



# **CITY OF SIERRA MADRE**

## 2021–2029 Revised Housing Element

June 2022





# **CITY OF SIERRA MADRE**

## **2021-2029 HOUSING ELEMENT**

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**Adopted November 9, 2021**

**[Revised to Address 2/16/22 & 5/27/22 HCD Comment Letters](#)**

**CITY OF SIERRA MADRE  
PLANNING & COMMUNITY PRESERVATION DEPARTMENT  
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# I. INTRODUCTION

## A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Sierra Madre Housing Element is an eight-year plan extending from 2021-2029.

Sierra Madre's Housing Element identifies strategies and programs that focus on:

- 1) Preserving housing and neighborhood assets
- 2) Ensuring housing diversity
- 3) Removing governmental constraints to housing
- 4) Promoting equal housing opportunities
- 5) Promoting environmental sustainability

The City's Housing Element is divided into the following major sections:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Sierra Madre's identified housing needs (Section III);
- An evaluation of residential sites and financial resources for housing, and opportunities for energy conservation (Section IV); and
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

A series of appendices provide additional documentation. Appendix A provides a glossary of terms and abbreviations used in the Element. Appendix B addresses the new housing element requirement to Affirmatively Further Fair Housing (AFFH). Appendix C presents the parcel-specific Housing Element sites inventory. And finally, Appendix D provides a summary of public input received from the variety of community participation opportunities provided throughout the Housing Element update process.

## **B. CHANGES IN STATE HOUSING LAW**

In response to California’s worsening affordable housing crisis, in each of the last several years the State legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table I-1 represent substantive changes to State housing law since Sierra Madre’s last Housing Element was adopted and certified in 2014.

**Table I-1  
New State Housing Laws Relevant to Housing Element Update**

<b>Housing Bills</b>	<b>Bill Overview</b>
<b>Expedited Rezoning</b> AB 1398 (2021)	For local jurisdictions that fail to adopt a legally compliant housing element within 120 days of the statutory deadline, shortens the adequate sites rezoning deadline from three years to one year from the start of the planning period. For SCAG jurisdictions, the rezoning deadline for the 6th cycle Housing Element would be October 15, 2022.
<b>Housing Element Sites Analysis and Reporting</b> AB 879 (2017); AB 1397 (2017); SB 6 (2019)	Requires cities to zone more appropriately for their share regional housing needs and in certain circumstances require by-right development on identified sites. Site analysis must also include additional justification for being chosen, particularly for sites identified to address lower income needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted in HCD.
<b>No Net Loss Zoning</b> SB 166 (2017)	Requires cities to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.
<b>Streamlined Approval for Small-Scale Developments of Duplexes and Lot Splits</b> SB 9 (2021)	Requires ministerial approval of a housing development of up to two units (a duplex) in a single-family zone or the subdivision of a parcel zoned for residential use into two equal parcels (an urban lot split), or both. The bill allows jurisdictions to impose objective zoning and design standards on SB 9 projects. An ordinance adopted under these provisions is not considered a project for purposes of CEQA.
<b>CEQA Exemption for Upzoning for Residential Density</b> SB 10 (2021)	Authorizes jurisdictions to pass an ordinance to zone any parcel for up to 10 units of residential density, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area or an urban infill site. An ordinance adopted

**Table I-1  
New State Housing Laws Relevant to Housing Element Update**

Housing Bills	Bill Overview
	under these provisions is not considered a project for purposes of CEQA.
<b>Affirmatively Furthering Fair Housing</b> AB 686 (2017)	All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH), consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. This AFFH sections must include a summary of fair housing issues in the jurisdiction; a summary of available fair housing data including contributing factors to fair housing issues; analysis of Housing Element sites in relation to AFFH and an AFFH program that includes meaningful action
<b>Accessory Dwelling Units and Junior Accessory Dwelling Units</b> AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020), AB 345 (2021)	The State has continued to enact legislation to further assist and support the development of ADUs, including “by right” approval for studio and one-bedroom units 850 square feet or less, two-bedroom units 1,000 square feet or less, and Junior ADUs less than 500 square feet. Where a primary house and ADU are developed by a non-profit housing provider, such as Habitat for Humanity, separate conveyance of the two units is permitted so long as they are sold to a low income household, with any subsequent sale also required to be to a low income household.
<b>Density Bonus</b> AB 1763 (2019), AB 2345 (2020), SB 290 (2021)	Permits 100% affordable projects to be built denser and taller through three modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to indicate if density bonuses have been granted.
<b>Housing Crisis Act of 2019</b> SB 330 (2019), SB 8 (2021)	Expedites approvals for code-compliant housing development. Prevents jurisdictions from decreasing a site’s housing capacity through downzoning if that would preclude meeting RHNA targets. Requires projects that include removal of housing units to replace or exceed that number of units and any removed units occupied by low-income households must be replaced with units affordable to the same income level.
<b>Streamlined Approval for Certain Housing Developments</b> SB 35 (2017)	For jurisdictions that have not meet their RHNA by income level, requires jurisdictions to offer a ministerial approval process for residential developments that meet detailed criteria, including specified levels of affordable housing, payment of prevailing wage and adherence to local objective design and development standards.
<b>Surplus Land for Affordable Housing</b> SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
<b>Emergency and Transitional Housing Act</b> AB 139 (2019)	Amends’s assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction’s special needs populations.

**Table I-1  
New State Housing Laws Relevant to Housing Element Update**

Housing Bills	Bill Overview
<b>Supportive Housing Streamlined Approval</b> AB 2162 (2018)	Requires supportive housing to be a use by right and eliminates parking if close to transit.
<b>Safety Element Changes</b> SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

## C. PUBLIC PARTICIPATION

The City of Sierra Madre has made a diligent effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the Housing Element process: during development of the draft element; during public review of the draft element; and during the adoption process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. The public participation program included the following components, with more detailed summaries provided in Appendix D of the Element.

### Public Outreach & COVID-19

*Outreach for the sixth Cycle Housing Element was challenging because much of the update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the city from holding traditional public workshops. Instead, the city utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.*

**Study Sessions before City Council and Planning Commission:** On March 10, June 23 and October 13, 2020, and February 23, 2021, staff and the City’s housing element consultant conducted study sessions with the City Council which included discussions on local housing needs, Regional Housing Needs Assessment (RHNA) site requirements, potential housing opportunity sites, and ongoing feedback from the community. A similar meeting was held before the City’s Planning Commission on January 21, 2021. The community was notified of each of these meetings and provided an opportunity to provide public comment.

**Workshop with Religious Congregations:** As part of the consideration to add an affordable housing zoning overlay to Sierra Madre’s religious sites, staff reached out to pastors and religious leaders to assess interest and further develop the concept. Seven religious sites were identified and notified as potential candidates for residential infill. On November 18, 2020, staff hosted a virtual workshop for leaders of the

identified religious sites. Three pastors participated in the workshop and were generally in support of the concept of placing an affordable housing overlay zone on congregational land. Subsequent meetings were conducted at the four most viable church sites to assess the potential for integrating housing on-site.

**Community Workshop:** On December 1st 2020, City Planning and Preservation Department staff and consultants conducted a virtual community workshop to solicit public input on the Housing Element update. Twenty-five members of the public participated in the workshop, and provided feedback via on-line polling and question and answers. The workshop solicited input from the public on strategies to address the City’s regional housing needs, including housing on congregational lands and accessory dwelling units.

A complete list of the comments received and staff responses are included in Appendix D to the Element. The following highlights several of these comments and how they are addressed in the Element:

**Table I-2: Summary of Community Workshop Comments and Responses**

Public Comment	Housing Element Response
Are there incentives for owners to develop affordable housing on the proposed sites?	HE Prog 7 – Affordable Housing Dev Assist HE Prog 9 – Afford Housing Funding HE Prog 13 – Afford Hsg Density Bonus
For multi-family infill, would the City loosen restrictions on setbacks and parking to achieve affordable units?	HE Prog 6 – Hsg Opp Sites and Rezone HE Prog 13 – Afford Hsg Density Bonus
Is there a height limit for new units? Is a three-story unit acceptable?	HE Prog 6 - Hsg Opp Sites and Rezone (2 story height limits, with 3 stories sites in the Religious Housing Overlay)
Putting housing on Montecito Avenue would reduce our extremely limited manufacturing zoning. Isn't zoning diversity needed for a healthy local economy?	The potential housing sites discussed on Montecito and other commercial areas of the City have been removed from the Housing Element sites inventory.

Participants were asked what strategies should Sierra Madre pursue to meet its RHNA obligations. The number one response was to provide increased densities in select multi-family neighborhoods, which has been reflected in the Housing Element opportunity sites.

**Housing Survey of Sierra Madre Seniors:** In order to reach one of Sierra Madre’s most vulnerable special needs populations, a survey was distributed to the community’s seniors in April 2021 to determine specific housing challenges they may face. The survey was available online, handed out with the weekly meal program through the Community Services Department and announced by the *Senior Moments Newsletter* and Senior Citizens Commission. The survey asked about senior housing options, rental assistance and property maintenance. Participants were given the option of providing their contact information if they wanted to receive information about assistance programs.

A total of 70 senior residents responded to the survey. Highlights of the survey include:

- 44% of respondents visit the Senior Center and/or receive the Senior Newsletter
- 44% of respondents are interested in learning about assistance for home and property maintenance
- 36% of respondents are interested in learning about rental or homebuying options
- On scale of 1-5 (5 being highest), additional affordable senior housing in Sierra Madre received an average score of 4.13
- 30% of respondents would like information on how to provide an ADU on their property

Based on the input from the survey, the City has included a program in the Housing Element to initiate a Minor Home Repair program to provide CDBG-funded grants for home repairs and accessibility improvements. The Housing Element also includes a program to promote ADUs, and is following up with those seniors who requested information about providing an ADU on their property.

**Housing Element Website:** A website specifically for the Housing Element Update was established to provide an overview of the Housing Element process, announcement of events (i.e., workshops, survey), FAQs, video recordings of housing element meetings, and space to add public comments.

[www.cityofsierramadre.com/cityhall/departments/planning\\_community\\_preservation\\_department/housing\\_element\\_update](http://www.cityofsierramadre.com/cityhall/departments/planning_community_preservation_department/housing_element_update)

**Public Noticing and Availability of the Draft Housing Element:** Notices for the community workshop and study sessions were published in the *Mountain Views News*, posted on the City website, and on the City's *Village View Newsletter*, Facebook and Instagram pages. Direct invitation letters and emails were sent to local housing service providers and housing advocacy organizations. Most housing developers and organizations that provide supportive housing services to lower and moderate income households and persons with special needs serve the greater Los Angeles region as a whole, and while they did not attend the City's public meetings, staff and the consultants were in contact with local developers regarding development interests, constraints, and opportunities. Property owners of the identified opportunity sites were also sent direct notification and several attended the public meetings.

Upon completion of the draft Housing Element, the document was placed on the City's website on June 21, 2021, and advertised in the *Mountain News*. The working draft Housing Element sites inventory was available on the Housing Element website throughout the public input process, and the public was encouraged to comment.

The following summarizes some of the key comments received on the draft Housing Element, both in writing and at the public hearings, and how they have been considered, and as deemed appropriate, addressed in the Housing Element:

**Table I-3: Summary of Comments on Draft Housing Element and Responses**

Comment on Draft Housing Element	Response
<p>Numerous comments were received from residents concerned about the inclusion of the proposed 42 unit Meadows (Monastery) project in the Housing Element as the project has not been approved.</p>	<p>The draft Housing Element was revised to refer to The Meadows as a contemplated, rather than a pending project. The project is discussed in the Housing Element to provide a complete picture of potential housing growth in the community during the eight-year planning period. The Element makes it clear that The Meadows is not part of the program for rezoning of sites identified in Tables IV-2 and IV-3 required to address the City's RHNA shortfall.</p>
<p>The Element's projections of future accessory dwelling units of 15 per year exceed past performance and should be revised downward.</p>	<p>The draft Element was revised to reduce annual ADU projections from 15 to 12. With building permits for 12 ADUs issued in 2020, and 17 building permits in 2021, these projections are consistent with recent trends. Program actions set forth in the Housing Element to eliminate development impact fees on ADUs &lt;750 square feet and to re-initiate the successful ADU amnesty program will further bolster ADU production. Additionally, the Element includes a commitment to conduct a mid-cycle review of ADU production and affordability.</p>
<p>A shining part of the Housing Element is the Religious Housing Overlay Zone program. Since the program is achieving a sizable portion of the City's lower income RHNA, the City should implement a mid-cycle analysis of the program.</p>	<p>Projected lower income units on congregational lands have been reduced 1/3 of the City's total lower income sites inventory. The City will be conducting follow-up meetings with participating churches to introduce them to potential affordable housing development partners, and will be reporting progress as part of the Annual Housing Element Progress Report.</p>
<p>Why not increase the density on Sites 2 and 4 to 30 units/acre to better address the City's RHNA needs?</p>	<p>The Housing Element establishes two new multi-family zoning categories – R-M-20 which allows 20-24 units/acre, and R-M-30 which allows 30-34 units/acre. These represent meaningful density increases from the City's current R-3 zone that limits density to 13 units/acre, and the R-3-H zone that caps density at 20 units/acre and applies to only two parcels in the City. Limiting the location of R-M-30 zones respects the community's overwhelming desire to maintain Sierra Madre's small town character. Pursuant to Housing Element statutes, Sierra Madre falls within the default density of a minimum 20 units per acre for providing sites affordable to very low and low income households; developments incorporating affordable units may be eligible for additional densities under State density bonus law.</p>

<p>Upzoning Site 3 is planning for tenant displacement and should be removed from the Housing Element sites inventory.</p>	<p>A conceptual site plan has been prepared for Site 3 (refer to Appendix C) that shows the ability to reconfigure the existing open space and parking areas and maintain existing units, while adding 11 additional units as permitted under the new R-3-30 zoning. If the property owner instead proposes to redevelop this site, they would be subject to replacement housing requirements under Government Code 65583.2(g)(3) – see Housing Element Program 6a.</p>
<p>The Affirmatively Furthering Fair Housing Analysis (AFFH) needs to be more tailored to the conditions of Sierra Madre and contain meaningful programs to facilitate change.</p>	<p>The AFFH component of the draft Housing Element has been substantially expanded, and additional concrete actions with specific metrics have been added to address identified contributing factors. Examples of Sierra Madre’s AFFH actions include: outreach to landlords to encourage participation in the Housing Choice Voucher program; educational campaign on affordable housing; and outreach to homeowners in low and moderate income neighborhoods about the new Minor Home Repair Program.</p>

The City received the State Department of Housing and Community Development’s (HCD) written comments on the draft Housing Element on August 12, 2021. The City consulted with HCD staff and drafted revisions to the Element in response to the comments received. The revised draft Element was made available to the public through direct notification of stakeholders and posting the Element on the City’s website on September 1, 2021, providing the public an opportunity to comment prior to resubmittal of the draft to HCD on September 16, 2021. The City consulted with HCD staff on the revised Element prior to adoption by City Council on November 9, 2021. At the conclusion of the agency’s 90-day review period for the City’s adopted Housing Element, HCD sent a comment letter on February 16, 2022 identifying several outstanding issues that would need to be addressed in order to receive HCD certification. City staff consulted with HCD and drafted further revisions to the Element, identified in redline format. The revised Element was made available on the City’s website beginning on March 29<sup>th</sup> for a period of seven days prior to resubmitting the Element to HCD on April 5<sup>th</sup>. Like earlier releases of the draft Element, email notification was provided to the City’s extensive list of Housing Element stakeholders, including numerous organizations that represent lower income and special needs households. HCD provided the City with a subsequent letter on May 27, 2022 identifying one remaining comment pertaining to affirmatively furthering fair housing and offered technical assistance to staff and the consultant to incorporate additional language in the Element to address this issue and bring the Element into compliance with state Housing Element law.

## **Continued Outreach Moving Forward**

To ensure the success of Sierra Madre’s housing policies and programs moving forward, it will be important for the City to continue to engage the community to receive ongoing feedback. The following summarizes some of the outreach to be conducted during the planning period, as presented in the Housing Programs Table V-1:

- Conduct an information campaign to educate residents on what affordable housing means and who it benefits.
- Contact landlords of lower income apartment complexes to provide education and materials about the benefits of the Housing Choice Voucher program.
- Utilize social media to expand information on fair housing and tenant/landlord services available through the Housing Rights Center.
- Conduct outreach on the City’s new Minor Home Repair Program, focusing on seniors and homeowners in the City’s low and moderate income census block groups.
- Provide outreach and education to residents on the ADU development process.

## **D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS**

The Sierra Madre General Plan addresses each of the seven State-mandated General Plan elements within four overall chapters:

- Land Use
- Resource Management
- Hazard Prevention
- Community Services

Each of these General Plan chapters were reviewed as part of the update of the Housing Element to ensure consistency with the policies set forth in those elements. The Hazard Prevention Chapter is being updated in conjunction with the Housing Element to address new Safety Element requirements, including climate adaptation and resiliency strategies, high fire severity zones, and integration of the City’s Hazard Mitigation Plan. The Land Use Chapter and Land Use Map are also being updated to reflect new multi-family residential land use designations and the establishment of an Affordable Housing Overlay on congregational lands. And minor updates are being made to the Circulation Element to replace references to adopted level of service (LOS) thresholds with vehicle miles traveled (VMT) as a metric to evaluate environmental impacts of proposed projects.

The City will ensure that future updates of other General Plan elements will include review and, if necessary, modification of the Housing Element in order to maintain consistency within the General Plan.

## II. HOUSING NEEDS ASSESSMENT

The Needs Assessment evaluates the characteristics of Sierra Madre’s population and housing stock and encompasses the following: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

### A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses the population, age, race/ ethnicity, and employment characteristics of Sierra Madre.

#### 1. Population Growth and Trends

Table II-1 presents population growth trends in Sierra Madre and the region from 1990 through 2020. Sierra Madre has not experienced substantial population growth for several decades as it is a largely “built-out” community. The City’s population peaked about 1970 when the Census recorded 12,140 residents, after which time limited housing development, combined with an aging population and smaller household sizes, caused the population to gradually decline. Sierra Madre’s 2020 population is estimated at 10,816, representing a one percent decline (approximately 100 residents) since 2010. Surrounding areas and the County as a whole has had modest population growth in the last decade.

