	American Communities, LLC	250 N. Harbor Drive, No. 319	Redondo Beach	CA	90277	(310) 798-5656	Frank Fonseca
ALL COUNTIES	Amerland Communities, LLC	2878 Camino Del Rio S., Ste. 100	San Diego	CA	92108	(619) 497-3075	Jules Arthur
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801	
ALL COUNTIES	Bentall Residential, LLC	8105 Irvine Center Drive, Suite830	Irvine	CA	92618	(949) 753-0555	Ken Reiner
ALL COUNTIES	Beyond Shelter Housing Development Corp.	3255 Wilshire Blvd. Ste. 815	Los Angeles	CA	90010	(213) 251-2111	Andrea Davis
ALL COUNTIES	Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	CA	92660	(949) 862-1500	Brian Fitterer
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin
ALL COUNTIES	Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek	CA	94597	(925) 457-256-3448x13	Julie Gutzwiller
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Dewey Bandy
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Sute 10	Westlake Village	CA	91362	(805) 495-8400	
ALL COUNTIES	California Community Reinvestment Corp.	225 West Broadway, Ste. 120	Glendale	CA	91204	(818) 550-9800	George Vine
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(310) 342-5415	Margaret Alvarez
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812-4034	(916) 326-8801	Bob Deaner
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 523-1155	George Ortiz
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid
ALL COUNTIES	Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108	(415) 421-8605	Norrie Boyd, James Buckley
ALL COUNTIES	Community Development & Preservation, LLC	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	(714) 744-6252	Ken Robertson
ALL COUNTIES	Community Housing Works	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430 x106	Mary Silverstein
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang
ALL COUNTIES	EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	CA	94901	(415) 258-1800	Alvin Bonnett
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza
ALL COUNTIES	Episodes International, LLC	3480 Torrance Blvd., Suite 100	Torrance	CA	90503	(310) 971-8046	Fearl Sharayne Chatman
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken
ALL COUNTIES	Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Ste. 1050	Irvine	CA	92612	(949) 440-8277	Tom or Deborrah Willard
ALL COUNTIES	Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano	CA	92675	(949) 443-9101	Wallace K. Shepherd
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney
ALL COUNTIES	GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	CA	91030	(626) 441-5900	Lynda Murray Thomas
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster
ALL COUNTIES	Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	CA	92037	(858) 456-6500	Jefferson E. Jallo
ALL COUNTIES	HELP Development Corp.	30 East 33rd St	New York City	NY	10016	(212) 779-3350	John Maneval
ALL COUNTIES	Hendricks & Partners	3100 Zinfindel Drive, Suite 100	Rancho Cordova	CA	65970	(916) 638-5000	Al Inouye
ALL COUNTIES	Highland Pacific Development Company	3230 Eastlake Avenue, Ste. B	Seattle	WA	98102	(206) 568-6566	Matthew J. Campbell
ALL COUNTIES	Insight Development	No contact information provided					Wah Chen
ALL COUNTIES	Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	OR	97060	(503) 661-1999	Mark Miles