**Table II-1: Regional Population Growth Trends 1990 – 2020**

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Arcadia	48,290	53,054	56,364	57,212	10%	6%	2%
La Canada Flintridge	19,378	20,318	20,246	20,461	5%	<1%	1%
Monrovia	35,761	36,929	36,590	37,935	2%	-1%	4%
<b>Sierra Madre</b>	<b>10,762</b>	<b>10,578</b>	<b>10,917</b>	<b>10,816</b>	<b>-2%</b>	<b>3%</b>	<b>-1%</b>
Los Angeles County	8,863,164	9,519,338	9,818,605	10,172,951	7%	3%	4%

Source: U.S. Census 1990, 2000 and 2010; Dept of Finance 2020 Population and Housing Estimates.

In terms of future growth trends, the Southern California Association of Governments' (SCAG) 2020 Regional Transportation Plan/Sustainable Communities Strategy projects Sierra Madre’s population will remain relatively unchanged, with less than a three percent increase projected during the 2016-2045 period.

## 2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 shows the age distribution of Sierra Madre in 2000 and 2020, and compares this to the age distribution of Los Angeles County as a whole. The 2014-2018 American Community Survey puts the median age of Sierra Madre at 47.6 years, an increase in five years over the past two decades, and over ten years above the median age for the County (36.7 years).

The most significant change to Sierra Madre’s age profile occurred in the young adult (25-44 years) and senior (65+ years) age groups. The proportion and number of young adults declined significantly over the past two decades, decreasing from 31 to 21 percent and dropping by more than 900 residents. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community due in part to high housing costs. Conversely, the senior population grew by more than 700 residents, increasing from 16 to 22 percent of City residents. In comparison, seniors comprise just 14 percent of the population Countywide.

**Table II-2: Age Distribution 2000 - 2020**

Age Group	2000		2020		L.A. Co. %
	Persons	Percent	Persons	Percent	
Preschool (<5 yrs)	556	5%	498	5%	6%
School Age (5-17 yrs)	1,443	13%	1,471	14%	16%
College Age (18-24 yrs)	521	5%	498	5%	9%
Young Adults (25-44 yrs)	3,255	31%	2,336	21%	30%
Middle Age (45-64 yrs)	3,138	30%	3,634	33%	25%
Seniors (65+ years)	1,665	16%	2,380	22%	14%
<b>TOTAL</b>	<b>10,578</b>	<b>100%</b>	<b>10,816</b>	<b>100%</b>	<b>100%</b>
<b>MEDIAN AGE</b>	<b>42.6 years</b>		<b>47.6 years</b>		<b>36.7</b>

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

### 3. Race and Ethnicity

Table II-3 displays the racial/ethnic distribution of Sierra Madre’s population in 2000 and 2020 and compares this with the County as a whole in 2020. The City is not as ethnically diverse as most communities in Los Angeles County. While persons of Hispanic origin comprise almost half of the Countywide population, such individuals comprise just 16 percent of Sierra Madre’s population. The City did experience some change in racial and ethnic composition over the past two decades, with the most significant increase in Asian/Pacific Islanders (717-person increase), Hispanics (683-person increase) and persons in the “Other” race group (181-person increase). During the same time period, a 1,336 person decrease occurred among Whites. Overall, the racial and ethnic mix of Sierra Madre’s population remains relatively homogeneous in comparison to Los Angeles County as a whole.

**Table II-3: Racial and Ethnic Composition 2000 - 2020**

Racial/Ethnic Group	2000		2020		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	8,431	80%	7,095	66%	26%
Hispanic	1,058	10%	1,741	16%	48%
Asian/Pacific Islander	635	6%	1,352	12%	15%
African American	106	1%	119	1%	8%
American Indian	32	<1%	11	<1%	<1%
Other Race	317	3%	498	5%	3%
<b>TOTAL</b>	<b>10,578</b>	<b>100%</b>	<b>10,816</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

### 4. Employment

Employment characteristics affect housing needs by impacting one’s ability to afford and acquire housing. A vast majority of Sierra Madre residents work in other parts of metropolitan Los Angeles as there are few opportunities outside of service and retail employment within the City itself. According to the Southern California Association of Governments (SCAG) Profile of the City of Sierra Madre (2019), just 6.6 percent of employed Sierra Madre residents work within the City, with the remaining 93.4 percent commuting to other places. Among the most prevalent commute destinations are Los Angeles (22%) and Pasadena (20%).

SCAG documents approximately 2,200 jobs within the City, with the education sector making up over 30 percent, leisure-hospitality jobs comprising 14 percent, professional jobs making up 11 percent and retail service jobs listed at 8 percent. Total jobs declined by 37 percent between 2007 and 2017, though SCAG projects an estimated increase of 200 new jobs over the coming two decades.

Many of the occupations that make up Sierra Madre’s workforce earn limited incomes, making it challenging to afford to live within the community. Occupations earning low and moderate incomes include key members of the Sierra Madre community, such as health care aides, preschool teachers, and retail workers. Based on 2020 Occupational Wage data for Los Angeles County, Table II-4 presents examples of occupations that fall within each income category. As presented later in the section on housing affordability, market rents in Sierra Madre are above the level of affordability to very low, low and moderate income households. Homeownership costs are beyond the reach of all but upper income households, pricing much of the local workforce out of the community.

**Table II-4: Los Angeles County Wages for Select Occupations 2020**

<b>Very Low Income (<math>&lt; \\$45,050</math> - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Child Care Workers	\$14.77	\$30,725	\$768
Waiters/Waitresses	\$16.50	\$34,333	\$858
Security Guards	\$16.82	\$34,986	\$875
Nursing Assistants, Orderlies, Attendants	\$17.35	\$36,070	\$902
Retail Salespersons	\$17.44	\$36,284	\$907
Preschool Teachers	\$17.81	\$37,052	\$926
Emergency Medical Technicians, Paramedics	\$18.76	\$39,037	\$976
<b>Low Income (\$45,050 - \$72,100 - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Retail Sales Manager	\$23.37	\$48,599	\$1,215
Bookkeeping, Accounting, Auditing Clerks	\$23.71	\$49,330	\$1,233
Transit Bus Drivers	\$25.18	\$52,370	\$1,309
Postal Mail Carriers	\$26.92	\$55,978	\$1,400
Licensed Practical and Vocational Nurses	\$28.79	\$59,899	\$1,497
Tax Preparers	\$29.52	\$61,389	\$1,535
Graphic Designers	\$30.89	\$64,246	\$1,606
Social Worker	\$33.30	\$69,268	\$1,731
<b>Moderate Income (\$72,100 - \$74,200 - 2 person household)</b>	<b>Hourly Wage</b>	<b>Annual Income</b>	<b>Max. Monthly Affordable Housing Cost</b>
Business Training and Development Specialist	\$34.70	\$72,165	\$1,804
Computer Network Support Specialist	\$34.94	\$72,676	\$1,817
Chiropractor	\$35.40	\$73,643	\$1,841
Aircraft Mechanics and Service Technicians	\$35.45	\$73,738	\$1,843
Recreational Therapists	\$35.62	\$74,082	\$1,852
Market Research Analyst	\$35.65	\$74,154	\$1,854

Source: Q1 2020 California Occupational Wage Statistics – L A County; 2020 State HCD Income Limits.

Income categories based on two-person household with single wage earner.

Max affordable housing cost based on 30% of income.

## B. HOUSEHOLD PROFILE

Household type, size and income level are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in Sierra Madre.

### 1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

As illustrated in Table II-5, the Department of Finance estimates there were 4,774 households in Sierra Madre in 2020. The City’s average household size of 2.29 reflects a slight increase from 2000 levels, though remains well below the Countywide average size of 3.01, an indication of the high proportion of seniors in the community.

At 64 percent, families continue to comprise the majority of Sierra Madre's households. During the last two decades, families with children remained relatively stable, whereas families without children increased from 35 to 40 percent of all households, in part a reflection of families with grown children no longer living at home. This increase, combined with the decline in young adults and increasing middle age and senior populations, suggests that Sierra Madre's households are aging in place.

**Table II-5: Household Characteristics 2000 - 2020**

Household Type	2000		2020		
	Households	Percent	Households	Percent	L.A. Co. %
Families	2,740	58%	3,051	64%	66%
With children	1,097	(23%)	1,151	(24%)	(27%)
With no children	1,643	(35%)	1,900	(40%)	(39%)
Singles	1,666	35%	1,451	30%	26%
Other non-families	350	7%	272	6%	8%
<b>TOTAL Households</b>	<b>4,756</b>	<b>100%</b>	<b>4,774</b>	<b>100%</b>	<b>100%</b>
Average Household Size	2.20		2.29		3.01
Average Family Size	2.87		3.04		3.69

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

## 2. Household Income

### Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County “Area Median Income” (AMI), adjusted for household size. 2020 income thresholds are presented in Table II-6 below.

**Table II-6: State Income Categories**

Income Category	% County Area Median Income (AMI)	2020 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$23,700	\$27,050	\$30,450
Very Low	0-50% AMI	\$39,450	\$45,050	\$50,700
Low	51-80% AMI	\$63,100	\$72,100	\$81,100
Moderate	81-120% AMI	\$64,900	\$74,200	\$83,500
Above Moderate	120%+ AMI	>\$64,900	>\$74,200	>\$83,500

Source: California Dept of Housing and Community Development, 2020 Income Limits

Table II-7 presents the distribution of household income in Sierra Madre by income category measured as a percentage of the County median. At 65 percent, above-median income households (>100% AMI) comprise the majority of households in Sierra Madre. In contrast, almost 1,150 Sierra Madre households earn lower incomes (<80% AMI). Extremely low-income (ELI) households (<30% AMI) comprise of seven percent of all households, and have significant housing needs. According to the CHAS Data compiled by HUD, 81 percent of the City’s ELI households are spending more than half their income on housing costs, and two-thirds of the City’s ELI households are renters; a group particularly vulnerable to rising rents. The following Housing Element programs can assist modest income renters: Adaptive Reuse, Accessory Dwelling Units, Affordable Housing Development and Funding Assistance, Section 8 Rental Assistance, and Affordable Housing Density Bonus.

**Table II-7: Household Income Distribution 2016**

Income Level	Households	%
Extremely Low Income (0-30% AMI)	324	7%
Very Low Income (31-50% AMI)	368	8%
Low Income (51-80% AMI)	452	10%
Median Income (80-100% AMI)	384	9%
Above Median Income (>100% AMI)	2,835	65%
<b>TOTAL</b>	<b>4,363</b>	<b>100%</b>

Source: SCAG Pre-Certified Local Housing Data, August 2020.

AMI – Area Median Income

Note: Household count differs from 2020 Dept of Finance count depicted in Table II-5

### 3. Special Needs Populations

Certain households have more difficulty in finding decent and affordable housing due to special circumstances. These “special needs” populations include the elderly, large households, persons with disabilities, female-headed households and the homeless, as summarized in Table II-8 and evaluated in the following section.

**Table II-8: Special Needs Populations 2020**

Special Needs Groups	Persons	Households	Percent
<b>Seniors (65+)</b>	2,380		22%
With a Disability*	666		(28%)
Living Alone	523		(22%)
<b>Senior Households</b>		1,480	31%
Renter		414	(28%)
Owner		1,066	(72%)
<b>Persons with Disability*</b>	995		9.2%
<b>Large Households</b>		248	5%
Renter		25	(10%)
Owner		223	(90%)
<b>Female-Headed Family Households</b>		387	8%
With Related Children		108	(28%)
<b>Farmworkers**</b>	0		0%
<b>TOTAL Persons/Households</b>	<b>10,816</b>	<b>4,774</b>	

Source: American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

Note: Numbers in ( ) reflect % of the special needs group, and not the % of total population or households in the City. For example, of the City’s senior households, 28% are renters and 72% are owners.

## Senior Households

Seniors (age 65+) comprise 22 percent of Sierra Madre's residents, and represent a growing segment of the population. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Consistent with trends throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement age.

Among the City's approximately 1,500 senior households, 72 percent own a home and 28 percent rent housing. Almost half of Sierra Madre's seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become frailer.

Some of the more pressing housing needs of Sierra Madre's seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Sierra Madre's 414 senior renter households, 47 percent are very low income (<50% AMI). Market rents in Sierra Madre are beyond the level affordable to very low-income households, resulting in the majority of the City's very low-income senior renters spending more than 30 percent of their incomes on rent.
- **Disabilities.** The Census identifies 28 percent of Sierra Madre's seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population which may require various levels of housing support.
- **Housing maintenance.** Of Sierra Madre's approximately senior 1,070 homeowners, 28 percent live alone. As these homeowners age, many may be unable to maintain their homes and may benefit from the installation of assistance devices to enhance accessibility.

Sierra Madre's Senior Community Commission is responsible for defining the needs, locating and publicizing available resources, coordinating and initiating services and opportunities for the community's senior population.

The Sierra Madre Senior Center, located in the Hart Memorial Park House, offers a variety of services to senior residents. These include daily lunches, case management services, health screenings, and recreational and educational opportunities. A "Lunch & Learn" program is offered twice monthly and includes guest speakers who talk about everything from City services to senior health issues presented by local doctors. Volunteers provide free income tax assistance each year, as well as a volunteer attorney who comes once a month to provide free legal advice.

The Senior Desk at the Center provides referrals & information, and a monthly newsletter is available to all interested senior residents.

The YWCA of San Gabriel Valley offers a home-delivered Meals-on-Wheels program to homebound seniors in the community. The Sierra Madre Dial-A-Ride program is a curb-to-curb transportation service for elderly and disabled residents. The Ear-to-Ear program has volunteers calling homebound seniors (who have asked to be called) at least once a week to check on them.

Sierra Madre developed a Senior Master Plan in 2000, which it updated in 2007. The Master Plan examines the needs of Sierra Madre seniors and the best ways to meet those needs. The 2007 Plan looks at the overall senior demographics, the successes from the 2000 Master Plan and a new Action Plan with goals, short-term and long-term strategies, challenges and indicators of success.

In 2014, the City provided a report of the accomplishments to-date made under the 2007 Master Plan. Some of these accomplishments include:

- Renovations and equipment for the Senior Center;
- Hiring of a part-time Recreation Supervisor and Recreational Specialist;
- Additional transportation resources for seniors including: Gateway Coach usage available at no cost; a safe driver class offered by the American Association of Retired Persons; and increased hours for Dial-A-Ride;
- Additional informational resources at the Senior Center;
- Expansion of recreation programs at the Senior Center; and
- A yearly community yard sale and summer Concert in the Park.

One of the Master Plan goals is for desirable, affordable housing for seniors (goal 3b). Needed housing alternatives include the following facilities: independent living, monitored living, assisted living, skilled nursing and shared housing. Housing facilities that currently serve the City's seniors include: Sierra Madre Senior Apartments (46-unit low income senior apartment complex); The Kensington (40 assisted living units and 35 memory care units); The British Home (continuing care retirement community for 41 residents); and three board and care homes, each with six person capacity.

## **Persons with Disabilities**

A disability is defined as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

Nearly 1,000 Sierra Madre residents, or approximately nine percent of the City's population, suffer from one or more disabilities. Nearly half of these disabled residents have a physical disability, while 30 percent have a cognitive disability and 20 percent

have self-care limitations that require assistance with daily living. Of the City's senior population, about 28 percent have one or more disability.

The living arrangements for persons with disabilities depend on the severity of the disability. Many disabled persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Sierra Madre has two licensed adult residential facilities providing housing for up to 46 adults with developmental disabilities, the majority of whom are also visually impaired or legally blind. Both of these facilities are run by the CLIMB organization. CLIMB's Level 3 facility serves 40 individuals with moderate disabilities. Facility programming emphasizes resident participation in activities of daily living and self-help skills training. CLIMB's Level 2 facility serves six residents and is considered a "halfway house" for residents entering independent living.

Efforts to support the disabled in Sierra Madre include a Dial-A-Ride program, which is subsidized by the partial return of gas tax revenue from the County of Los Angeles. The CLIMB Work Activity Center is located next to one of CLIMB's licensed residential facilities on Sierra Madre Boulevard. This center provides day programs for the CLIMB residents, as well as outside participants.

The City enforces several regulations, which serve to enhance accessibility to disabled residents. For example, any new apartment development is subject to requirements under the Americans with Disabilities Act (ADA) for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. In addition, the 46-unit Sierra Madre Senior Housing project meets stringent accessibility requirements due to the project's partial funding through the State California Fair Employment and Housing Act (CFHA). Pursuant to CHFA, 5 percent of the units are fully built handicapped units, and 95 percent of the units are fully accessible and meet all state and federal requirements.

### ***Developmental Disabilities***

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. ASDs are the fastest growing developmental disability in California, and the state is projected to face a substantial number of persons with ASD maturing into adulthood, many of whom will want to live independently and need appropriate housing.

The Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The San Gabriel Valley Regional Center (SGPRC) serves more than 13,000 clients in the San Gabriel Valley and Pomona region. Within the City of Sierra Madre zip code 91024, the San Gabriel/Pomona Regional Center currently provides services to 117 residents with developmental disabilities, generating an estimated need for 33 housing units:

**Table II-9: Developmentally Disabled Residents Served By San Gabriel/Pomona Regional Center**

City of Sierra Madre	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
Persons served	27	6	35	19	30	117
Est. Housing Need*	7	3	12	5	6	33

Source: San Gabriel/Pomona Regional Center, February 2020.

\* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

Among the residents served by the regional center, approximately 59 percent live with a parent, family member or guardian and 41 percent live in a community care facility.<sup>1</sup> These percentages highlight the need for people with developmentally disabled family members to have a variety of housing options to provide ongoing care and support. In addition, the development of care facilities can assist those residents who need long-term supportive housing choices.

The regional centers have identified several community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Sierra Madre supports the provision of housing for persons with disabilities, as evidenced by the presence of two CLIMB residential facilities for developmentally disabled to adults, and the adoption of reasonable accommodation procedures. Many Housing Element programs also assist residents with developmental disabilities.

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<sup>1</sup> California Department of Developmental Services, Consumer County by California ZIP Code and Residence Type. Regional Center and Early Start Consumers, June 2020.

## **Large Households**

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In Sierra Madre, large households comprise five percent of total households. Of the City's approximately 250 large households, just ten percent are renters. The 2014-2018 American Community Survey documents 223 rental units (including apartments, townhomes and single-family rentals) in Sierra Madre with three or more bedrooms, in general, the appropriate size for households with 5 or more members. In contrast, the City has only 25 large renter households, indicating that Sierra Madre has an adequate supply of rental units to house its large families. However, the majority of Sierra Madre's large rental units are within single-family homes, and with 3-bedroom homes commanding median rents in excess of \$4,000, the affordability of these units could be an issue.

## **Female-Headed Households**

Female-headed households typically have a special need for such services as health care and childcare, among others. Single person female households are frequently elderly widows, whereas female-headed households with two or more members are frequently single mothers. Female-headed households, especially those with children, tend to have lower incomes, which limits their housing options and access to supportive services. As shown in Table II-8, 387 female-headed households are in Sierra Madre, 28 percent of which have children under 18 years of age. Approximately 60 percent of Sierra Madre's female-headed households with children have incomes below the poverty line (SCAG Local Housing Data, August 2020). These households often need assistance with housing subsidies, as well as accessible and affordable day care.

The City of Sierra Madre offers a variety of youth programs that can help supplement day care. The Youth Activity Center (YAC) provides counseling services, homework assistance, and social activities for youth age 12 to 17. Some of the activities include music, basketball, arts & crafts, volunteer opportunities, movie nights and field trips.

## **Homeless**

The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Planning Area (SPA) 3, the homeless population was

4,555 persons in 2020, which was a one percent increase from the homeless population in SPA 3 in 2019. Over half of the San Gabriel Valley homeless fell within the 25-54 age group; 34% experienced substance abuse issues; 28% suffered from mental health issues; 25% had a physical disability; and 39% were categorized as “chronic homeless.”

Within Sierra Madre, no homeless persons were identified during the 2020 count.

Sierra Madre participates with the San Gabriel Valley Council of Governments (SGVCOG) to address regional homeless needs. One of the key recommendations of the Homeless Services Strategy has been realized – establishment of a Valley-wide Housing and Homelessness Coordinating Council.

Homeless in Sierra Madre are served by numerous facilities and programs, primarily located in the adjacent city of Pasadena. These programs include several emergency and transitional shelters, permanent supportive housing and Union Station Homeless Services, the largest social services agency in the San Gabriel Valley assisting homeless and very-low income individuals and families. The San Gabriel Valley Consortium on Homelessness has developed an on-line database of services available to the homeless in the San Gabriel Valley ([www.sgvc.org](http://www.sgvc.org)). In addition, the City of Sierra Madre’s website has a list of community resources to help with social service needs, including homelessness.

### **Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. However, no agricultural land remains in Sierra Madre, and no land is designated for agricultural use. Furthermore, the Southern California Association of Governments (SCAG) identifies no Sierra Madre residents in farmworker occupations (SCAG Local Housing Data, August 2020). Therefore, given the lack of farmworkers in Sierra Madre, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

## C. HOUSING STOCK CHARACTERISTICS

A city’s existing housing stock is important in identifying the community’s needs. Housing tenure, cost, condition of structures and vacancy are important to understand. This section identifies the characteristics of Sierra Madre’s physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

### 1. Housing Growth

Table II-10 displays housing production in Sierra Madre compared to neighboring cities and the County of Los Angeles. During the 1990’s, Sierra Madre’s housing stock increased by just one percent, which was below the three percent housing growth experienced Countywide, though fairly comparable to neighboring San Gabriel Valley cities. During the 2000s, nearly 200 new units were added to Sierra Madre’s housing stock, a four percent increase, and comparable to housing growth levels in Arcadia, Monrovia and the County as a whole. Over the most recent decade, housing growth has again slowed to less than one percent, below that of the County and comparable to that in La Canada Flintridge.

The State Department of Finance documents the 2020 Sierra Madre housing stock at 5,126 units, reflecting a net increase in just 13 units since 2010. In total, Sierra Madre has experienced a net increase of 258 housing units since 1990.

**Table II-10: Regional Housing Growth Trends 1990 - 2020**

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990 - 2000	2000 - 2010	2010 - 2020
Arcadia	19,483	19,970	20,686	21,237	2%	4%	3%
La Canada Flintridge	6,918	6,989	7,089	7,116	1%	1%	<1%
Monrovia	13,944	13,957	14,473	15,084	<1%	4%	4%
<b>Sierra Madre</b>	<b>4,868</b>	<b>4,923</b>	<b>5,113</b>	<b>5,126</b>	<b>1%</b>	<b>4%</b>	<b>&lt;1%</b>
L.A. County	3,163,343	3,270,909	3,443,087	3,590,574	3%	5%	4%

Source: U.S. Census 1990, 2000 and 2010; Dept of Finance 2020 Population and Housing Estimates.

## 2. Housing Type and Tenure

Table II-11 depicts the mix of housing types in Sierra Madre. Single-family homes remain the dominant housing type, comprising 76 percent of the City’s 2020 housing stock, compared to multi-family units, which comprise 24 percent. From 2000 to 2020, the number of single-family units increased by 280 units, while multi-family units decreased by 77 units.

**Table II-11: Housing Unit Type**

Unit Type	2000		2020	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	3,400	69%	3,557	69%
SF Attached	205	4%	328	6%
<b>Total Single-Family</b>	<b>3,605</b>	<b>73%</b>	<b>3,885</b>	<b>76%</b>
2 to 4 Units	377	8%	337	7%
5 or more units	941	19%	904	18%
<b>Total Multi-Family</b>	<b>1,318</b>	<b>27%</b>	<b>1,241</b>	<b>24%</b>
Mobile Homes & Other	0	0%	0	0%
<b>Total Housing Units</b>	<b>4,923</b>	<b>100%</b>	<b>5,126</b>	<b>100%</b>
<b>Vacancy Rate</b>		<b>4.9%</b>		<b>6.9%</b>

Source: U.S. Census 2000; Dept of Finance 2020 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned or rented. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. The 2014-2018 American Community Survey documents 62 percent of Sierra Madre households were homeowners, fairly comparable to the City’s 2000 homeownership levels (63%), and substantially higher than the Countywide average of 45 percent (Table II-12).

**Table II-12: Housing Tenure 2000 - 2020**

Occupied Housing Units	2000		2020		
	Units	Percent	Units	Percent	LA Co %
Renter	1,780	37%	1,814	38%	55%
Owner	2,976	63%	2,960	62%	45%
<b>TOTAL</b>	<b>4,756</b>	<b>100%</b>	<b>4,774</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2000; American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

According to the SCAG housing data, among the City’s 344 Extremely Low Income households, 230 (or 67%) are renters while the remaining 114 (or 33%) are homeowners. These percentages show the challenges of achieving home ownership for extremely low income residents.

## Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing.

The 2014-2018 American Community Survey estimates rental vacancies were at five percent in Sierra Madre, indicating ideal vacancy levels for sufficient mobility. Ownership vacancies were estimated at 1.8 percent, which is close to the desired two percent reflecting a balance between supply and demand.



### 3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Table II-13 displays the age of Sierra Madre’s occupied housing stock by tenure as of 2020. With 95 percent of the City’s housing stock built prior to 1989, over 4,500 units have reached the 30-year benchmark. The aging of such a large portion of Sierra Madre’s housing stock indicates a continued need for code enforcement and home improvement programs to stem potential deterioration.

**Table II-13: Age of Housing Stock by Tenure**

Year Structure Built	Renter Housing	Percent Renter	Owner Housing	Percent Owner	Total Percent
2014 or later	0	0%	9	<1%	<1%
2010-2013	0	0%	0	0%	0%
2000-2009	34	2%	53	2%	2%
1990-1999	18	1%	148	5%	3%
1980-1989	78	4%	145	5%	5%
1970-1979	200	11%	243	8%	9%
1960-1969	303	17%	480	16%	16%
1950-1959	428	24%	645	22%	23%
1940-1949	187	10%	488	17%	14%
1939 or earlier	566	31%	749	25%	28%
<b>Total</b>	<b>1,814</b>	<b>100%</b>	<b>2,960</b>	<b>100%</b>	<b>100%</b>

Source: American Community Survey 2014-2018; Dept of Finance 2020 Population and Housing Estimates.

Problems with property maintenance and housing deterioration have not been a significant issue thus far in Sierra Madre. High property values and a strong sense of neighborhood pride have contributed to well-maintained neighborhoods. Nonetheless, given the community’s aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, ongoing maintenance is key. A need does exist to examine potential code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration. This includes marketing the Housing Rehabilitation Assistance Program available through the County to lower income Sierra Madre homeowners, the majority of whom are senior citizens.

In terms of developing a general estimate of the number of units which may require rehabilitation over the planning period, the City used the following approach, as confirmed by code enforcement staff. Using 30 years as the benchmark when residential structures begin requiring major systems replacement or repair, units built prior to 1990 can be considered as potential candidates for rehabilitation needs. Of Sierra Madre’s approximately 1,760 pre-1990 rental units, an estimated 20 percent, or 352 units, may require some degree of rehabilitation. Among the City’s 2,750 pre-

1990 owner units, an estimated five percent, or 137 units, may need rehabilitation. No units have been identified as needing replacement.

The City has a Designated Historic Landmarks list, which includes approximately 40 residential properties. Many additional homes may be eligible for the list given the age of the housing stock. According to the City's Municipal Code, properties included on this Landmarks list that need to undergo repair (not applicable for ordinary repair and maintenance) may be able to waive the need for a city building permit and plan check fees. In addition, the City participates in the Mills Act Program and currently has 23 contracts with property owners. This program provides property tax relief to those property owners who restore and maintain their historic properties.

#### **4. 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 be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Sierra Madre residents.

##### **Homeownership Market**

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median "Home Value Index" for any given geographic area. Table II-14 presents the December 2019 median home value index for Sierra Madre and nearby communities, and shows the change in median home values from the prior year 2018.

The home value index for Sierra Madre was \$1,042,600 (inclusive of both single-family homes and condominiums) in December 2019, an increase of less than one percent from 2018. The cities of San Marino and South Pasadena have experienced large positive price appreciation and that is projected to continue. Many cities in the region, including Sierra Madre, have substantially higher home values than Los Angeles County as a whole, where the median value was \$679,400 in 2019 (Los Angeles/Long Beach/Anaheim metro area).

**Table II-14: Regional Median Home Values - 2019**

City	December 2019 Median Home Value	% Change from December 2018
San Marino	\$2,252,900	14.1%
South Pasadena	\$1,191,400	10.4%
<b>Sierra Madre</b>	<b>\$1,042,600</b>	<b>0.7%</b>
Arcadia	\$1,008,600	2.7%
Altadena	\$872,600	2.1%
Temple City	\$761,000	-1.9%
Pasadena	\$854,500	0.6%
San Gabriel	\$780,800	-0.5%
Monrovia	\$724,000	-0.3%
Duarte	\$549,000	2.1%
LA, Long Beach, Anaheim	\$679,400	1.6%

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2019; LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area.

Table II-15 which follows provides information on the Sierra Madre median home values during 2019 by number of bedrooms. The median values for homes in the Los Angeles/Long Beach/Anaheim metro area are also provided. As shown, homes of all sizes increased in median value with the exception of 4 bedroom homes. However, despite this decrease, these homes are still more than \$1.2 million, which is well over the metro median and beyond the purchasing ability of almost all income groups.

**Table II-15**  
**Sierra Madre Median Home Values by Size in 2019**

# Bedrooms	December 2018 Value	December 2019 Value	% Change	LA/Long Beach/Anaheim
1	\$599,600	\$613,000	2.2%	\$422,500
2	\$712,300	\$727,300	2.1%	\$535,400
3	\$1,009,500	\$1,013,500	4.0%	\$638,400
4	\$1,295,100	\$1,260,600	-2.6%	\$783,700
5+	\$1,520,500	\$1,543,200	1.5%	\$1,133,000
Total	\$1,003,900	\$1,009,000	0.5%	\$669,000

Source: Zillow Home Value Index from Zillow.com, Data through December 31, 2019; LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area.

Another important data set is the sale listing prices for homes. In December 2019, Sierra Madre's median list price was \$587 per square foot, while the list price in the greater LA/Orange County metro area was \$444 per square foot. In February 2020, 13 homes and 2 townhomes were listed for sale in Sierra Madre on Zillow listing services. The house listings ranged from \$689,000 for a 2 bedroom to almost \$2,000,000 for a 6 bedroom home. The prices listed for the townhomes were \$639,000 for a 2 bedroom unit and almost \$800,000 for a 3 bedroom unit.

## Rental Housing Market

Rental information for Sierra Madre was obtained in January and February 2020 from internet rental listings on Craigslist and Westside Rentals websites. Table II-16 presents the results of the rent survey by unit type and number of bedrooms.

A total of 19 non-duplicative apartment units were advertised for rent in Sierra Madre. The median monthly rent for a studio was \$1,472, for a one-bedroom was \$1,800, for a two-bedroom unit was \$2,050 and for a unit of three-bedrooms was \$3,000. During the same time period, 21 homes were listed for rent. The median monthly rent for a one-bedroom house was \$2,495, for a two-bedroom house was \$2,995, a three-bedroom house was \$4,075, and homes with four or more bedrooms commanded a median rent of \$5,000.

**Table II-16**  
**Sierra Madre Survey of Vacant Rental Units February 2020**

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments</i>			
Studio	2	\$1,450-\$1,495	\$1,472
1	4	\$1,600-\$1,995	\$1,800
2	8	\$1,875-\$2,395	\$2,075
3	5	\$2,300-\$3,750	\$3,000
<i>Single-Family Homes</i>			
1	7	\$1,795-\$2,895	\$2,495
2	5	\$2,900-\$3,000	\$2,995
3	4	\$3,050-\$5,000	\$4,075
4+	5	\$3,500-\$5,000	\$5,000

Source: [www.craigslist.org](http://www.craigslist.org), [westsiderentals.com](http://westsiderentals.com)

## Accessory Dwelling Units

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State

passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including “by right” approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

In December 2019, the City of Sierra Madre City Council adopted an urgency ordinance to comply with the new State requirements. This ordinance amended Title 17, Chapter 17.22 of the City’s Municipal Code. Highlights of Sierra Madre’s current ADU regulations include:

- ADU applications are considered ministerial, without discretionary review;
- New language outlining provisions for junior accessory dwelling units;
- ADUs are permitted within residential or mixed-use zones;
- An attached ADU shall not exceed 59 percent of the existing living area;
- The maximum floor area for a detached or attached ADU shall not exceed 1,200 square feet;
- The maximum floor area for a junior ADU shall not exceed 500 square feet;
- The maximum height of a detached ADU shall be 16 feet;
- One on-site parking space shall be designated for each ADU;
- All junior ADU shall have, at a minimum, an efficiency kitchen and living area.

During calendar year 2020, the City received 26 applications for ADUs, reflecting a significant increase in development interest since adoption of the new ordinance. Of these 26 applications, twelve had been issued building permits by year end, with an additional ~~17~~<sup>ten</sup> ADU building permits issued in ~~the first eight months of~~ 2021.

In March, 2022, the City adopted an updated ADU ordinance to reflect recent changes in State law, and incorporated the following incentives beyond those required under state law:

- Elimination of parking requirements for ADUs in the R-1 and H zones
- Elimination of development impact fees on ADUs <750 square feet

The new ADU Ordinance also re-initiates an amnesty program for accessory units to bring existing units built illegally up to code.

### ***ADU Affordability***

In December 2020, Southern California Association of Governments (SCAG) released a “Regional Accessory Dwelling Unit Affordability Analysis”. SCAG conducted this analysis to “provide local governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements”<sup>2</sup> The analysis consisted of five steps:

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<sup>2</sup> Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

- A. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
- B. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUS were surveyed between April and June 2020);
- C. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
- D. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
- E. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15% of ADUs are provided rent-free, and can therefore be assume to affordable to extremely low income households (0-30% AMI).

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions and the inland jurisdictions. Table II-17 presents SCAG’s affordability assumptions for ADUs in LA County’s inland jurisdictions, providing the basis for assigning affordability to projected ADUs in Sierra Madre’s Housing Element Update. As shown, almost 70 percent of all ADUs and 54 percent of rented ADUs are estimated by SCAG to be affordable to lower income households.

**Table II-17**  
**Affordability Assumptions for All ADUs**  
**Los Angeles County – Inland Jurisdictions**

Category	Affordability Assumptions for Rented ADUs <sup>1</sup> 85% of Total	Affordability Assumptions for Non-Rented ADUs <sup>2</sup> 15% of Total	Affordability Assumptions for Rented ADUs <sup>3</sup> 100% of Total
Extremely Low Income	0%	100%	15%
Very Low Income	10%	0%	9%
Low Income	53%	0%	45%
Moderate Income	3%	0%	2%
Above Moderate Income	35%	0%	30%

Source: Southern California Association of Governments, “SCAG Regional Accessory Dwelling Unit Affordability Analysis”, December 2020.

1. Used step D in analysis to combine proportions from step C into single breakdown of rented ADUs by income category.
2. Based on SCAG research of non-rented ADUs, it was determined that 15% of ADUS will be available at rents affordable to Extremely Low Income households.
3. Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

## Housing Affordability

The affordability of housing in Sierra Madre can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-18 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with median home values as previously documented in Table II-15. As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household, \$533,632 for a four-person household, and \$545,881 for a five-person household. Median home values in Sierra Madre are well beyond the reach of moderate income households, with three- and four-bedroom homes more than twice the value of affordable purchase prices.

The City has several programs to assist with housing affordability. For the Highland Mews project, the City supported Heritage Housing Partners in acquiring \$500,000 in County funds to establish a first-time homebuyer program to assist moderate income families in the purchase of three units at 186 W. Highland Avenue. The City is also planning to utilize SB 2 planning grant funds to update the City's density bonus ordinance.

**Table II-18**  
**2020 Los Angeles County Maximum Affordable Housing Cost**

<b>Moderate Income Affordable Housing Cost</b>	<b>2 Bedroom (3 Persons)</b>	<b>3 Bedroom (4 persons)</b>	<b>4 Bedroom (5 persons)</b>
Household Income @ 120% Median	\$83,500	\$92,750	\$101,500
Income for Housing @ 35% Income	\$29,225	\$34,462	\$35,525
Maximum Monthly Housing Cost	\$2,435	\$2,871	\$2,960
Less Expenses:			
Utilities <sup>1</sup>	(\$146)	(\$172)	(\$204)
Taxes (1.10% of sales price)	(\$406)	(\$488)	(\$500)
Insurance (0.1% of sales price) <sup>2</sup>	(\$37)	(\$44)	(\$45)
HOA Fees & Other Maintenance	(\$250)	(\$250)	(\$250)
Monthly Income Left for Mortgage	\$1,596	\$1,917	\$1,961
Supportable Mortgage (3.5% interest)	\$355,421	\$426,906	\$436,705
Homebuyer Downpayment (20%)	\$88,855	\$106,726	\$109,176
<b>Max. Affordable Purchase Price</b>	<b>\$444,276</b>	<b>\$533,632</b>	<b>\$545,881</b>
<b>Sierra Madre Median Home Value</b>	<b>\$727,300</b>	<b>\$1,013,500</b>	<b>\$1,260,600</b>

Source: Karen Warner Associates.

1. Utility costs based on 2020 HACoLA schedule and assumes gas appliances.

2. Estimated from quotes from Progressive Insurance

3. Median home prices (inclusive of both single-family and condominiums) based on Zillow Home Value Index from Zillow.com, Data through December 2019.