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888 x 207	John Bernard
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Hunter L. Johnson
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Mark Kanter
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	415-355-7160	Janet Falk
ALL COUNTIES	Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	CO	80203	(303) 830-3374	Chuck Wehrwein/Jocelyn Rodda
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney
ALL COUNTIES	Mill Rock Capital, LLLC	4 Embarcadero Center, 3rd Floor	San Francisco	CA		(415) 730-7126	Brent Reid
ALL COUNTIES	Monica Munoz			CA			
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-8929	Robert Snow
ALL COUNTIES	National Church Residences	2335 North Bank Drive	Columbus	OH	43220	(614) 451-2151	John E. Stock
ALL COUNTIES	National Housing Development Corporation	10621 Civic Center Drive, First Floor	Rancho Cucamonga	CA	91730	(909) 291-1400	David Garcia
ALL COUNTIES	National Housing Trust	P.O. Box 3458	Walnut Creek	CA	94598	(925) 945-1774	Donna Kelley
ALL COUNTIES	Newport Development, LLC	9 Cushing Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen
ALL COUNTIES	OSM Investment Company	5155 Rosecrans Avenue, Ste. 120	Hawthorne	CA	90250	(310) 676-0451	Michael Orwitz
ALL COUNTIES	Palm Desert Development Company	PO Box 3958	Palm Desert	CA	92261	(760) 568-1048	Karen Merritt
ALL COUNTIES	Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	CA	92658	(775) 854-4332	Tracy Green
ALL COUNTIES	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503-6514	(310) 802-6681	Kelly Boyer
ALL COUNTIES	Primeris Equity Group LLC	120 S. Harbor Blvd	Anaheim	CA	92805	(855) 482-6624	Angelo Casino
ALL COUNTIES	Related Companies of California	18201 Von Karman Ave. Ste. 400	Irvine	CA	92612	(949)660-7272	William Witte
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver
ALL COUNTIES	Resources for Community Development	2730 Telegraph Ave	Berkeley	CA	94705	(510). 841.4410	Dan Sawislak
ALL COUNTIES	Retirement Housing Foundation	5150 E. Pacific Coast HWY., Ste. 600	Long Beach	CA	90804	(562) 597-5541	Dr. Laverne R. Joseph
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus
ALL COUNTIES	Scott Williams	No contact information provided					
ALL COUNTIES	Shelem, Inc	24111 NE Halsey St., Ste. 202	Troutdale	OR	97060	(503) 661-1999	Mark Miles
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller
ALL COUNTIES	SLSM, LLC	651 29th St.	San Francisco	CA	94101	(415) 826-0301	Ste.phen Matton
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards
ALL COUNTIES	Steadfast Properties and Development, Inc.	20411 S.W. Birch Street, Ste.. 200	Newport Beach	CA	92660-1797	(949) 852-0700	Sarah Metherell
ALL COUNTIES	Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	CA	92115	(619) 582-4914	Joyce Edge
ALL COUNTIES	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson
ALL COUNTIES	The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Jack Gardner
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone
ALL COUNTIES	Townspeople, Inc.	3960 Park Blvd	San Diego	CA	92115	(916) 327-2643	Jon P. Derryberry
ALL COUNTIES	Treadstone Housing , LLC	1010 2nd Avenue, Suite 1040	San Diego	CA	92101	(619) 794-2200	Courtney D. Allen
ALL COUNTIES	Union Partners Realty Group, Inc.	24 Professional Center, Ste. 250	San Rafael	CA	94903	(415) 446-1811	Michael McDonnell
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown
ALL COUNTIES	Wakeland Housing & Community Development	625 Broadway, Ste. 1000	San Diego	CA	92010	(619) 235-2296	Ken Sauder
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 x 103	Jamo Kennedy
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565 x 278	
LOS ANGELES	A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	CA	90010	(213) 480-0809	J. Monique Lawshe
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth
LOS ANGELES	Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Sequndo	CA	90245	(310) 648-6648	Herb Child
LOS ANGELES	Affordable Homes	P.O. Box 900	Avilla Beach	CA	93424	(805) 773-9628	Harold Rosen
LOS ANGELES	Affordable Housing People	7720 B El Camino Real Ste. 159	Carlsbad	CA	92009	(760) 436-5979	Lance Carnow
LOS ANGELES	Century Housing Corporation	300 Corporate Pointe, Ste. 500	Culver City	CA	90230	(310) 642-2007	Ken Reed