Table II-19 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with median rents on vacant units in Sierra Madre, as documented previously in Table II-16. As this Table indicates, median rents are well above the level of affordability for very low income households, regardless of household size. Some one- and two-bedroom units may be affordable to low income households. For moderate income households, median rents in Sierra Madre now exceed the maximum affordable rent levels as well; although some lower cost one- and two-bedroom units might be an option.

**Table II-19: 2020 Los Angeles County Maximum Affordable Rents\***

<b>Income Level**</b>	<b>1 Bedroom (2 person)</b>	<b>2 Bedroom (3 person)</b>	<b>3 Bedroom (4 person)</b>
Very Low Income	\$999	\$1,122	\$1,236
Low Income	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,728	\$1,942	\$2,147
<b>Sierra Madre Median Rents</b>	<b>\$1,800</b>	<b>\$2,075</b>	<b>\$3,000</b>

Source: Karen Warner Associates, 2020.

\* Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: \$127 for 1 bedrooms, \$146 for 2 bedrooms, and \$172 for 3 bedrooms.

\*\*Income levels reflect the 2020 Official State Income Limits published by State HCD.

## 5. Assisted Housing At-Risk of Conversion

State law requires the City to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. Assisted rental developments include multi-family rental housing assisted or regulated under several federal, state, County and local programs, including local inclusionary housing and density bonus programs. Review of Federal and State subsidized housing inventories confirms that there is just one “Assisted Housing Project” in Sierra Madre, as defined by Government Code Section 65583(A)(8).

The 46-unit Sierra Madre Senior Apartments completed in August 2007 provides affordable rental housing to very low and low-income seniors age 55 years and older. Redevelopment Agency assistance to the project mandates a minimum 55-year affordability term. Given the affordability controls, these units are not at risk of conversion during the Housing Element planning period.



Any restricted units provided through the density bonus program will have an affordability period of 55 years.

## D. REGIONAL HOUSING NEEDS

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction within the SCAG region. This is known as the “Regional Housing Needs Assessment” (RHNA) process.

### 1. Existing Housing Needs

#### Household Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table II-20 shows the incidence of overcrowding in Sierra Madre and Los Angeles County as measured by the 2014-2018 American Community Survey compiled by SCAG. As indicated, overcrowding impacted three percent of owners and two percent of renters. Severe overcrowding (greater than 1.5 persons per room) was experienced by only two percent of owner households in the City, whereas none of the renter households experienced severe overcrowded living conditions. Overall, household overcrowding remains a relatively minor issue in Sierra Madre.

**Table II-20: Overcrowded Households 2018**

Overcrowding	Households	Percent	L.A. Co. %
<b>Owners</b>			
Overcrowding (>1.0 ppl/room)	78	3%	4%
Severe Overcrowding (>1.5 ppl/room)	60	2%	2%
<b>Renters</b>			
Overcrowding (>1.0 ppl/room)	27	2%	9%
Severe Overcrowding (>1.5 ppl/room)	0	0%	7%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018

Household count differs from 2020 Dept of Finance count depicted in Table II-5.

## Household Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing. Housing overpayment, as defined by the State and Federal government, occurs when a household spends more than 30 percent of its income on housing; severe overpayment is spending greater than 50 percent of income on housing. Table II-21 shows the incidence of overpayment in Sierra Madre.

**Table II-21: Housing Overpayment 2018**

Overpayment	Households	Percent	L.A. Co. (%)
<b>Renters</b>			
Overpayment (30%-50% income on housing)	384	23%	25%
Severe Overpayment (>50% income on housing)	353	21%	29%
<b>Owners</b>			
Overpayment (>30% income on housing)	737	39%	44%

Source: SCAG Pre-Certified Local Housing Data, August 2020; American Community Survey 2014-2018

Household count differs from 2020 Dept of Finance count depicted in Table II-5.

The 2014-18 American Community Survey data compiled by SCAG identifies 23 percent of renters in Sierra Madre as spending between 30-50 percent of their total income on housing, with an additional 21 percent spending more than half their income on housing. These levels of overpayment are similar to levels measured in the 2010 Census and are lower than the overpayment Countywide. Among the City's owner households, 39 percent were facing overpayment, an increase from the 2010 Census (when 35% were facing overpayment). However, owner overpayment in Sierra Madre remains lower than overpayment faced Countywide.

Among lower income renter households, overpayment is most pronounced. As shown in Table II-22, all renter households earning less than \$20,000 in Sierra Madre face severe overpayment and all renter households earning less than \$35,000 face either overpayment or severe overpayment. As anticipated, as a household's income increases, the level of overpayment declines. The impact of housing overpayment on Sierra Madre's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. The high incidence of renter overpayment represents a significant housing need in Sierra Madre, and is addressed through Housing Element programs for: Accessory Dwelling Units; Affordable Housing Development Assistance; Partnerships with Affordable

Housing Developers; Section 8 Rental Assistance; Affordable Housing Density Bonus; and Alternative Housing Models.

**Table II-22: Lower Income Renter Overpayment 2018**

Income Level	Overpayment (30-50% income on housing)		Severe Overpayment (>50% income on housing)	
	Households	% of renter income category	Households	% of renter income category
Less than \$20,000	0	0%	219	100%
\$20,000-\$34,999	110	66%	57	34%
\$35,000 to \$49,999	150	63%	54	23%
\$50,000 to \$74,999	99	22%	23	5%
\$75,000 to \$99,999	25	11%	0	0%
\$100,000 or more	0	0%	0	0%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

Household count differs from 2020 Dept of Finance count depicted in Table II-5.

As can be seen from Table II-23 below, owner overpayment is most pronounced among lower income households as well. For homeowners earning less than \$75,000, overpayment is anywhere from 91 percent to 100 percent among these households. The Housing Element Program for Homeownership Assistance helps to address this issue.

**Table II-23:  
Lower Income Owner Overpayment 2018**

Income Level	Overpayment (>30% income on housing)	
	Households	% of owner income category
Less than \$20,000	43	100%
\$20,000-\$34,999	50	100%
\$35,000 to \$49,999	13	100%
\$50,000 to \$74,999	86	91%
\$75,000 or more	545	32%

Source: SCAG Pre-Certified Local Housing Data, August 2020.

Household count differs from 2020 Dept of Finance count depicted in Table II-5.

## 2. Five-Year Projected Housing Growth Needs

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth

across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. The main determining factors in SCAG’s methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories.

The process for the 6th cycle RHNA is underway, with 1.34 million new housing units assigned by the state to the SCAG region, representing the largest allocation the region has ever received and resulting in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG’s Regional Council officially adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy on which the RHNA is based. Draft RHNA allocations were distributed to local jurisdictions on September 11, 2020, initiating a 45-day period in which jurisdictions can appeal their numbers based upon application of SCAG’s methodology, local planning factors, or changed circumstances. SCAG has historically granted very few appeals, and of the 48 appeals filed during the 6<sup>th</sup> cycle RHNA, just two were granted. The final RHNA allocations were adopted by SCAG on March 4, 2021. Table II-24 presents Sierra Madre’s RHNA for the 2021-2029 Housing Element cycle.

**Table II-24: Regional Housing Needs Assessment 2021-2029**

Income Level	Percent of AMI*	Units	Percent
Very Low	0-50%	79	38%
Low	51-80%	39	19%
Moderate	81-120%	35	17%
Above Moderate	120%+	51	26%
Total		204	100%

Source: Southern California Association of Governments (SCAG) 6th Cycle RHNA.

\* AMI - Area Median Income

\*\* An estimated half of the City’s 79 very low income housing needs (39 units) units are for extremely low income households earning less than 30% AMI.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Sierra Madre will continue to provide sites for a mix of single-family, multi-family and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

### III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Sierra Madre.

#### A. GOVERNMENTAL CONSTRAINTS

##### 1. Land Use Controls General Plan Designations

Sierra Madre updated the City's General Plan in July 2015. The predominant land use designation is residential, comprising approximately 80 percent of the land in the city. Sierra Madre is an established, built-out community with only a small number of vacant parcels remaining. The majority of the higher density housing is located around the downtown area near Baldwin Avenue, Sierra Madre Boulevard and adjacent streets. The Sierra Madre General Plan has the following residential land use designations:

*Residential Low Density* – The Low Density Residential Areas comprise most of Sierra Madre. Under this designation, development of land is permitted at 1 dwelling unit per lot.

*Hillside*– Like other hillside communities, Sierra Madre has specific guidelines and standards for hillside development to preserve the character of the hillside and protect residents and the environment. The Hillside Ordinance limits development according to four slope categories, ranging from category one (0 - 14.9% slope, up to 2.9 units/acre) to category four (>25% slope, up to 0.01 units per acre). In addition, the Hillside Ordinance limits grading and excavation to no more than 2,000 cubic yards per site and units must keep a distance of 100 feet from ridge lines and riparian sites to maintain the natural topography and safety of the development. Before development may occur, drainage, landscaping, and site-specific biological assessments must be completed and approved.

*Residential Canyon Area* - The RC designation refers to the Sierra Madre Canyon area that was originally developed for vacation homes in the 1920s and 30s. Since they were developed as vacation homes, the lots and structures are smaller than average, resulting in a higher density than average in a low-density zone. These homes are now permanent residences and require a separate land use designation to lessen the constraints on housing development in the canyon while maintaining the quaint and unique character of the area. The Residential Canyon zone district allows suitable development on smaller lots, while preventing overbuilding and mansionization.

*Residential Medium Density* – Intended for development of two units per lot. The units may be attached or detached and up to two-stories in height. This designation is primarily found along Mountain Trail Avenue and Baldwin Avenue north of Highland Avenue. Minimum lot area is 7,500 square feet and the maximum density is 11 dwelling units per acre.

*Residential Medium/High Density* – These high density areas are primarily located in the central portion of the City, immediately surrounding the Downtown. Densities for this land use designation are up to 13 units per acre.

*Residential Entrepreneur Overlay* – This overlay is designed to provide opportunities for small entrepreneurial businesses, services and professional offices in addition to residential uses near the downtown area where transit opportunities exist and where a mix of uses already exists.

*Residential High Density RH1* This General Plan land use designation accommodates densities of 20 units/acre.

*Artisan Mixed Use* – This designation allows for complementary commercial, residential and manufacturing uses on East Montecito Avenue where artisans can work and live and where craft-related manufacturing can take place. Development requires a conditional use permit to ensure that the new uses are compatible with existing uses.

Sierra Madre has an important sense of community and place. The General Plan discusses the following areas as key components of the City’s character:

*Downtown District* - The Downtown District is located in the center of the City along Sierra Madre Boulevard and Baldwin Avenue. Along Sierra Madre Boulevard, this district begins at Lima Street to the west and Baldwin Avenue to the east. Along Baldwin Avenue, it extends from Suffolk Avenue to the south and up to Highland Avenue to the north. The Downtown district can be described as a “village center” as it is characterized by one and two-story commercial buildings with small storefronts housing quaint retail stores, unique restaurants, commercial and professional offices, service businesses, institutional and nonprofit facilities, and medical facilities. The Kensington Assisted Living Facility is also located in this district.

The pattern of development in the downtown encourages pedestrian activity that brings a liveliness to the street. In 2007, the Voter’s Empowerment Ordinance, known as “Measure V”, was adopted to ensure the preservation of the small-town character of the downtown district by limiting development height and density to two stories, 30 feet in height, and 13 residential units per acre.

*East Montecito District* - East Montecito Avenue is the City’s manufacturing and light industrial district. This street is locally historic in that a number of older industrial structures still exist, as well as historic housing, such as the original

ticket booth for the Red Line, and the original cabins built for the tuberculosis patients who came to the area before Sierra Madre was formed. There is very low housing turnover in this area. This district includes several businesses such as plumbers' and mechanics' shops, storage facilities, welders, vehicle storage, research and development firms, and crafts-related businesses, such as furniture making, glass lamp making, pottery, seamstress, film making, photography and artists' studios. This area is subject to the Voters Empowerment Ordinance (Measure V) requirements.

## **2 Development Standards**

The City's Development Code implements the General Plan and contains development standards for each zoning district consistent with the land use designations of the General Plan. Table III-1 outlines the City's residential development standards that are presented in the Sierra Madre Municipal Code. As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

The Zoning Code also includes two Specific Plan Overlay Zones:

*Kensington Specific Plan Overlay Zone* - Adopted in 2012, development within the Kensington Specific Plan Overlay Zone shall occur in accordance with the Kensington Specific Plan only for rest homes, guest homes, convalescent facilities, assisted living facilities and similar institutions. To the extent that a development is not one of these uses, the requirements of the underlying zone(s) shall prevail.

*British Home Specific Plan Overlay Zone* – Adopted in 2013, development within this overlay zone shall occur in accordance with The British Home Specific Plan only for rest homes, guest homes, convalescent facilities, assisted living facilities and similar institutions. To the extent that a development is not one of these uses, the requirements of the underlying zone(s) shall prevail.

Sierra Madre previously required two parking spaces per residential unit in a garage or carport, although for multi-family projects, only one of these spaces was required to be covered. In November 2020, the City modified its parking standards to base parking on a sliding scale based on unit size, resulting in just one parking space required for units under 1,000 square feet (refer to Table III-1). The City has in the past allowed for modified parking standards for affordable housing, including a 50% reduction in parking in Sierra Vista senior housing and allowance for uncovered parking in Highland Mews adaptive reuse.

The City's five hundred square foot open space requirement may be met with a combination of common open space and private open space, and may be located on the ground floor or above. The City's open space requirement has been met in all its recent multi-family projects and has not served as a constraint to achieving maximum densities under zoning.

**Table III-1: Residential Development Standards**

	<u>R-1</u>	<u>R-H (hillside)</u>	<u>R-2</u>	<u>R-3</u>	<u>R-3-20</u>	<u>R-3-30</u>
<u>Minimum Parcel Size (sq.ft.)</u>	<u>7,500</u>	<u>2 acres</u>	<u>7,500</u>	<u>12,600</u>	<u>11,000</u>	<u>11,000</u>
<u>Minimum Lot Area Per Unit (sq.ft.)</u>	<u>7,500</u>	<u>2 acres</u>	<u>3,750</u>	<u>Lot area &gt; 11,100 sf: 4 units + 1 unit for every add'l 3,350 sf</u>	<u>1,815</u>	<u>1,281</u>
<u>Setbacks (ft)</u>						
<u>Front</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>1<sup>st</sup> floor: 15 2<sup>nd</sup> floor: 25</u>	<u>1<sup>st</sup> floor: 15 2<sup>nd</sup> floor: 15</u>	<u>1<sup>st</sup> floor: 15 2<sup>nd</sup> floor: 15</u>
<u>Side</u>	<u>5</u>	<u>5</u>	Interior & corner lots - Each side shall be 10% of lot width (min. 5'); Reverse corner lot - <u>25</u>	Interior and corner lots - Each side shall be 10% of lot width (min. 5'); Reverse corner lot - <u>10% lot width (min. 10')</u>	Same as R-3	Same as R-3
<u>Street Side</u>	<u>25 (reverse corner lots)</u>	<u>25</u>				
<u>Rear</u>	<u>15</u>	<u>15</u>				
<u>Maximum Height (ft.)</u>	<u>25</u>	<u>25 (may not obstruct hillside view line)</u>	<u>30 ft or 2 stories</u>	<u>30 ft or 2 stories</u>	<u>3 stories<sup>1</sup></u>	<u>3 stories<sup>1</sup></u>
<u>Max. % Lot Coverage</u>	<u>40%</u>	<u>Not to exceed &gt; 110% floor area</u>	<u>45%</u>	<u>55%</u>	<u>n/a</u>	<u>n/a</u>
<u>Open Space (sq. ft.)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>500 per unit (inc. public &amp; private open space)</u>	<u>250 per unit (inc. public &amp; private open space)</u>	<u>250 per unit (inc. public &amp; private open space)</u>
<u>Parking Standards<sup>2</sup></u>	Unit floor area up to 1,000 sq. ft. = 1 space Unit floor area 1,000 – 3,500 sq. ft. = 2 spaces Unit floor area > 3,500 sq. ft. = 3 spaces			<u>Parking based on unit floor area as specified for R-1 and R-2 zones. Guest parking = 1 space for 5 units, with no spaces for first 4 units</u>	<u>Same as R-3<sup>2</sup></u>	<u>Same as R-3<sup>2</sup></u>
<u>Maximum Density (units/acre)</u>	<u>5.8</u>	<u>1 unit/100 acres to 2.9 units/acre</u>	<u>11</u>	<u>13</u>	<u>24</u>	<u>34</u>

<sup>1</sup> Three-story buildings with over 100 feet of street frontage may be up to 35 feet high, otherwise three-story buildings may be up to 30 feet high, as measured from the ground to a point one-third of the height of a pitched or hipped roof.

<sup>2</sup> Any mixed-income housing project which qualifies for a density bonus is subject to the following parking standards: 0.5 spaces/unit for 0-1 bedroom units, 1 space/unit for 2-3 bedroom units, 2 spaces/unit for 4+ bedroom units. These ratios include guest parking, and all parking may be uncovered.

Sierra Madre's multi-family development standards do not preclude achievement of maximum zoned densities, as evidenced by the City's two most recently approved multi-family projects, as well as a new project currently going through the entitlement process. The project at 407-413 Mariposa replaced five existing units with construction of a seven-unit, two story condominium and 17 at-grade parking spaces on a consolidated 24,000 square foot two-lot site, translating to the maximum 13 unit/acre density. The R-3 property at Sierra Madre Boulevard and Sierra Place consolidated two parcels to create an 18,000 square foot site, and has been developed with a five-unit, two-story condominium at the maximum 13 unit/acre density, inclusive of 12 at-grade, on-site parking spaces. Finally, the City has received an application for consolidation of two parcels at 30 Suffolk Avenue into a 14,500 square foot site for development with five apartments, and is seeking a density concession to allow 15 units/acre in exchange for provision of one moderate income unit. All of these multi-family projects are well-planned and designed, meet the City's design standards, and are harmonious with the scale and massing of neighboring properties.



30 Suffolk Avenue

Examples of higher density projects in Sierra Madre include Wisteria Gardens (29 units/acre), Kensington Gardens (40 units/acre), and Sierra Vista Senior Apartments (43 unit/acre). Like most of Sierra Madre, these first two market-rate projects were built within the community's two-story height limit. Sierra Vista, a 100% affordable senior housing project, was permitted to develop to three stories.



Wisteria Gardens



Kensington Gardens



Sierra Vista



As discussed in detail in the following Chapter IV Housing Resources, the Housing Element sites analysis identifies a shortfall of residentially zoned sites to address Sierra Madre's regional housing growth needs (RHNA) for lower and moderate income households. To address this RHNA shortfall, through the Housing Element public outreach process, the City ~~has~~ identified sites for rezoning at densities of 20 and 30 units per acre. ~~As shown in Table III-1, The City is in the process of developing~~ two new multi-family zoning categories ~~have been developed~~ for the rezone sites: R-3-20 ~~will provide~~s for densities of 20-24 units/acre, and R-3-30 ~~will provide~~s for densities of 30-34 units per acre. ~~Both zones will allow for three-story buildings of up to 30 feet in height, and as a means of encouraging lot consolidation, will allow an increased height of up to 35 feet for lots with over 100 feet of street frontage. maintain a 30 foot,~~

~~two-story height limit.~~<sup>3</sup>–The City ~~has~~ also establish~~ing~~ a Religious Housing Overlay (RHO) Zone to allow for affordable housing on parking lots and other underutilized portions of religious owned sites. The Overlay Zone will provide for three-story heights and reduced parking requirements as part of the base zoning, with further modification to development standards available through density bonus provisions (refer to Table IV-3 in Chapter IV). On March 22, 2022, the City Council adopted the new R-3-20, R-3-30 and RHO zoning designations and rezoned the Housing Element sites accordingly.

### 3. Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. The City of Sierra Madre has ordinances which provide for density bonuses, regulate condominium conversions and prohibit short term rentals of accessory dwelling units. The City also has a voter-approved initiative that requires citywide elections for the approval of certain major amendments to the City’s Planning Policy Documents. Each of these provisions are analyzed in the following section.

#### Affordable Housing Density Bonus

Numerous amendments have been made to State density bonus law over the last several years. The recent changes to density bonus law deal primarily with increasing the maximum density bonus, reduced parking ratios and exemptions (for sites near transit), requirements for replacement housing, adoption of streamlined processing procedures, bonuses for special needs populations, and other changes designed to facilitate the use of density bonus incentives. Sierra Madre’s Zoning Code Chapter 17.34, last updated in March 2021, sets forth the City’s density bonus incentives consistent with Government Code Sections 65915 through 65918. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides at least the minimum number of affordable units for very low, low or moderate income as outlined in the ordinance and summarized below in Table III-2:

**Table III-2: Density Bonus Awards by Affordability**

Income Level	Range of Units (Percentage)	Range of Density Bonus (Percentage)
Very Low Income	5% - 10%	25% - 50%
Low Income	10% - 24%	20% - 50%
Moderate Income	10% - 44%	5% - 50%

Source: Sierra Madre Zoning Code, Chapter 17.34.030.

Note: Complete listing of density bonus percentages are outlined in the Sierra Madre Zoning Code.

~~<sup>3</sup> The City’s urban design consultant prepared conceptual site plans for two R-3-30 sites to ensure the minimum 30 unit/acre density could be achieved within a two-story height limit (refer to Appendix C). The City’s Planning Commission will be working with the design consultant to craft a package of R-3-30 development standards, including reduced setbacks, parking and second story articulation requirements, that facilitate development at 30 unit/acre densities.~~

Eligibility for Other Qualifying Housing Developments include:

- Senior citizen housing developments are eligible for a twenty percent (20%) density bonus;
- If at least ten percent of the base density units are for foster youth, disabled veterans, or homeless persons with rents restricted for very low income households, the project is eligible for a twenty percent (20%) density bonus;
- If one hundred (100%) percent of the base density units are restricted to very low, lower or moderate income households, with no more than twenty percent (20%) of the base density units restricted to moderate income households, the housing development is eligible for a density bonus of eighty percent (80%) of the number of units for lower income households; and
- If one hundred (100%) percent of the base density units are restricted to very low, lower or moderate income households, with no more than twenty percent (20%) of the base density units restricted to moderate income households, and the housing development is located within 0.5 miles of a major transit stop, the city may not impose any maximum controls on density.

*Concessions and Incentives*

An applicant who is eligible for a density bonus may request one to four concessions or incentives based on the percentage of income restricted units, as depicted in Table III-3:

**Table III-3: Incentive or Concession Awards**

Incentives or Concessions	Very Low Income Units	Lower Income Units	Moderate Income Units
1	5% minimum	10% minimum	10% minimum
2	10% minimum	17% minimum	20% minimum
3	15% minimum	24% minimum	30% minimum
4	100% base density units are very low, lower, or moderate income		

Source: Sierra Madre Zoning Code, Chapter 17.34.030.

The types of concessions and incentives include:

- Reduction in site development standards;
- Modification of a zoning requirement or architectural design requirement that exceeds the minimum building standards approved by the California Building Standards Commission;
- Approval of mixed-use zoning if commercial, office, industrial, or other land uses will reduce the cost of the housing development and are compatible with the housing development and the existing or planned development in the area where the proposed housing project will be located;

- Other regulatory concessions or incentives proposed by the applicant that result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units; and
- If the housing development is entitled to four concessions or incentives and is located within one-half mile of a major transit stop, the applicant shall also be eligible for a height increase of up to three additional stories, or thirty-three feet.

If compliance with a development standard would physically preclude construction of a housing development utilizing the density bonus or a concession or incentive, the applicant may submit a proposal for a waiver or reduction of the development standard. An applicant must first exhaust his or her available incentives and concessions before requesting a waiver.

An application that qualifies for a density bonus or a concession or incentive may request alternative or special parking standards, as presented in Table III-4. The City of Sierra Madre has further reduced the State alternative parking standards (from 1 to 0.5 spaces for 0-1 bedroom units, and from 2 to 1 space for 2-3 bedroom units) to further incentivize the use of density bonus incentives.

**Table III-4: Alternative Parking Standards**

Thresholds	Parking Spaces per Unit
0 – 1 Bedroom	0.5
2 – 3 Bedrooms	1
4 or more Bedrooms	2
<b>Special Parking Standards</b>	
Min. 11% very low income or 20% lower income units and within ½ mile of major transit stop	0.5
Rental housing with 100% lower income units and within ½ mile of major transit stop	0
Rental senior housing with 100% lower income units with paratransit service or within ½ mile of a bus route	0
Rental special needs housing with 100% lower income units with paratransit service or within ½ mile of a bus route	0
Supportive housing development with 100% lower income units	0

Source: Sierra Madre Zoning Code, Chapter 17.34.030.

Sierra Madre has granted density bonus incentives on several projects, including the 45-unit Sierra Vista senior housing, the three-unit Highland Mews workforce housing, and the proposed five-unit apartment project on Suffolk Avenue.

### **Condominium Conversions**

Chapter 16.36 of the Municipal Code regulates the conversion of apartments to condominium ownership, with a focus on preserving existing rental housing and

providing tenant protections. Standards include density, parking, open space, light and air, pedestrian and vehicular traffic circulation and are intended to create condominium projects that are well designed, aesthetically pleasing, compatible with the residential character of the community, of a pleasing and desirable character, to harmonize with adjacent residential use, and so as to maintain a reasonable balance in the supply of rental and ownership dwelling units. Conversion of existing residential units to condominiums, stock cooperatives or community apartment projects shall be subject to a conditional use permit. The City has not had any applications for condominium conversions during the 2014-2021 period.

### **Short-term Rentals**

A short-term vacation rental (also called a vacation rental or STR) is a rental of a residential dwelling unit or accessory building for periods of less than 30 consecutive days. Over the past few years, short-term rentals have become an increasingly popular form of lodging throughout the country.

The City recognizes the potential land use issues that can arise from operating short-term rentals in Sierra Madre's neighborhoods. In addition, housing units that might otherwise provide long term rental housing for tenants are removed from the rental market, further impacting the shortage of available rental housing in the community. Due to these factors, the Zoning Code prohibits accessory dwelling units from being used as "short term" rentals.

### **Measure V (Sierra Madre Voters' Empowerment Ordinance)**

In the April 17, 2007 election, the residents of Sierra Madre approved the Sierra Madre Voters' Empowerment Ordinance 2-30-13, referred to as "Measure V." This measure was, in part, a reaction to the potential development contemplated in a draft Specific Plan for downtown Sierra Madre. The findings of this initiative included the following:

- Preserving the small-town character of downtown Sierra Madre is a matter of utmost importance, and residents of our city must not be excluded from major decisions affecting our downtown.
- No City Council or City staff can possess the necessary community-wide sensitivity to make decisions to ensure that the small-town character of downtown Sierra Madre will be preserved.
- Only by carefully considering long-standing land use goals as to height and density will the small-town character of downtown Sierra Madre be maintained for all members of our community.
- Downtown development decisions that could deviate from our long-standing goals should be made by the entire city after a public debate and an election, and not by a few City Hall insiders.

The initiative ordinance applies to the "Central Core Area" of the City, which is located in downtown and includes 205 parcels, as well as public right-of-way, streets, alleys

and easements. The ordinance establishes the following development standards in the Central Core Area:

- A maximum of two stories in any new construction;
- A maximum of thirty feet height in any new construction; and
- A maximum of thirteen net dwelling units per acre. A density bonus, to the extent required by state law to provide additional units for affordable housing, may be allowed in addition to this density limit.
- Any proposal in the Central Core Area that exceeds the specified height and density limitations requires approval by a vote of the people.

As part of the 6<sup>th</sup> cycle Housing Element update, legal Counsel prepared the following analysis of consistency of the Voter Empowerment Initiative with State laws pertaining to density bonuses and accessory dwelling units:

Measure V's density limit is consistent with the State Density Bonus law because the text of the measure provides an exception. Section 400 of Measure V states, "A density bonus, to the extent required by state law to provide additional units for affordable housing, may be allowed in addition to this Density Limit, but no greater than as specifically required by state law." However, the height limit is inconsistent with the State Density Bonus law because it does not provide an exception for an incentive, concession, or waiver regarding the height limit. Section 507 of Measure V states, "No change in the Height Limit shall be allowed as part of any density bonus offered for any reason." This language fails to acknowledge that it is the applicant, not the City, that requests the incentive, concession, or waiver, and the City can only deny the request upon specific findings. Those findings do not include the text of Measure V. To the extent there is inconsistency, State law governs.

With regard to accessory dwelling units (ADUs), Measure V's height limitation is consistent with the State law because only ADUs at or less than 16 feet must be approved by right. However, Measure V's density limitations are inconsistent because State law permits ADUs to be approved ministerially within any zoning district that permits residential development. Up to two detached ADUs and potentially a greater number of attached ADUs may be approved in mixed use or multi-family residential buildings, regardless of Measure V's density limits. To the extent there is inconsistency, State law governs.

In summary, if there is ever a conflict between Measure V and State law, such that Measure V is preempted, the City would apply State law. For example, if a density bonus award results in a height that violates the Measure V height limit, the City would grant the density bonus and explain in a staff report or resolution that the Measure V restriction on height is preempted.

While Measure V limits development within the downtown core, it has not thus far impacted the City's ability to address its regional housing needs or Housing Element

requirements. With approval of the 75-unit Kensington Assisted Living Facility<sup>4</sup> within the Downtown Central Core, the community has demonstrated its willingness to amend Measure V to accommodate higher density residential uses in select locations. In November 2012, over three-quarters of Sierra Madre voters approved Measure ALF, confirming the City Council's conditional approval of the Kensington Assisted Living Facility, and granting a density exception to Measure V. The project is located on a 1.84 acre former skilled nursing facility site on Sierra Madre Boulevard in the downtown, and consists of 75 residential suites (one - two bedrooms, sitting area, private bathroom and kitchenette), translating to a project density of 40 units per acre.

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<sup>4</sup> The assisted living facility meets the Census definition of dwelling units, in contrast to a nursing home or convalescent facility, which is classified as group housing. Accordingly, the city will report the Kensington Assisted Living Facility as 75 units to the State Department of Finance.

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## 2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table III-5 summarizes the housing types permitted in each of the Sierra Madre zoning districts.

**Table III-5: Housing Types by Residential Zone Category**

Housing Types Permitted	Zoning District							
	R-1	R-H <sup>1</sup>	R-2	R-3	R-3H	R-P	C <sup>2</sup>	M
Single-Family	P	P	P	P	P		P	P
Multiple-Family			P	P	P	P	P	P
Accessory Dwelling Units (ADU) <sup>3</sup>	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Single Room Occupancy (SRO)							P	P
Modular Housing	P	P	P	P	P		P	P
Community Care Facilities (6 or fewer)	P	P	P	P	P	P	P	P
Community Care Facilities (7 or more)						PC	PC	PC
Transitional and Supportive Housing	P	P	P	P	P	P	P	P
Emergency Shelters								P
Farmworker Housing	N/A							

**P = Permitted PC = CUP by Planning Commission**

<sup>1</sup> Residential uses in the Hillside Management Zone (R-H) are subject to a hillside development permit.

<sup>2</sup> Residential uses located to the rear or above first floor commercial properties are permitted by right in the Commercial Zone.

<sup>3</sup>~~The City's updated ADU Ordinance will provide for ADUs in the Commercial (C) and Manufacturing (M) zones consistent with State law.~~

### Multi-Family Housing

The City previously required multi-family developments in R-3 and R-P zones to obtain a conditional use permit (CUP) to ensure compliance with zoning standards. In 2017, the City amended its R-3 standards and eliminated use of the CUP to regulate design-related aspects of projects, replacing it with a design review permit. The purpose of the design review permit is to ensure that projects are designed to meet standards of

neighborhood compatibility, coherence of architectural style and site-wide design. In 2020, the City modified the design review process, making all projects eligible for administrative review and no longer subject to Planning Commission-level review, thereby saving applicants time and money.

The Zoning Code also includes provisions for encouraging mixed-use development in the City's Commercial Zone (Section 17.37). Residential uses at the rear and above first floor commercial properties are permitted by right and are subject to the standards of the R-3 zone, which allows densities up to 13 units per acre. In addition, the City's Affordable Housing Ordinance identifies the integration of housing within non-residential zones as a permissible incentive for the provision of affordable units.

### **Accessory Dwelling Units (ADUs)**

Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units ("ADUs") are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including "by right" approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

In December 2019, the Sierra Madre City Council adopted an ordinance to update the Zoning Code to be consistent with changes in State law and to better facilitate the production of ADUs. Due to a legal challenge to the Ordinance, the City has been defaulting to Government Code sections 65852.2 and 65852.22 in its regulation of ADUs. In March, 2022, adopted an updated ADU ordinance and incorporated the following incentives beyond those required under state law:

- Elimination of parking requirements for ADUs in the R-1 and H zones
- Elimination of development impact fees on ADUs <750 square feet

The new ADU Ordinance also re-initiates an amnesty program for accessory units to bring existing units built illegally up to code. ADUs are becoming an integral segment of Sierra Madre's housing stock, with 26 applications and 12 building permits issued for ADUs in 2020, and an additional 17-building permits issued in 2021.

## **Single Room Occupancy (SRO)**

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

In November 2020, the Sierra Madre City Council approved an update to its Commercial Zoning ordinance, including creation of a single room occupancy (SRO) use category and definition.

*"SRO" or "single room occupancy" means a small, one room dwelling unit intended to be occupied by one resident. An SRO may have shared or private kitchen and bathroom facilities, but must provide sufficient private accommodations to allow independent living and otherwise qualify as a dwelling unit under this code and state law. SROs are typically rented on a monthly basis without rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless and disabled persons.*

SROs are now specified as a permitted residential use in the Commercial Zone district, provided they are located behind or above the prime storefront area. The entrance to an SRO is however permitted to be located within the storefront area.

## **Manufactured Housing and Mobile Home Parks**

The Zoning Code (Section 17.08.020) defines modular housing as factory constructed, single-family one-story detached dwellings, certified under the National Mobilehome Construction and Safety Standards Act of 1974, and permanently attached to full, approved foundation systems.

According to State law, jurisdictions must allow modular/manufactured housing that meets the National Manufactured Home Construction and Safety Standards Act in any residential zoning district where single-family detached units are permitted. Jurisdictions are permitted to impose architectural requirements and other development standards to the same extent the standards are applicable to other residential uses in the respective zone. The City has adopted Ordinance 1441 (April 2021) to permit manufactured and modular housing in all zones where single-family uses are permitted.

## **Community Care Facilities**

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be

classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Sierra Madre Zoning Code includes the following definition for community care facilities:

*“Community Care Facilities” are licensed by the Community Care Licensing Division of the State Department of Social Services or similar state programs that provide non-medical residential care to children or adults who are physically disabled and/or mentally impaired who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living. Community Care Facilities are comprised of Adult Residential Facility, Children’s Day Center (Emotionally Disturbed), Group Home, and Residential School (Developmentally Disabled).*

Pursuant to State law, the City permits licensed community care facilities with six or fewer residents in all zones where residential uses are permitted. Community care facilities with seven or more residents are permitted in the Commercial Zone, Residential Professional Zone and Manufacturing Zone, subject to a Conditional Use Permit. In their review of Sierra Madre’s Housing Element, the State Department of Housing and Community Development (HCD) has identified the City’s exclusion of large community care facilities from residential zone districts as a potential constraint on housing for persons with disabilities. While Sierra Madre has a good track record of permitting large community care facilities, including two facilities with capacity for 46 individuals with developmental disabilities, it has included a program in the Element to expand such facilities to include residential zone districts.

Community care facilities in the City include the following locations for seniors: The Kensington (40 assisted living units and 35 memory care units); The British Home (continuing care retirement community for 41 residents); and three board and care homes, each with six person capacity. Sierra Madre has two licensed adult residential facilities providing housing for up to 46 adults with developmental disabilities, the majority of whom are also visually impaired or legally blind. Both of these facilities are run by the CLIMB organization. CLIMB’s Level 3 facility serves 40 individuals with moderate disabilities. Facility programming emphasizes resident participation in activities of daily living and self-help skills training. CLIMB’s Pride facility serves six residents age 60 and above.

**Definition of Family:** The California courts have invalidated the following definition of “family” within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more

persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

Sierra Madre has added the following definition of “family” to its Zoning Code:

*“Family” means the same as “housekeeping unit”.*

*“Housekeeping unit” means a single, integrated home-style of living together and sharing of space in a nonexclusive, non-compartmentalized lifestyle with one kitchen, one set of utilities, and one mailing address and with one front door for all persons residing at that location.*

This definition of family does not impose a size limit or exclude community care facilities, as evidenced by the State Community Care Licensing Division website which identifies two Adult Residential Facilities, two Residential Care Facilities for the Elderly, and three board and care home in the Sierra Madre City limits.

### **Transitional and Supportive Housing**

SB 2, effective January 2008, amended Housing Element law regarding planning and approval for transitional and supportive housing. Specifically, SB 2 requires transitional and supportive housing to be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

The Sierra Madre Zoning Code defines transitional housing as rental housing provided to facilitate the movement of homeless individuals or families to conventional housing. Transitional housing may take the form of single-family or multi-family units, and may include supportive services operated under program requirements to allow individuals or families to gain necessary life skills in support of independent living. This type of housing may be occupied by a program recipient for a minimum of six months up to a maximum of two years, at which time it may be recirculated to another eligible program recipient.