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person
LOS ANGELES	Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900	Los Angeles	CA	90067	(310) 208-1888	Charles L. Schewennesen
LOS ANGELES	City Housing Real Estate Services	PO Box 561574	Los Angeles	CA	90056	(562) 809-8152	Carmen Hill
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2120	Hector Apodaca
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson
LOS ANGELES	Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	CA	91352	(818) 503-1548	Ollie Mc Caulley
LOS ANGELES	Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	CA	90022	(323) 266-0453	Al Rivera
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman
LOS ANGELES	Doty-Burton Associates	1224 East Wardlow Road	Long Beach	CA	90807	(562) 5957567	Ste.phen Doty
LOS ANGELES	Eden Housing, Inc.	409 Jackson St	Hayward	CA	94544	(510) 582-1460	Catherine A. Merschel
LOS ANGELES	FAME Housing Corporation	2248 S. Hobart Blvd	Los Angeles	CA	90018	(323) 737-0897	Peggy G. Hill
LOS ANGELES	Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	CA	91602	(818) 763-0810	Sy or Gary Braverman
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar
LOS ANGELES	Irvine Housing Opportunities	21921 Dupont Drive, Suite 105	Irvine	CA	92612	(949) 863-9740	Rochelle Mills
LOS ANGELES	Jamboree Housing Corporation	2081 Business Center Dr #216	Irvine	CA	92612	(949) 263-8676	Lila Lieberthal
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee
LOS ANGELES	Latin American Civic Assoc.	340 Parkside Dr	San Fernando	CA	91340	(818) 361-8641	Ray Valenzuela
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Hurtley
LOS ANGELES	Los Angeles Center for Affordable Tenant Houisng	1296 N. Fairfax Avenue	Los Angeles	CA	90046	(323) 656-4410	Larry Gross
LOS ANGELES	Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702 X734	Lisa Luboff
LOS ANGELES	Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos
LOS ANGELES	Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	CA	90071	(213) 629-9172	Louis J. Bernardy
LOS ANGELES	Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	CA	90019	(323) 954-7575	Jim Peerson
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1680	Erich Nakano
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin
LOS ANGELES	Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	CA	90025	(310) 477-4942	Anne Friedrich
LOS ANGELES	Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	CA	95860	(916) 231-1999	Kenneth Watkins
LOS ANGELES	Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	CA	92867	(714) 282-2520	Bruce Solari
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 286-7600x 25	Todd Cottle
LOS ANGELES	PICO UNION HOUSING CORPORATION	1345 S. Toberman	Los Angeles	CA	90015	(213) 252-1991	Genny R. Alberts
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Jonathan Emami
LOS ANGELES	Shelter For The Homeless	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Jim Miller
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar
LOS ANGELES	Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga	CA	91730	(909) 483-2444	D. Anthony Mize
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett Street	Glendale	CA	91203	(818) 247-0420	Sally Little
LOS ANGELES	The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	CA	90022	(323)721-1655	Jasmine Borrego
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd. 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771 X17	Rose Olsen
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800 x204	Rick Macaya

APPENDIX B

VACANT AND UNDERUTILIZED SITES

Appendix B

Parcel Number (APN)	General Plan Designation	Zoning	Acres	Current Use	Realistic Capacity	Consoli-dated Capacity	Appendix C Site ID
8608029904	Comm. / Resd. Mixed Use	Downtown Districts	0.17	Vacant	4	30	N/A
8608029906	Comm. / Resd. Mixed Use	Downtown Districts	0.17	Vacant	4		
8608029907	Comm. / Resd. Mixed Use	Downtown Districts	0.17	Vacant	4		
8608029909	Comm. / Resd. Mixed Use	Downtown Districts	0.17	Vacant	4		
8608029908	Comm. / Resd. Mixed Use	Downtown Districts	0.17	Vacant	4		
8608029910	Comm. / Resd. Mixed Use	Downtown Districts	0.52	Vacant	11		
8611004906	Comm. / Resd. Mixed Use	Downtown Districts	0.16	Vacant	3	7	
8611004907	Comm. / Resd. Mixed Use	Downtown Districts	0.16	Vacant	3		
8611007009	Comm. / Resd. Mixed Use	Downtown Districts	0.06	Vacant	1	1	
8611007010	Comm. / Resd. Mixed Use	Downtown Districts	0.10	Vacant	2	2	
8611004023	Comm. / Resd. Mixed Use	Downtown Districts	0.16	Vacant	3	3	
8624021016	Comm. / Resd. Mixed Use	University District	3.55	Vacant	77	95	
8624021021	Comm. / Resd. Mixed Use	University District	0.84	Vacant	18		
8624002025	Comm. / Resd. Mixed Use	University District	1.11	Vacant	24	24	
8624021021	Comm. / Resd. Mixed Use	University District	0.92	Vacant	20	20	
8611027011	Comm. Mixed Use	Corridor	0.10	Vacant	2	6	
8611027012	Comm. Mixed Use	Corridor	0.16	Vacant	3		
8611014020	Comm. Mixed Use	Corridor	0.16	Vacant	3	12	
8611014021	Comm. Mixed Use	Corridor	0.08	Vacant	2		
8611014900	Comm. Mixed Use	Corridor	0.32	Vacant	7		
8620004015	Comm. Mixed Use	Corridor	1.61	Vacant	35	35	
8619016048	Comm. Mixed Use	Corridor	0.18	Vacant	4	4	
8621024012	Residential Mixed Use	Corridor	0.35	Vacant	8	8	
8614026034	Neighborhood Center	NCTR	0.29	Vacant	6	6	
8622002030	Neighborhood Center	NCTR	0.48	Vacant	10	10	

Appendix B

Parcel Number (APN)	General Plan Designation	Zoning	Acres	Current Use	Realistic Capacity	Consoli-dated Capacity	Appendix C Site ID
8612001012	Moderate Dens. Residential	MODR	0.14	Vacant	3	9	N/A
8612001014	Moderate Dens. Residential	MODR	0.14	Vacant	3		
8612001013	Moderate Dens. Residential	MODR	0.14	Vacant	3		
8612001033	Moderate Dens. Residential	MODR	0.13	Vacant	3	6	
8612001032	Moderate Dens. Residential	MODR	0.14	Vacant	3		
8612001017	Moderate Dens. Residential	MODR	0.25	Vacant	5	9	
8612001018	Moderate Dens. Residential	MODR	0.18	Vacant	4		
8612001024	Moderate Dens. Residential	MODR	0.13	Vacant	3	3	
8608022920	Moderate Dens. Residential	MODR	0.17	Vacant	4	4	
8611013013	Medium Density Residential	MDR	0.23	Vacant	3	3	
8611034003	Medium Density Residential	MDR	0.17	Vacant	2	2	
8611025019	Medium Density Residential	MDR	0.08	Vacant	1	1	
8611025020	Medium Density Residential	MDR	0.08	Vacant	1	1	
8611024020	Medium Density Residential	MDR	0.17	Vacant	2	2	
8611001006	Medium Density Residential	MDR	0.18	Vacant	2	2	
8684019002	Low Density Residential	LDR	0.70	Vacant	4	11	
8684019003	Low Density Residential	LDR	0.97	Vacant	6		
8617015044	Low Density Residential	LDR	0.35	Vacant	2	2	
8624004004	Low Density Residential	LDR	0.14	Vacant	1	1	
8615013012	Low Density Residential	LDR	0.26	Vacant	2	2	
8615013011	Low Density Residential	LDR	0.23	Vacant	1	1	
8611030036	Low Density Residential	LDR	0.13	Vacant	1	1	
8614017012	Low Density Residential	LDR	0.14	Vacant	1	1	
8608001001	Low Density Residential	LDR	0.52	Vacant	3	3	
8611030044	Low Density Residential	LDR	0.16	Vacant	1	1	
8615019028	Low Density Residential	LDR	1.56	Vacant	10	25	
8615019037	Low Density Residential	LDR	2.29	Vacant	15		