The City’s Zoning Code defines supportive housing as housing with no limit on length of stay that is occupied to the target population as defined in the Health and Safety Code 55582(j), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.

The City has adopted Ordinance 1441 (April 2021) to amend the Zoning Code to make transitional and supportive housing a permitted use in all the City's residential zoning districts, as well as the commercial district, and subject to the same standards as may be required for dwellings in the respective zones.

AB 2162 (effective January 2019), added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-use is permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria.<sup>5</sup>
- Approval of an application for supportive housing that meets these criteria within specified periods
- Elimination of parking requirements for supportive housing located within ½ mile of public transit

The City has incorporated these new provisions for supportive housing within the Zoning Code.

### **Emergency Shelters and Low Barrier Navigation Centers**

As discussed earlier in the Needs Assessment, the 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Planning Area (SPA) 3, the homeless population was 4,555 persons in 2020, which was a one percent increase from the homeless population in SPA 3 in 2019. Within Sierra Madre, no homeless persons were identified during the 2020 count. Consultation with the City's Police Chief and Community Services Officer confirmed the absence of homeless in the community, and none were reported to nearby shelters. This is likely due to the lack of direct public transit into Sierra Madre from nearby cities, with the exception of MTA's new Micro Metro on-demand rideshare service.

Any homeless that would reside in Sierra Madre would be served by facilities and programs primarily located in the adjacent City of Pasadena. These programs include several emergency and transitional shelters, permanent supportive housing and Union Station Homeless Services, the largest social services agency in the San Gabriel Valley assisting homeless and very-low income individuals and families. Sierra Madre participates with the San Gabriel Valley Council of Governments (SGVCOG) to address regional homeless needs, and SGVCOG's Consortium on Homelessness has developed an on-line database of services ([www.sgvc.org](http://www.sgvc.org)). In

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<sup>5</sup> Criteria include: 55 year affordability restriction; occupancy by lower income households receiving public funding to ensure affordability; min. 25% of units, or 12 units, whichever is greater, restricted to residents who meet criteria of target population; a written plan for providing supportive services.

addition, the City of Sierra Madre's website has a list of community resources to help with social service needs, including homelessness.

SB 2 requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for the homeless are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

The Sierra Madre Zoning Code defines an emergency shelter as "any building used by a nonprofit organization to provide emergency housing and meals on a temporary basis (six months or less) to stranded, evicted, transient, or otherwise dislocated and homeless persons until a satisfactory solution to their immediate problem is found". Pursuant to SB 2, Sierra Madre has amended the Zoning Code to allow emergency shelters in the Manufacturing (M) Zone by right. This approximate eight-acre area along East Montecito Avenue between Baldwin and Mountain Trail, adjacent to downtown and accessible to transit, is characterized by a mix of underutilized commercial and light industrial buildings, RV storage, single-family homes and vacant lots. The M zone permits light industrial, general commercial, and residential uses. The General Plan land use designation is Artisan Mixed-Use (AMU), which encourages artists and creative arts and office spaces, retail, service, light manufacturing, as well residential uses located on the second floor. There are a total of 39 parcels, ranging in size from 2,460 square feet to 42,000 square feet, with an average parcel size of approximately 8,000 square feet. There are sufficient properties within the City's M zone to provide opportunities for an emergency shelter, either through conversion of an existing building or new construction on a vacant or underutilized parcel.

Chapter 17.40.025 outlines development standards for emergency shelters. They are as follows:

- **Property Development Standards.** The emergency shelter shall conform to all property development standards of the M Zone except as modified by these development standards.
- **Maximum Number of Persons/Beds.** An emergency shelter for homeless persons shall contain no more than eight beds and shall provide shelter for no more than eight persons. Additionally, the cumulative total number of beds permitted in the M Zone shall not exceed eight. Such maximum number may be accommodated in multiple shelters not to exceed the cumulative total.
- **Parking.** One parking space is to be provided for each employee or volunteer on duty, plus one space for every vehicle operated by the facility, provided that

the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.<sup>6</sup>

- Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and designed, arranged and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures and public rights-of-way. External lighting shall be of intensity compatible with the neighborhood.
- Common Facilities. The emergency shelter may provide one or more of the following specific common facilities for the exclusive use of the residents:
  - Central cooking and dining room.
  - Recreation room.
  - Laundry facilities to serve the number of occupants in the shelter.
  - Other uses that are considered as ancillary to the primary use such as office, storage.
  - On-site Staff. At least one manager shall be on site during all hours of operation of the facility. Such manager must be an individual who does not utilize the shelter's beds or other services and who resides off-site. The manager must be accompanied by one supportive staff member. Such staff member must be an individual who does not utilize the shelter's beds or other services and who resides off-site.
- Security. Security personnel shall be provided during operational hours whenever clients are on the site. Security personnel are in addition to the staffing requirements in subsection (E). A security plan shall be submitted to the city prior to issuance of a certificate of occupancy.
- Concentration of Uses. No more than one emergency shelter shall be permitted within a radius of three hundred feet from another such emergency shelter.
- Emergency Shelter Operations. The agency or organization operating the emergency shelter shall comply with the following requirements:
  - Each emergency shelter resident shall stay for no more than ninety days (cumulative, not consecutive) in a three-hundred-sixty-five-day period. Extensions up to a total stay of one hundred eighty days in a three-hundred-sixty-five-day period may be provided if no alternative housing is available.
  - On-site client waiting and intake areas shall be located inside the building.
  - The provider shall provide an annual report of the use of the facility and determination of compliance with the city's development standards for the use.

In their review of Sierra Madre's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's standard establishing a maximum eight bed capacity for shelters as a potential constraint. While SB 2 allows

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<sup>6</sup> Pursuant to AB 139 (effective January 2020), the City adopted Ordinance 1441 to amend its parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff.

jurisdictions to apply objective development standards to regulate emergency shelters, these standards must be designed to encourage and facilitate the development of, or conversion to, an emergency shelter. Limitation of a shelter to such a small size may limit service providers' access to funding and render the shelter economically infeasible to develop. In order to address assess what might be a more reasonable size limitation that doesn't impact development feasibility, the City reviewed an inventory of existing shelters in the northern Los Angeles area.<sup>7</sup> The inventory included numerous shelters that are 30 beds or smaller, including, but not limited to, shelters operated by the following organizations: Volunteers of America (Hacienda Heights - 30 beds), Tri-City Crisis Housing (Pomona - 28 beds), Dept. of Health Services (Van Nuys - 28 beds), Village Family Services (Burbank - 20 beds), LA Family Housing (Sun Valley - 18 beds), Recovery Bridge Housing (Pasadena - 16 beds), and Family Promise (Rosemead - 14 beds). ~~these issues,~~ Given that the inventory shows that shelters with up to 30 beds are feasible in north Los Angeles area, the City will amend its emergency shelter regulations to increase the size limit from 8 to 2530 beds.

Low Barrier Navigation Centers are defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements, and sets a timeline for jurisdictions to act on applications for such Centers. The requirements of this bill are effective through the end of 2026, at which point they are repealed unless extended. If the City receives an application for these uses, it will process them as required by State law. A program has been included in the Element to develop by right procedures for processing Low Barrier Navigation Centers.

### **Farm Employee Housing**

No agricultural land remains in Sierra Madre, and no land is designated for agricultural use. Furthermore, the Southern California Association of Governments (SCAG) identifies no Sierra Madre residents in farmworker occupations (SCAG Local Housing Data, August 2020). Therefore, given the lack of farmworkers in Sierra Madre, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

### **Accessibility Accommodations**

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (e.g., modifications or exceptions) in their zoning and other land use

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<sup>7</sup> Source: HUD AFFH Data Viewer Emergency Housing Inventory (HUD 2019).

regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City enforces several regulations that serve to enhance accessibility to disabled residents. For example, any new apartment development is subject to requirements under the Americans with Disabilities Act (ADA) for unit “adaptability” on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. The City’s Zoning Code allows property owners to build handicapped ramps into residential structures which encroach into the front or side yard setback to allow first floor access for physically disabled residents. The Planning and Community Preservation Director and Building Official both have the authority to grant administrative exceptions to the Zoning and Building Code to accommodate modifications handicapped accessibility. The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing.

Chapter 17.61 provides the process for reasonable accommodation requests from existing standards. Provisions of the chapter include:

- Any person with disabilities, or his or her representative, may request a reasonable accommodation from the application of a land use or zoning regulation, policy, practice or procedure when necessary to afford such person’s equal opportunity to use and enjoy their dwelling unit or place of business.
- No fee will be required for a request for reasonable accommodation, but if the project requires another discretionary permit and environmental review, then the prescribed fee shall be paid for that discretionary permit and environmental review.
- Requests for reasonable accommodation shall be reviewed by the director, or his or her designee, if no discretionary approval is sought other than the request for reasonable accommodation.
- The director shall issue a written decision on a request for reasonable accommodation within forty-five days of the date of the application and may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the required findings.
- Unless the review authority determines a reasonable accommodation runs with the land, a reasonable accommodation shall lapse if the rights granted by it are discontinued for one hundred and eighty consecutive days. If the person initially occupying a residence or business vacate, the reasonable accommodation

shall remain in effect only if determined by the director per standards in the Zoning Code (Chapter 17.61).

The City's reasonable accommodation ordinance requires the director (or other decision-making body) to provide a written decision to approve, conditionally approve, or deny a request for reasonable accommodation based on the following findings:

- The requested accommodation is requested by or on behalf of one or more individuals with a disability protected by federal or state law.
- The requested accommodation is necessary to provide accommodation as requested by or on behalf of one or more individuals with a disability protected by federal or state law.
- The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy their dwelling or business.
- The requested accommodation will not impose an undue financial or administrative burden to the city.
- The requested accommodation will not result in a fundamental alteration of a neighborhood's character or will not substantially undermine any express purpose of the General Plan or any applicable specific plan.
- The requested accommodation will not, under the specific facts of a case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

These findings are reasonable and have not served as a constraint the approval of accommodation requests. During the 5th cycle Housing Element, the City received one reasonable accommodation request to construct a garage in front of the primary residence which was granted by the City.

### **3. Site Improvements**

Developers of single-family residential tracts in the City are required to install streets; sewer; water lines; storm drainage; curbs, gutters, sidewalks; street lighting; underground utilities; and landscaping in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. The City may require dedication of improvements, or supplemental-sized improvements, such as rights-of-way, easements, and construction of reasonable off-site improvements for the parcels being created pursuant to the Subdivision Map Act. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each dwelling unit depending on the nature of development (i.e., hillside or flatland development). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Sierra Madre have the majority of necessary infrastructure, such as streets, electrical and water facilities already in place, however; much of it is quickly aging and in need of repair.

The Land Use Chapter of the Sierra Madre General Plan, along with the Subdivision Ordinance, establishes the City's street width standards. The four Local Collector streets in Sierra Madre - Lima Street, Mountain Trail Avenue, Grandview Avenue and Orange Grove Avenue – serve as feeder streets and generally have single- and multi-family residences fronting the streets. Grandview and Orange Grove Avenues have 60 feet of right-of-way and 40-foot curb-to-curb widths; street width standards do not differ for different housing unit typologies. Local streets, which are designed to serve residential land uses, make up the majority of public streets in the City. As defined in Chapter 16.32 of the Zoning Code, the City's public street standards shall require at least thirty feet of road easement to accommodate two travel lanes, one parking lane, and a pedestrian walkway. The City Council may determine, upon approval of a parcel or tentative tract map creating streets, that adjustment of the City's public street standards as to those streets is justified by other benefits to the policies stated in [Section 17.52.010](#) of the Code related to hillside and environmental preservation, and that such adjustments do not unduly impact circulation and parking.

#### 4. Development Fees

The City collects various fees from development to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, plan check services, and building permits, among others. Table III-6 provides a listing of residential development permit fees in Sierra Madre.

**Table III-6: Residential Development Permit Fees**

<b>Development Type</b>	<b>Fee</b>	<b>Notes</b>
Administrative Design Review Permit	\$2,415	Application Filing Fee
Conditional Use Permit – Residential and Commercial	\$2,415 – Minor \$5,319 – Major	Application Filing Fee
Hillside Development Permit	\$10,000 Deposit against actual costs	Application Filing Fee
Administrative Hillside Development Permit	\$2,415	Application Filing Fee
Variance	\$5,319 - Major	Application Filing Fee
Accessory Dwelling Unit	\$2,342	Application Filing Fee
Lot Line Adjustment	\$4,500	Application Filing Fee
Lot Merger	\$3,000	Application Filing Fee
Parcel Map	\$7,643	Application Filing Fee
Tentative Tract Map	\$11,666	Application Filing Fee
Zone Change Application	\$8,038	All Zones
General Plan Amendment (for public hearing)	\$8,038 -- plus \$500 deposit w/\$45/hr processing charge applied against deposit	Application Filing Fee
Municipal Code Text Amendment	\$8,038	Per Amendment
Environmental Review	\$176 (Categorical Exemption) \$2,660 (Neg. Declaration) \$7,091 (Mitigated. Neg. Dec.)	Filing Fee
EIR Preparation	Actual cost of EIR + 15% (for City Staff costs)	Deposit
Appeals (Director or Planning Commission decisions)	75% of Original Filing Fee	Filing Fee

Source: Planning and Community Preservation Department, November 2020.

Table III-7 outlines the City’s public facility (impact) fees, which were originally adopted by the City Council in October 2013 and have not been increased since that time. As a means of facilitating the creation of accessory dwelling units (ADUs), these units are exempt from the City’s public facility fees.

**Table III-7: Public Facilities (Impact) Fees 2020**

<b>Impact Fee</b>	<b>Single-Family Development (Per Unit)</b>	<b>Multi-Family Development (Per Unit)</b>
General Government	\$2,265.00	\$1,411.25
Library	\$1,311.25	\$817.50
Public Safety	\$1,771.25	\$1,103.75
Parks (Quimby)	\$11,846.25	\$7,385.00
Traffic	\$4,640.00	\$3,711.25
Water	\$10,846.25	\$4,505.00
Sewer	\$12,453.75	\$3,101.25
<b>TOTAL</b>	<b>\$45,133.75</b>	<b>\$22,035.00</b>

Source: Sierra Madre City Clerk’s Office.

As a means of assessing the cost that fees contribute to development in Sierra Madre, the City has calculated the total Planning, Building and Public Works fees (including development impact fees) associated with development of two different residential prototypes: a single-family residence and a condominium unit. (refer to Table III-8). Total development fees for the single-family unit are approximately \$67,700, and \$30,600 for the condominium unit. In comparison to a median residential sales price of \$1,042,600 (refer to Table II-14), the City’s development fees constitute less than six percent of the unit sales price. Apartments are not subject to the Parks Fee or the Tract Map Fee, and therefore fees would be less than the condominium fees. In summary, Sierra Madre’s development fees do not constitute a constraint to housing production.

**Table III-8: Residential Development Fees for Prototypical Projects**

Type of Fee	Single-Family Unit (One 1,600 sq.ft.)	Multi-Family Project (10 condo units)
<b>Planning Fees</b>		
Administrative Design Review Permit	\$5,319	\$2,415
Tentative Tract/Parcel Map	---	\$11,666
Public Notification	---	\$713
Categorical Exemption (infill)	---	\$181
<b>Sub Total</b>	<b>\$5,319</b>	<b>\$14,975</b>
<b>Building Fees</b>		
Building Permit	\$3,163	\$14,105
Demolition Permit	\$127	\$127
Grading Permit & Inspection	\$34	\$34
Building Plan Check	\$3,480	\$13,937
School Fees (\$2.24 per sq. ft.)	\$3,584	\$22,400
Development Impact Fees	\$45,134	\$220,350
<b>Sub Total</b>	<b>\$55,522</b>	<b>\$270,953</b>
<b>Public Works Fees</b>		
Grading Plan check	\$3,211	\$3,211
Sewer Connection Fees	\$352	\$3,520
Water Service Installation	\$3,246	\$12,970
Dumpster	\$85	\$85
<b>Sub Total</b>	<b>\$6,894</b>	<b>\$19,786</b>
<b>Total Project Fees</b>	<b>\$67,735</b>	<b>\$305,714</b>
<b>Fees Per Unit</b>	<b>\$67,735</b>	<b>\$30,571</b>

Source: City of Sierra Madre Planning and Community Preservation Department FY2020-2021 Fee Schedule

Under the City’s Affordable Housing Ordinance (Section 17.34 of the Zoning Code), development incentives for affordable housing may include deferred impact fees or direct financial aid in the form of a loan or a grant to subsidize or provide low interest financing for on- or off-site improvements, land or construction costs. The City may also offer an equivalent financial incentive in lieu of granting a density bonus. In addition, the California legislature passed AB 641 in 2007, which helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low-income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

The City has a policy to offer reduced development fees for affordable projects. Fee reductions were previously provided to the Sierra Vista Housing Project, and more recently, impact fees totaling \$66,000 were waived in the Highland Mews project (three first-time homebuyer units for moderate income families).

## 5. Local Processing and Permit Procedures

Sierra Madre is an established, built-out community with just a handful of vacant parcels remaining. The City is predominantly residential, with the majority of parcels zoned for single- and multi-family uses. As such, the majority of new development is comprised of 1) additions to existing homes, 2) replacement of existing homes, and 3) new single-family homes. The downtown small-scale commercial zone permits residential uses above or behind first floor retail. Adjacent to the commercial zone is the Artisan Mixed-Use area which provides opportunities for a mix of light-manufacturing, commercial, retail and residential uses.

The City's development process and permitting procedures are not a constraint to housing development. As a small, full-service city, its staff has the advantage of working closely with applicants through the approval process thereby helping to expedite the issuance of building and zoning permits. Typically, requests for construction of new single-family homes are processed and approved by the Planning and Community Preservation Department within approximately three months from plan submittal. The procedure for multi-family projects no longer requires a Conditional Use Permit (CUP), and design review is conducted administratively, resulting in savings of both time and money for development applicants.