Appendix B

Parcel Number (APN)	General Plan Designation	Zoning	Acres	Current Use	Realistic Capacity	Consoli-dated Capacity	Appendix C Site ID
8612001059	Moderate Dens. Residential	MODR	0.01	Vacant	0	24	N/A
8612001062	Moderate Dens. Residential	MODR	0.01	Vacant	0		
8612001048	Moderate Dens. Residential	MODR	0.14	Vacant	3		
8612001060	Moderate Dens. Residential	MODR	0.14	Vacant	3		
8612001066	Moderate Dens. Residential	MODR	0.14	Vacant	3		
8612001064	Moderate Dens. Residential	MODR	0.13	Vacant	3		
8612001052	Moderate Dens. Residential	MODR	0.15	Vacant	3		
8612001063	Moderate Dens. Residential	MODR	0.14	Deteriorated Multi-Unit Apts	3		
8612001053	Moderate Dens. Residential	MODR	0.14	Deteriorated Multi-Unit Apts	3		
8612001061	Moderate Dens. Residential	MODR	0.13	Deteriorated Multi-Unit Apts	3		
8612001037	Moderate Dens. Residential	MODR	0.14	Vacant	3	12	
8612001039	Moderate Dens. Residential	MODR	0.14	Vacant	3		
8612001040	Moderate Dens. Residential	MODR	0.15	Vacant	3		
8612001038	Moderate Dens. Residential	MODR	0.14	Deteriorated Multi-Unit Apts	3		
8616005018	Moderate Dens. Residential	MODR	0.17	1 residential unit	4	7	
8616005019	Moderate Dens. Residential	MODR	0.17	1 residential unit	4		
8611005013	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	14	
8611005014	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8611005015	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8611005016	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8611002010	Moderate Dens. Residential	MODR	0.08	parking lot	2	26	
8611002032	Moderate Dens. Residential	MODR	0.08	1 residential unit	2		
8611002032	Moderate Dens. Residential	MODR	0.08	1 residential unit	2		
8611002018	Moderate Dens. Residential	MODR	0.08	1 residential unit	2		
8611002013	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8611002019	Moderate Dens. Residential	MODR	0.19	1 residential unit	4		
8611002020	Moderate Dens. Residential	MODR	0.21	1 residential unit	5		
8611002034	Moderate Dens. Residential	MODR	0.16	Auto body shop	3		
8611002040	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8611009024	Moderate Dens. Residential	MODR	0.08	open space for res.unit	2	5	
8611009025	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8611009014	Moderate Dens. Residential	MODR	0.08	1 residential unit	2	17	
8611009016	Moderate Dens. Residential	MODR	0.08	parking lot	2		
8611009017	Moderate Dens. Residential	MODR	0.08	parking lot	2		
8611009018	Moderate Dens. Residential	MODR	0.08	parking lot	2		
8611009015	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8611009019	Moderate Dens. Residential	MODR	0.30	church built in 1940	6		
8611022001	Moderate Dens. Residential	MODR	0.17	1 residential unit	4	23	
8611022002	Moderate Dens. Residential	MODR	0.18	1 residential unit	4		
8611022003	Moderate Dens. Residential	MODR	0.18	1 residential unit	4		
8611022004	Moderate Dens. Residential	MODR	0.18	1 residential unit	4		
8611022005	Moderate Dens. Residential	MODR	0.12	2 residential units	3		
8611022007	Moderate Dens. Residential	MODR	0.12	1 residential unit	3		
8611022006	Moderate Dens. Residential	MODR	0.11	1 residential unit	2		
8608028001	Moderate Dens. Residential	Downtown Districts	0.09	Parking lot	2	24	
8608028010	Moderate Dens. Residential	Downtown Districts	1.02	Light Industrial	22		
8608021001	Moderate Dens. Residential	MODR	0.24	1 residential unit	5	24	
8608021002	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8608021003	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8608021004	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8608021005	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8608021006	Moderate Dens. Residential	MODR	0.24	1 residential unit	5		

Parcel Number (APN)	General Plan Designation	Zoning	Acres	Current Use	Realistic Capacity	Consoli-dated Capacity	Appendix C Site ID
8605010001	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	11	N/A
8605010002	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8605010003	Moderate Dens. Residential	MODR	0.17	1 residential unit	4		
8608019052	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	10	
8608019018	Moderate Dens. Residential	MODR	0.16	2 residential units	3		
8608019049	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8608020030	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	7	
8608020031	Moderate Dens. Residential	MODR	0.16	1 residential unit	3		
8608019001	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	10	
8608019002	Moderate Dens. Residential	MODR	0.32	2 residential units	7		
8608019051	Moderate Dens. Residential	MODR	0.32	3 residential units	7	7	
8608020009	Moderate Dens. Residential	MODR	0.12	1 residential unit	3	3	
8611005009	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	3	
8608019005	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	3	
8611008036	Moderate Dens. Residential	MODR	0.16	1 residential unit	3	3	
8616005900	Moderate Dens. Residential	MODR	0.85	fire station	18	18	

Appendix B

Parcel Number (APN)	General Plan Designation	Zoning	Acres	Current Use	Realistic Capacity	Consoli-dated Capacity	Appendix C Site ID
8611003909	Comm. / Resd. Mixed Use	Downtown Districts	0.07	Vacant	2	50	A
8611003908	Comm. / Resd. Mixed Use	Downtown Districts	0.07	Vacant	2		
8611003906	Comm. / Resd. Mixed Use	Downtown Districts	0.08	Vacant	2		
8611003907	Comm. / Resd. Mixed Use	Downtown Districts	0.08	Vacant	2		
8611003911	Comm. / Resd. Mixed Use	Downtown Districts	0.08	Vacant	2		
8611003900	Comm. / Resd. Mixed Use	Downtown Districts	0.08	Vacant	2		
8611003902	Comm. / Resd. Mixed Use	Downtown Districts	0.08	Vacant	2		
8611003901	Comm. / Resd. Mixed Use	Downtown Districts	0.16	Vacant	3		
8611003903	Comm. / Resd. Mixed Use	Downtown Districts	0.16	Vacant	3		
8611003910	Comm. / Resd. Mixed Use	Downtown Districts	0.16	Vacant	3		
8611003913	Comm. / Resd. Mixed Use	Downtown Districts	0.14	Vacant	3		
8611003914	Comm. / Resd. Mixed Use	Downtown Districts	0.21	Vacant	5		
8611003915	Comm. / Resd. Mixed Use	Downtown Districts	0.05	Vacant	1		
8611003912	Comm. / Resd. Mixed Use	Downtown Districts	0.03	Vacant	1		
8611003917	Comm. / Resd. Mixed Use	Downtown Districts	0.10	Vacant	2		
8611003916	Comm. / Resd. Mixed Use	Downtown Districts	0.03	Vacant	1		
8611003041	Comm. / Resd. Mixed Use	Downtown Districts	0.75	Aging commercial buildings	16		
8619013064	Comm. Mixed Use	Corridor	0.44	Aging commercial buildings	10	57	B
8619013063	Comm. Mixed Use	Corridor	0.39	Aging commercial buildings	8		
8619013062	Comm. Mixed Use	Corridor	0.35	Aging commercial buildings	8		
8619013061	Comm. Mixed Use	Corridor	0.25	Aging commercial buildings	5		
8619013065	Comm. Mixed Use	Corridor	0.04	Aging commercial buildings	1		
8619013047	Comm. Mixed Use	Corridor	0.75	Aging commercial buildings	16		
8619013038	Comm. Mixed Use	Corridor	0.44	Aging commercial buildings	10		
8622023002	Comm. Mixed Use	Corridor	1.66	Aging commercial strip mall	36	106	C
8622024006	Comm. Mixed Use	Corridor	0.80	Truck storage	17		
8622024024	Comm. Mixed Use	Corridor	0.50	Used car sales	11		
8622023001	Comm. Mixed Use	Corridor	0.82	Auto Repair Services	18		
8622024020	Comm. Mixed Use	Corridor	0.45	Auto Repair Services	10		
8622024022	Comm. Mixed Use	Corridor	0.68	Auto Repair Services	15		
8622024008	Comm. Mixed Use	Corridor	0.83	Auto body shop	18	36	D
8622024003	Comm. Mixed Use	Corridor	0.83	Auto body shop	18		
8616005035	Residential Mixed Use	Corridor	0.92	Aging commercial bulding	20	30	
8616005034	Residential Mixed Use	Corridor	0.46	Aging industrial building	10		
8611026015	Comm. Mixed Use	Corridor	0.16	Small market and parking	3	10	
8611026014	Comm. Mixed Use	Corridor	0.32	Small market and parking	7		
8611019019	Comm. Mixed Use	Corridor	0.16	parking lot	3	7	
8611019020	Comm. Mixed Use	Corridor	0.16	parking lot	3		
8616005002	Residential Mixed Use	Corridor	0.17	Batting Cages	4	7	
8616005001	Residential Mixed Use	Corridor	0.17	Batting Cages	4		
8611015023	Comm. Mixed Use	Corridor	0.97	Aging commercial building	21	21	
8611015026	Residential Mixed Use	Corridor	0.48	Parking lot	10	10	
8620004016	Comm. Mixed Use	Corridor	0.82	Aging car wash	18	18	
8611002000	Comm. / Resd. Mixed Use	Downtown Districts	0.20	Vacant	4	10	
8611002035	Comm. / Resd. Mixed Use	Downtown Districts	0.27	Towing and vehicle storage	6		
8611026025	Comm. Mixed Use	Corridor	0.16	Vacant	3	10	
8611026023	Comm. Mixed Use	Corridor	0.16	Liquor Store	3		
8611026024	Comm. Mixed Use	Corridor	0.16	Liquor Store Parking	3		
8611027004	Comm. Mixed Use	Corridor	0.08	Vacant	2	17	
8611027005	Comm. Mixed Use	Corridor	0.08	Vacant	2		
8611027006	Comm. Mixed Use	Corridor	0.32	Vacant	7		
8611027007	Comm. Mixed Use	Corridor	0.32	Aging commercial building	7		