### Overview of the development review process

- The plan check process is handled by the Planning and Community Preservation Department and includes review by Planning, Public Works, Building & Safety and Fire departments.
- A Preliminary Planning review process is available upon request from applicants to determine Zoning Code compliance prior to submittal of construction plans for 1st Plan Check.
- For projects that comply with development standards, design review is conducted ministerially by the Director of Planning and Preservation. If a discretionary permit is required, the Planning Commission may address design issues at the public hearing.
- The City does not have an established development review committee. However, applicants may request a pre-development meeting with staff from Planning and Community Preservation, Public Works, Building and Fire departments to review projects on an as-needed basis prior to plan check and entitlement application submittal. This pre-application and plan check meeting is an opportunity to discuss relevant Development Code requirements, the review process, environmental review requirements and any technical reports that may be needed for approval so that important information is conveyed early on in the review process.
- City's Historic Preservation Ordinance requires that owners of historic properties listed on the City's Register obtain approval from the Planning Commission prior to making exterior modifications to their property which are visible to the public.
- The City's Protected Tree Ordinance is enforced by the Public Works Department during their review of construction plans. If protected trees could reasonably be affected by development activity, an Arborist Report may be required to: specify protection measures for trees during construction, assess survivability following

substantial pruning, and/or recommend mitigation for tree removals. If the Arborist Report is reasonable and consistent with International Society of Arborist standards, staff may approve the recommendations contained in the report. In the event of an appeal of staff's decision, or if the project involves a residential subdivision, the City's Environment & Natural Resources Commission shall make recommendations to the Director of Public Works or the Planning Commission, (whichever is appropriate) relative to the removal of trees and the mitigation measures to be implemented by the applicant.

- The City's Municipal Code confers authority to the Director of Planning and Community Preservation to approve minor development permits, zoning clearances, design review permits, lot line adjustments and certificates of compliance. Minor development permits include Minor Variances and Minor Conditional Use Permits that allow encroachment into side- and rear-yard setbacks of a property.
- The Planning Commission is the decision-making body over applications for conditional use permits and variances, which require public notification and hearing. The Commission's decision on these types of cases may be appealed to Council.
- The Building Official, working under the authority of the Director of Planning and Community Preservation, enforces building code compliance, reviews construction plans and inspects buildings for issuance of Certificates of Occupancy.

### *Multi-family residential approval process*

The following describes the development review process for apartments and condominiums. As previously described, multi-family developments no longer require a Conditional Use Permit or Planning Commission review for a Design Review Permit. Only multi-family projects that deviate from development standards are required review from the Planning Commission, or the Director may refer any application for an administrative design review permit to the Planning Commission at the Director's sole discretion (Ordinance 1434). Circumstances that may trigger elevating a project to the Commission include a designated historic landmark or demolition of more than fifty (50) percent of an existing structure.

For multi-family projects that do require discretionary review, projects are typically brought to the Planning Commission for consideration within two months of submittal of a complete application. Decisions regarding CUP applications typically require two Planning Commission hearings, however, if the Commission is satisfied with the information provided by the applicant and depending on the level of complexity on the project, it may render its decision at the first hearing. Once a CUP is approved, plan checks are typically completed within an additional six months.

Condominium projects also require approval of a tentative map, which adds an extra layer to the process. It is important to note that the tentative map is a requirement of the State Subdivision Map Act, so it is not exclusive to the City of Sierra Madre. The following outlines the steps in the approval process for condominium applications:

- 1) Tentative Parcel Map (TPM) application submitted to Planning and Community Preservation Department.

- 2) Planning and Community Preservation, Public Works review/recommend approval to Planning Comm.
- 3) Planning Commission recommends approval of TPM to City Council.
- 4) TPM forwarded to City Council for review and approval at public hearing.
- 5) City Council approves TPM. Approval is final if no appeal filed within 10 days.
- 6) Construction plans submitted to Planning and Community Preservation Department for plan check.
- 7) Final Parcel Map submitted to Public Works Department for check by City Engineer.
- 8) Construction plans approved by Planning and Community Preservation Department.
- 9) Final parcel map approved by City Engineer and City Council.
- 10) Final parcel map recorded at Los Angeles County Recorder's Office.
- 11) Building permits issued.

As apartment projects do not require a tentative parcel map, the plan check process for the construction plans can begin as soon as an administrative design review permit is issued, thereby reducing the length of time required for approval by approximately four to eight weeks.

### **SB 35 Streamlining**

SB 35 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their regional housing needs allocation (RHNA), requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements granted by the Planning Commission.

Sierra Madre does not have a written process in place for SB 35 streamlining, but will follow the provisions under Government Code Section 65913.4 should they receive an application.

## **6. Building Code**

As required of all jurisdictions in California, Sierra Madre has adopted the latest California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the California Energy Code and California Green Building Code Standards (CALGREEN) into the Municipal Code.

Code enforcement in Sierra Madre is concerned with safety, public welfare, the aesthetics, and other quality of life issues in the community. Code enforcement involves inspecting properties, identifying and investigating public nuisances, and seeking or causing the abatement of a public nuisance or any other violation of any provision of the municipal code. Sierra Madre has a small-town feel and character, with a relaxed, friendly atmosphere, and as such, the code enforcement approach in Sierra Madre is mainly reactive by responding to complaints or upon site inspection from the building inspector of building code violations. The approach begins with

education and meeting with folks to seek voluntary compliance of reported code violations. If voluntary compliance is not achieved, the process involves stricter measures, which include a series of warning notices followed by fees for non-compliance.

The City adopted a local amendment to the Building Code requiring fire-sprinkler systems in all new residential construction. This is due to the hot, dry and strong Santa Ana winds, particularly in the fall and spring seasons and the potential of fires due to the City's location adjacent to the San Gabriel Mountains. In addition, wood shingles are prohibited unless they are treated for fire resistance. On July 1, 2008, the City adopted the Very High Fire Hazard Severity Zone (VHFHZ) Building Code standards, which apply to all properties north of Grandview. These standards outline fire-resistive requirements for roofing, exterior wall materials, ventilation openings and attached and detached accessory structures. Specifically, Section 704A 2019 of the California Building Code requires buildings within the VHFHZ to meet the following requirements:

- Exterior walls of all buildings shall be of one-hour, fire-resistive construction. Exterior glass in such walls shall be double-glazed. Wood shake shingles being used as an exterior wall covering shall be treated with an approved fire-retardant chemical.
- Roof soffits (including eaves), open patios, carports, porches, unenclosed underfloor areas and all open structures, attached or detached, shall be protected on the under-side with materials as approved for one-hour fire-resistive construction or shall be of incombustible materials throughout.

Sierra Madre has established a Historic Preservation Ordinance to help maintain historically significant structures. Owners are offered a number of benefits to encourage rehabilitation and maintenance, including use of the State Historical Building Code, which is less stringent than the California Building Code. The City also waives building permit and plan check fees for historic properties. Finally, the City participates in the Mills Act program, providing a 60 percent property tax reduction implemented through the County Assessor's Office.

## **B. MARKET CONSTRAINTS**

### **1. Price of Land**

A key component of the total cost of housing is the price of raw land. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. As an example, recent multi-family land sales in Sierra Madre ranged from \$132/square foot for a 42,000 square foot parcel up to \$182/square foot for a 13,700 parcel, both properties which were developed with older multi-family uses. While Sierra Madre cannot control costs driven by market conditions, it can offer increased densities and reduced parking requirements to effectively reduce the per unit cost of land. In the past, Sierra Madre's former Redevelopment Agency assisted in land assembly and land write-down in support of affordable housing, contributing towards the development of the Sierra Vista Senior Housing Project and the Highland Mews Project.

Site improvements also contribute to the cost of land. Most remaining vacant single-family parcels in Sierra Madre have severe topographic constraints and necessitate significant grading to accommodate development. Infill parcels identified for multi-family development don't face the same topographic constraints, and are thus less costly to develop than the hillside areas.

### **2. Cost of Construction**

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. In the City's Zoning Code density bonus chapter, one incentive option is the modification of architectural design requirements, so long as they meet the minimum building standards approved by the State Building Standards Commission.

### **3. Availability of Financing**

The availability of financing depends on a number of factors, including lending institutions active in the community, lending practices, rates and fees charged, regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition

of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table III-9 summarizes HMDA data for both Sierra Madre and Los Angeles County as a whole, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2016.

- Of the total 122 completed applications for home purchase loans in Sierra Madre, 91 percent were approved and 9 percent were denied, above the 87 percent approval rate County-wide. Five years earlier in 2011, the approval rate for home purchase loans in Sierra Madre was 87 percent, indicating access to mortgage financing has improved in the City. The two census tracts in Sierra Madre both had a nine percent denial rate; which is lower than the County wide rate of 13 percent.
- The volume of applications for refinance loans in Sierra Madre was three times that of home purchase loans, with 81 percent of the total 373 applications receiving approval, well above the 73 percent approval rate for LA County.
- The number of applications for home improvement loans in Sierra Madre was very limited at just 29, with 79 percent of applications receiving approval compared to 69 percent County wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

**Table III-9: Status of Home Purchase, Refinance and Home Improvement Loans – 2016**

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Sierra Madre	L.A. County	Sierra Madre	L.A. County
<b>Conventional Home Purchase Loans</b>					
# Applications	122	111		11	
% Approval/Denial		91%	87%	9%	13%
<b>Refinancings</b>					
# Applications	373	301		72	
% Approval/Denial		81%	73%	19%	27%
<b>Home Improvement Loans</b>					
# Applications	29	23		6	
% Approval/Denial		79%	69%	21%	31%

Source: Home Mortgage Disclosure Act Data, 2016. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

#### **4. Requests to Develop at Densities Below Those Permitted**

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory.

Review of recent multi-family projects in the City illustrate that the market supports projects at the upper end of the density range. The project at 407-413 Mariposa replaced five existing units with construction of a seven-unit, two story condominium and 17 at-grade parking spaces on a consolidated 24,000 square foot two-lot site, translating to the maximum 13 unit/acre density. The R-3 property at Sierra Madre Boulevard and Sierra Place consolidated two parcels to create an 18,000 square foot site, and has been developed with a five-unit, two-story condominium at the maximum 13 unit/acre density, inclusive of 12 at-grade, on-site parking spaces. Finally, the City has received an application for consolidation of two parcels at 30 Suffolk Avenue into a 14,500 square foot site for development with five apartments, and is seeking a density concession to allow 15 units/acre in exchange for provision of one moderate income unit.

In order to provide adequate sites to address the City's lower income housing needs, the City will be establishing a new minimum 20 du/acre land use designation with associated development standards to support achievement of these densities.

#### **5. Length of Time between Application Approval and Building Permit Issuance**

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; obtaining construction bids; securing construction and permanent financing; and retention of a building contractor and subcontractors.

In Sierra Madre, the majority of new development is comprised of 1) additions to existing homes, 2) replacement of existing homes, and 3) new single-family homes. For these projects building permit issuance generally takes four to seven months after Planning approvals. Hillside properties may take a few months longer due to the need for technical and engineering studies. Among the City's recent multi-family developments, the time between approvals and permit issuance has been six to twelve months.

While most projects in Sierra Madre are constructed in a reasonable time period, several recent projects have either stalled or had to reduce their scope as construction bids were too high.

## **C. ENVIRONMENTAL & INFRASTRUCTURE CONSTRAINTS**

A wide range of environmental factors may constrain the development of new housing in Sierra Madre. The largest concentrations of undeveloped lands for new residential development are in the northern portion of the City, located in the hillsides of the San Gabriel Mountains. These areas contain environmental constraints to development, such as steep slopes, wild/brush fire potential and flooding/landslides. Due to these constraints, development in the hillsides has historically been limited to low-density single-family homes. In addition, approximately one-half of the undeveloped hillside area is public land.

Areas of special environmental significance, potential safety hazards, and development constraints will influence land use policy. The City of Sierra Madre's General Plan identifies a number of environmental constraints for the City, including wildfires, flood/landslides and seismic hazards. The General Plan recognizes these hazards, identifies programs to minimize them, and directs development away from environmentally sensitive areas. The availability of public infrastructure and services for residential development is another potential constraint, though as indicated in the Housing Resources Chapter, the City has determined there are no public facilities or services constraints that would impede the development of housing units to meet Sierra Madre's RHNA allocation. The following are more detailed discussions of environmental constraints and hazards that affect, in varying degrees, existing and future residential development, but do not, however, prevent the City from meeting its regional housing needs for 204 units.

### **1. Wildfire**

Sierra Madre is subject to wildfires due to the steep terrain in the northern portion of the City adjacent to the Angeles National Forest in the San Gabriel Mountains. Additionally, like most of Southern California, high winds (Santa Ana winds) that correspond with seasonal dry periods intensify the potential of fires in the wildland/urban interface.

The entire northern portion of the city north of Grandview Avenue is designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by CAL FIRE. Fire Hazard Severity Zones are divided into areas that are designated as State Responsibility Area lands and Local Responsibility Area lands. The City's VHFHSZ is designated as a Local Responsibility Area (LRA). FHSZs are meant to help limit wildfire damage to structures through planning, prevention, and mitigation activities/requirements that reduce risk. The City has many policies to help minimize impacts from these potential fires, including brush removal and weed abatement.

## **2. Floods/Landslides**

The 2008 Flood Insurance Rate Maps (FIRM) for Sierra Madre designates the majority of the City as Flood Zone X, defined as “Areas determined to be outside the 0.2% annual chance floodplain.” A small segment of the City, centered along the Little Santa Anita Creek channel, is classified as Zone D, an “Area in which flood hazards are undetermined, but possible.” However, there are specific areas unmapped by FEMA within the City that are considered as special risk for flooding. All of these areas are against the foothills and are of significant risk of flooding and landslides, particularly in the years following a brush fire.

Two dams and seven debris basins are located in Sierra Madre. The major dam that could have a significant impact on the City in the event of a dam failure is the Little Santa Anita/Sierra Madre Dam. However, due to the construction method of this dam, it has performed well during earthquakes and failure is not expected to occur.

The landslide areas in the City occur at elevations between 1,400 and 2,000 feet, above the areas of urban development. Mudflows are a type of landslide that has historically occurred within the northern portion of the City. Mudflows involve very rapid downslope movement of saturated soil, sub-soil and weathered bedrock.

## **3. Seismic Hazards**

Like most other areas of Southern California, Sierra Madre is located on a number of active fault lines. The nearest active fault is the Sierra Madre Fault, which passes through the northern part of the City along the base of the San Gabriel Mountains. Other active and potentially active faults within or near the City include the Raymond fault and the Clamshell-Sawpit fault. Other notable faults include the San Andreas Fault, Newport-Inglewood, Palos Verdes, Whitter, and Malibu Coast Faults.

Hillside areas are susceptible to ground failure and landslide during earthquake activity. Therefore, development potential should be limited to low occupancy to avoid potential disasters.

Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed predominately of poorly consolidated fine sand. While there are no liquefaction zones in the City, liquefaction could occur should a moderate to severe earthquake take place.

## **4. Public Services and Facilities**

Since the City and most of its developments are quite old, infrastructure, including streets, sewers, storm drains, and water lines, are quickly aging and in need of repair. The City cannot presently serve hillside sites above the current limits of development without extending roads, water, and sewer lines.

The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Department of Public Works – Water Division. According to the General Plan, the City uses only local sources of water, which are derived from wells and tunnel sources. In addition, the City receives surface water from the Big Santa Anita Canyon Dam, where water is transported to the spreading basins at the City Yard that replenishes the East Raymond Groundwater Basin. Water is stored in reservoirs located within the City. Due to the topography and various elevations in Sierra Madre, the City is divided into three water pressure zones.

In 2007, the City embarked on the Mira Monte Reservoir Project, involving the replacement of the two existing reservoirs and the existing pumping station located adjacent to Mt. Wilson Trail Park on East Mira Monte Avenue. The goal of the project is to greatly increase the seismic reliability of this critical segment of the City's water infrastructure.

Historically, the City has relied on all of its sources to keep up with demand. In May 2013, the City implemented mandatory water conservation measures, followed by a moratorium on new water service connections to the City water system on July 8, 2014. The moratorium was rescinded in 2020 when the City determined that adequate water levels were available in the aquifer to meet City demand. According to the Utilities Director, the City is expected to increase its water supply in the coming years and demand is expected to remain relatively stagnant. The trigger for imposing a new water moratorium would be if available supply is projected to be less than the City's projected demand, which appears unlikely during the planning period.

The City adopted an Urban Water Management Plan (UWMP) in 2015. The UWMP provides information on present and future water resources and demand for a 25-year planning period in 5-year increments. The 2015 UWMP evaluated the City's water supply reliability and found that the City can expect to meet future demand in normal years through 2040, but may not be able to meet future demand for multiple dry year periods.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Sierra Madre will immediately deliver the Element to the City's Public Works Department, along with a summary of its regional housing needs allocation.

## IV. HOUSING RESOURCES

The following Housing Resources section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in Sierra Madre, including sites for new housing; financial resources available to facilitate housing production and programs; administrative resources available to assist in implementing the City's housing programs; and resources for energy conservation.

### A. AVAILABILITY OF SITES FOR HOUSING

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City's fair share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA).

The following methods will be used to address the City's regional housing needs:

1. Approved and contemplated residential projects
2. Provision of accessory dwelling units
3. Rezoning of opportunity sites to densities of 20 and 30 units/acre
4. Designation of identified congregational sites with a Religious Housing Overlay

Table IV-1 provides a summary of the residential unit potential from the above methods and demonstrates the City's capacity to address its 2021-2029 RHNA.

**Table IV-1: Potential Housing Units during 2021-2029 Planning Period**

Income Levels	Very Low	Low	Moderate	Above Mod	Total
<b>2021-2029 RHNA Targets</b>	<b>79</b>	<b>39</b>	<b>35</b>	<b>51</b>	<b>204</b>
<b>Existing Zoning</b>					
Approved Projects (Stonegate)				27	27
Contemplated Projects (The Meadows)				42	42
Accessory Dwelling Units	22	43	2	29	96
<b>Existing Site Capacity</b>	<b>65</b>		<b>2</b>	<b>98</b>	<b>165</b>
<b>RHNA surplus/shortfall</b>	<b>(53)</b>		<b>(33)</b>	<b>+47</b>	
<b>Rezone Sites</b>					
Multi-family Opportunity Sites	34		<del>40</del> 36	<del>4</del>	74
Religious Housing Overlay Zone	<del>5</del> 44				<del>5</del> 44
<b>Total Site Capacity (Existing + Rezone Sites)</b>	<b><del>150</del>143</b>		<b><del>42</del>38</b>	<b><del>98</del>102</b>	<b><del>290</del>283</b>
<b>RHNA Buffer</b>	<b><del>+32</del>25</b>		<b><del>+7</del>3</b>	<b><del>+47</del>51</b>	<b><del>+86</del>79</b>

## 1. Approved/Contemplated Residential Projects

Sierra Madre has two residential subdivisions in various stages of development entitlement that will contribute towards addressing its future RHNA needs, as described below.<sup>8</sup>

- **Stonegate.** The One Carter hillside property at the northern terminus of North Baldwin Avenue has been subdivided into 27 residential lots and two undevelopable lots. The custom homes being developed in Stonegate are subject to the City's Residential Hillside Management Zone, and the Stonegate Design Guidelines. The City has received 24 applications for development, and has thus far approved seven homes for development (April 2021).
- **The Meadows at Bailey Canyon.** The lower 20 acres of the 88-acre Mater Dolorosa Passionist Retreat Center is being proposed for development with 42 detached single-family dwellings and a 3 to 3.5 acre dedicated neighborhood park. An additional 45 acres of hillside open space north of the Retreat Center is to be dedicated to the City of Sierra Madre. The property is currently identified as an institutional land use in the General Plan, and if approved, will be amended to include Open Space, Civic/City Park, Institutional, and One Family Residential (7,500 sq. ft. minimum) land use designations. ~~The environmental impact report on the project will be completed in November 2021, after which public hearings will be held before the Planning Commission and City Council.~~

## 2. Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, can provide affordable rental options for smaller households, and can provide rental income for the homeowner.