Appendix C

Detailed Site Analysis
Mixed-Use Underutilized Sites

Appendix C

Detailed Site Analysis

The Azusa Housing Element identifies more than the number of adequate sites to meet its share of the regional housing need. To show the potential for infill development to meet the RHNA, a site by site analysis of the most suitable sites for residential development was conducted. In addition to vacant sites (with the potential to yield approximately 353 units), a number of opportunity sites were identified in the Downtown, along major Corridors, and in moderate-density residential areas. There are over 11 acres of underutilized residential properties with a potential for 253 new housing units in the City (see discussion in Housing Element text for support regarding suitability of residential sites). This memo provides an overview of the existing conditions on mixed-use sites indentified as underutilized. Combined, these four sites discussed below can potentially yield 250 new housing units. The number of housing units that can be provided on the identified vacant and underutilized sites (997) indicates that the City can meet its RHNA of 779.

General Plan goals and policies are tailored to foster a lively, pedestrian-oriented mixed-use Downtown and transit corridors. The sites discussed in below were identified as being most suitable for recycling based on the existing conditions-to-capacity potential, location, and conditions and maintenance of the existing buildings and uses. The allowed density of the identified sites facilitates the development of housing affordable to lower-income households, as discussed in the Housing Element.

Site A

Located on the southeast corner of Azusa Avenue and Foothill Boulevard, Site A is 2.33 acres and is primarily vacant with a 50-year old one-story commercial building currently vacant. The site consists of 17 parcels and was previously approved for mixed-use commercial/residential development with 66 dwelling units in 2007. After the economic downturn of more recent years, the project was abandoned, leaving the site about 90 percent vacant. The paved portions of the site are currently used for parking. The site configuration, proximity to shopping areas and transit services, and the prevalence of other residential uses in the area make this site ideal for mixed-use residential use.

Site B

Site B is located at the northwest corner of Lark Ellen and Arrow Highway and includes five separate structures in varying degrees of condition. Surrounding uses are predominantly residential. On the southeast corner of Site B (the northwest intersection of Lark Ellen and Arrow Highway) is a convenience store/gas station. On the southwest corner of Site B is a stand-alone fast-food restaurant with drive-through facility and substantial surface parking. In the center of the site is a one story stand-alone liquor store. This structure appears older than other structures on the site, and is constructed of cinder block. This structure suffers from poor maintenance with overgrown vegetation and signs of vandalism. Substantial surface parking exists on the site. The northern half of the site is dominated by a single story strip mall, with spaces for 13 businesses. The site is surrounded by residential uses on all sides. The existing condition of the site, vacancies, and proximity to other residential developments make this site conducive for conversion to residential use.

Site C

Located west of Citrus Avenue, along Arrow Highway, Site C is 4.91 acres consisting of six parcels. The easternmost portion of the site contains two separate one-story structures in declining conditions and housing auto-oriented businesses. The structures have a small footprint on the area with limited improvements. Much of this area is used for parking with worn paving and cracks evident throughout the lot. Some cars appear abandoned, with cinder blocks to keep the cars in place, rusting and missing windows. Another portion of the site contains a single-story structure used for auto sales business. About 75 percent of this parcel is surface parking for displaying used cars and for customer parking. Much of the paved areas show significant wear and tear, with visible cracks throughout. The western most area of the site was previously devoted to truck sales. There is a small single-story structure that functioned as a sales office for the business. The building footprint occupies less than 10 percent of the parcel. The remaining area is paved for vehicle display at some point. The areas adjacent to the west of Site C and across Arrow Highway to the south are developed with residential uses, as is the area to the east. The potential for consolidation of the parcels within Site C, the site configuration, and prevalence of other residential uses in the area make this site conducive for conversion to residential use.

Site D

Located on the north side of Arrow Highway east of Cerritos Avenue, Site D consists of two parcels with four primary structures used for automotive related businesses. The east side of Site D is used for auto body and repair services and includes two older structures and pavement areas with visible cracking and aging. The west side of the site also includes two primary structures for auto repair businesses and an accessory structure at the rear of the site. Combined, the three structures occupy only 30 percent of the lot. There are nearby residential developments in proximity to Site D, indicating that conversion and/or recycling into multi-family developments have occurred in the past. There are multi-family developments adjacent to the east, and single-family developments to the south, across Arrow Highway. The size and configuration of Site D, potential for lot consolidation of the parcels within the site, and prevalence of other residential uses in the area make this site conducive for conversion to residential use.