ADUs are becoming an integral segment of Sierra Madre's housing stock, with 12 building permits issued for ADUs in 2020 and 17 permits issued in 2021. Pursuant to AB 671, the Housing Element includes a new program to further incentivize the production of affordable ADUs, including elimination of development impact fees on ADUs <750 square feet and eliminating parking requirements in the R-1 and H zones. The City has also re-initiated an amnesty program for accessory dwelling units to bring existing units built illegally up to Code to make them safe and sanitary for current and future tenants.

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<sup>8</sup> The Meadows, along with Stonegate, are discussed to provide a complete picture of potential housing growth in the community during the eight-year planning period. They are not part of the program for rezoning of sites identified in Tables IV-2 and IV-3 required to address the City's RHNA shortfall, and not included in the Sites Inventory tables and maps included in Appendix C of the Element.

Given Sierra Madre’s track record in providing ADUs, combined with additional incentives, the sites inventory projects an average of 12 ADUs to be produced annually, or 96 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs *Regional Accessory Dwelling Unit Affordability Analysis* (December 2020). The City will continue to monitor the extent of ADU production and affordability to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

### 3. Sites for Rezoning

The City has conducted extensive community outreach, meetings with City decision-makers and discussions with property owners to identify those sites most suitable for rezoning to address the City’s RHNA shortfall. Sites recommended for re-designation were selected based on several factors: existing land use and feasibility for redevelopment within the planning period; neighborhood compatibility and community context; property owner interest; and an overriding goal to disperse affordable housing opportunities throughout the community. As presented in Table IV-2, four sites have been identified for rezoning, totaling 6.5 acres, depicted in the Figure on the following page. Rezone densities vary from 20-24 to 30-34 units per acre and provide opportunities for the development of up to 90 units. Appendix C includes exhibits for each of the sites, along with a detailed sites inventory spreadsheet with information on parcel size, existing use, year built, improvement-to- land value ratio, along with other factors.

**Table IV-2  
Sites for Rezoning at 20-30 Units per Acre**

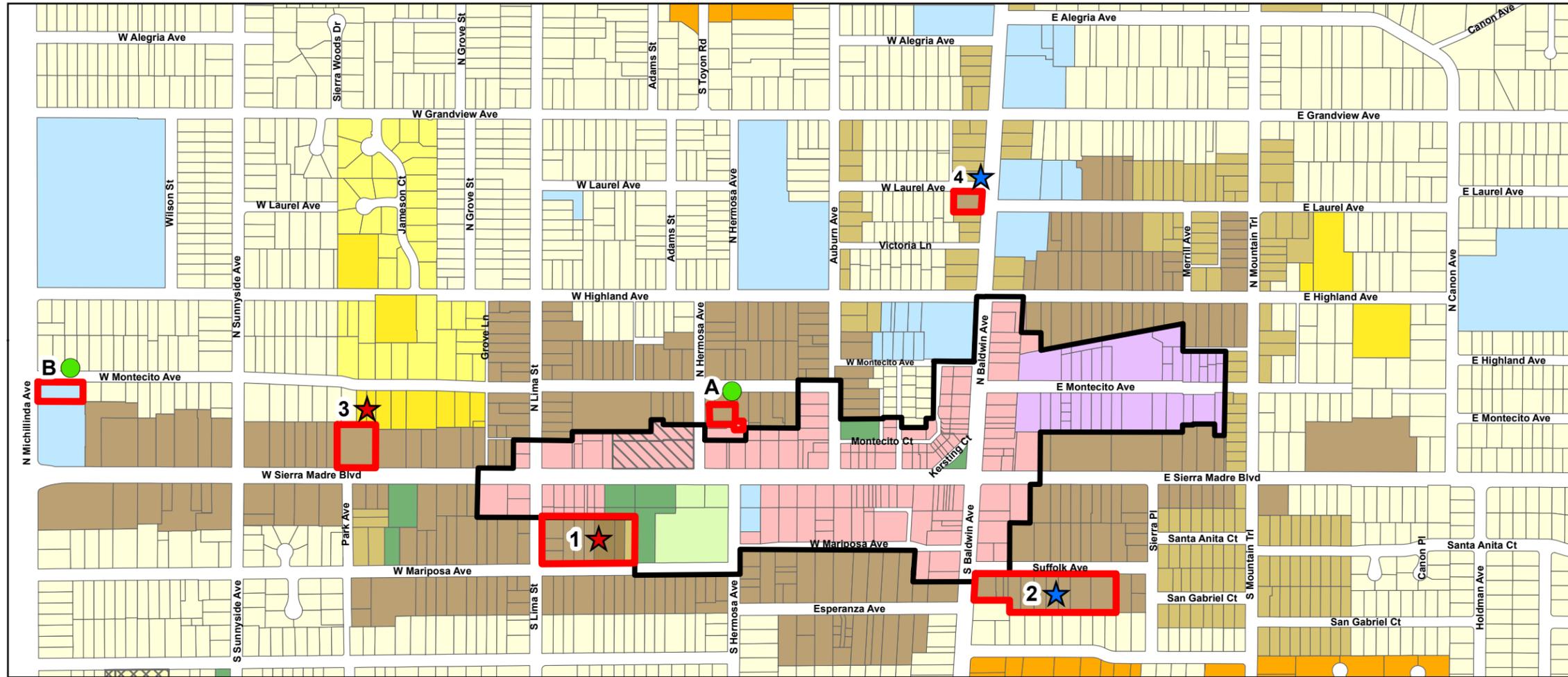
Site No.	Site Description	Current Zoning	Proposed Zoning	Acres	Net Unit Potential	Realistic Capacity <sup>2</sup>
1	200 block Mariposa Avenue	R-2, R-3 R-3H	R-3-30	2.44	48	42
2	18-100 block Suffolk Avenue	R-3	R-3-20	2.81 <sup>1</sup>	27	17
3	491 W. Sierra Madre Avenue	R-3	R-3-30	0.92	10	10
4	215 N. Baldwin Avenue	R-3	R-3-20	0.34	5	5
<b>Total Net Units</b>					<b>90</b>	<b>74</b>

<sup>1</sup> Acreage reflects the entire area to be rezoned. Unit potential only includes those parcels assumed most likely to redevelop during the planning period.

<sup>2</sup> Realistic capacity based on an assumed density of 20 units/acre in the R-3-20 zone and 30 units/acre in the R-3-30 zone.

# Multi-family Sites Inventory

## 2021 - 2029 Sierra Madre Housing Element Update



### Legend

- Potential Sites
- Measure V Area
- R-1 - Residential Single Family (7,500 sqft min.)
- R-1-9 - Residential Single Family (9,000 sqft min.)
- R-1-11 - Residential Single Family (11,000 sqft min.)
- R-1-15 - Residential Single Family (15,000 sqft min.)
- R-2 - Two Family Residential
- R-3 - Multiple Family Residential
- R-3H - Multiple Family Residential High Density
- RC - Residential Canyon
- H - Hillside Residential
- OS - Open Space
- C/CP - Civic and City Park
- C - Commercial
- M - Manufacture
- I - Institutional
- BHSP0 - British Home Specific Plan Overlay
- KSPO - Kensington Specific Plan Overlay
- ★ R-3-20
- ★ R-3-30
- RHO 20-42 du/acre

**Site 1**  
 261 Mariposa Ave  
 271 Mariposa Ave  
 293 Mariposa Ave  
 297 Mariposa Ave  
 307 Mariposa Ave  
 313 Mariposa Ave  
 30 Lima Street  
 46 Lima Street  
 54 Lima Street

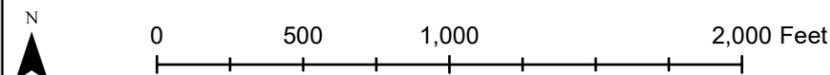
**Site 2**  
 80 Baldwin Ave  
 18 Suffolk Ave  
 30 Suffolk Ave  
 40 Suffolk Ave  
 56 & 58 Suffolk Ave  
 62, 64, 66 Suffolk Ave  
 68 Suffolk Ave  
 90 Suffolk Ave  
 92 & 100 Suffolk Ave

**Site A**  
 Old North Church  
 191 W Sierra Madre Blvd  
 40 N Hermosa Ave

**Site B**  
 United Methodist Church  
 695 W Sierra Madre Blvd

**Site 3**  
 491 W Sierra Madre Blvd

**Site 4**  
 215 N Baldwin Ave



## Realistic capacity

Because sites 1-4 are nonvacant and comprise more than half of Sierra Madre's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. City staff reached out to the eight property owners of the rezone sites 1-4, and received a response from seven owners that they were in support of the upzoning and were open to the possibility of redeveloping their properties (refer to Table C-1 in Appendix C). In each of the site descriptions which follow, there is a discussion of property owner interest, deteriorated housing conditions, common ownership and other factors that provide substantial evidence to support redevelopment.

**Site 1.** Rezoning of nine properties on the 200 block of West Mariposa Avenue to R-3-30 (30 to 34 du/acre). Properties are currently developed with older single-family, duplex and fourplex units, ranging in age from 1895 to 1948. Most units are modest, with a low improvement to land value ratio and numerous units are in substandard condition and exhibit deferred maintenance. The combined site consists of 25 existing units with a potential net gain of 4248 units under the new R-3-30 zoning designation (based on a realistic development density of 30 units/acre, or 88% of the maximum 34 units/acre permitted). Two of the parcels under common ownership were identified as R3-H (20 units/acre) in the prior Housing Element, and therefore to carry over to the 2021-2029 Element, will allow 20 du/acre by-right for inclusion of 20% low income units (see Housing Element Program #6). The three parcels on Lima Street in this site are also under common ownership, and the property owner has contacted the City expressing interest in redevelopment. The two parcels at 307 and 313 Mariposa each contain a single-family home and fourplex, and have improvement values which exceed the value of the land. Therefore, these two parcels do not meet the substantial evidence test for likely to redevelop, and their six unit net capacity has been subtracted from the realistic site capacity in Table IV-2.

**Site 2.** Rezoning of ten properties to R-3-20 (20 to 24 du/acre) on Suffolk Avenue. Two of the parcels ~~were recently are in the process of a lot merged~~ (30 Suffolk) and are currently ~~being in building plan check for development~~ with five apartments, including one restricted to moderate income households. The recent buyer of the adjacent properties at 18 Suffolk Avenue and 80 Baldwin Avenue has also expressed an interest in redevelopment to the City. Another property owner at 92 Suffolk has approached the City regarding potential lot consolidation and redevelopment with seven units of multi-family housing. Existing units identified for redevelopment range in age from 1902 to 1947, have a low improvement to land value ratio, and exhibit deferred maintenance. The combined site consists of 13 existing units with a potential net gain of 27 units under the new R-3-20 zoning designation (based on a realistic development density of 20 units/acre, or 83% of the maximum 24 units/acre permitted). While all but one parcel that comprise this site have land values in excess of the value of the existing improvement, only those properties under common ownership and where the owner has

discussed redevelopment with the City are considered as likely to redevelop. For purposes of this analysis, properties at 40 Suffolk, 56-58 Suffolk, and 62-66 Suffolk are not assumed to redevelop, reducing the site capacity by 10 net units. In addition, the ten-unit apartment building at 90 Suffolk and the well-kept single-family home at 68 Suffolk, while part of the rezoning, are not included in the sites inventory for redevelopment.

**Site 3.** Rezoning of one property just under one acre fronting on West Sierra Madre Boulevard at the terminus of Park Avenue. The property is currently developed with the Park Avenue Apartments consisting of three buildings developed in 1960 with three to six units each, and a two-unit building constructed in 1935, for a total of seventeen units. The improvement to land value ratio is just 25%, rendering the site economically suitable for redevelopment. The site includes a large surface parking area and undeveloped open space area fronting Baldwin Avenue. The property owner has expressed an interest in potential higher density development on the site, either through infill or redevelopment, and schematic site plans included in Appendix C illustrate several options of how the site could be developed under the new R-3-30 development standards. Upzoning the property to allow 30-34 units/acre will provide significant economic incentive for redevelopment, and thus the site is included as being realistic for redevelopment in the planning period. The property owner has also recently acquired the adjacent 0.65 acre parcel at 451 W. Sierra Madre Boulevard, providing an opportunity for consolidation into a larger parcel for development.

**Site 4.** Designation of one property on the southwest corner of North Baldwin Avenue and West Laurel Avenue. The site is currently zoned R-3 (13 units/acre) and underdeveloped with an older (1947) single-family home. The improvement to land value ratio is just 30%. The property owner's architect has shared concept plans with the City to redevelop the site with six to seven units, potentially utilizing State density bonus incentives to achieve the extra unit. The architect is also exploring feasibility for development with up to 19 multi-family units. The property owner's active pursuit of redevelopment provides sufficient evidence of the site's likelihood of development.

In terms of development trends, Table IV-2A provides examples of lot consolidation in support of residential development. What this table also illustrates is that of the six residential projects highlighted, four represent redevelopment of existing residential units, with one representing adaptive reuse of a prior church. Three of the six projects include deed restricted affordable units. The market for residential development in Sierra Madre is robust, and particularly with the substantial increase in permitted densities on the rezone sites, provide a strong economic incentive for redevelopment.

Demand for rental housing is extremely strong, exacerbated by the relatively limited supply of apartments in the community. A market analysis prepared for the project at 30 Suffolk documents an average rent price of \$1.87 per sq. ft. for listed units, with rental units on the market an average of just 27 days. Based on this analysis, the financial proforma for this project is projecting rents ranging from \$3,400 - \$3,800 (3 bedroom units), with a vacancy factor of just 3 percent. As for homeownership demand,

the median price for the 13 homes sold in Sierra Madre in July 2021 was \$1.3 million, with homes selling for over the asking price and receiving multiple offers.

The City’s R-3 zoning regulations facilitate lot consolidation by allowing for a greater number of units on larger parcels. Developers who wish to maximize the number of units are encouraged to consolidate lots because it generates a greater number of units, and it also helps to incorporate a unified development plan which balances building lot coverage with sufficient outdoor living space, and comfortable access to off-street parking for the units and guests. The City has a tentative map ordinance which provides the requirements to facilitate the processing of tentative maps, which includes consolidating lots into a single parcel. Table IV-2A shows examples of lot consolidation that has occurred in R-3 zones under the City’s current regulations. To specifically encourage consolidation within the rezone opportunity sites along Mariposa Avenue and Suffolk Avenue (Sites 1 and 2 above), the City will conduct outreach to property owners to identify meaningful incentives for consolidation, followed by a Lot Consolidation Ordinance (refer to Program 6a).

**Table IV-2A  
Examples of Lot Consolidation in Support of Residential Development**

Address	# of Parcels	Combined Lot Size	Prior Use	Current Use/ Affordability
30 Suffolk	2	14,546 sf	2 units	5 unit apartments (1 moderate income)
126 E. Sierra Madre	2	18,151 sf	vacant	5 unit condominium
186 W Highland	3	15,013 sf	Church	3 workforce units (3 moderate income)
407 Mariposa	2	24,013 sf	4 units	7 unit condominium
70 Esperanza	4	45,487 sf	4 units	45 unit senior hsg (45 very low income)
94 Esperanza	2	15,427 sf	2 units	6 unit condominium

Housing Element statutes provide for the use of “default densities” to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Los Angeles County, Sierra Madre falls within the default density of a minimum 20 units per acre for providing sites affordable to very low and low income households. The City has developed two new multi-family zoning categories for the rezone sites which meet this minimum default density: R-3-20 will provide for densities of 20-24 units/acre, and R-3-30 will provide for densities of 30-34 units per acre. On March 22, 2022, the City Council adopted the new zoning designations and rezone~~ing of~~ the designated properties accordingly by mid-2022.

#### **4. Affordable Housing on Congregational Land**

Inspired by proposed State legislation to allow affordable housing to be developed on congregational land, City staff began reaching out to pastors and religious leaders in

the community in the fall of 2020 to explore the concept of adding an affordable housing overlay to Sierra Madre’s religious sites. Several congregations have large parking areas and other underutilized land that, with the necessary zoning in place, could be used to build affordable housing and further the congregation’s mission.

On November 18, 2020, staff hosted a virtual workshop for leaders of the seven religious sites in Sierra Madre, and invited members of the Greater Pasadena Affordable Housing Group Congregational Land Subcommittee to discuss the process involved in developing affordable housing on their properties. Three pastors participated in the workshop and were generally in favor of the affordable housing overlay concept. Both the City Planning Commission and City Council were supportive of allowing housing on designated religious sites, and authorized staff to contract with a design consultant to conduct site visits, develop conceptual site development plans, and to create viable development standards for a Religious Housing Overlay Zone.

Four church sites were initially identified as having capacity and suitable conditions to accommodate housing<sup>9</sup>. Conceptual site plans illustrating feasible affordable housing development concepts were prepared for each site (refer to Appendix C), and provided the basis for establishing development standards for the Overlay, summarized in Table IV-3. Building heights depicted on the site plans range from 27 feet to 35 feet.

**Table IV-3**  
**Religious Housing Overlay (RHO) Zone Standards**

<u>Development Feature</u>	<u>RHO Standard</u>
<u>Maximum Density</u>	<u>20 – 42 units/acre</u> <u>(plus any State density bonus)</u>
<u>Parking<sup>1</sup></u> <u>(uncovered, covered or structured)</u>	<u>0-1 bdrm: 0.5 space/unit</u> <u>2-3 bdrm: 1 space/unit</u> <u>4+ bdrm: 2 spaces/unit</u>
<u>Height</u>	<u>35’ or 3 stories<sup>2</sup></u>
<u>Front Setback</u>	<u>15’</u> <u>Michillinda Ave: 5’</u>
<u>Open Space</u>	<u>175 sq. ft. per unit</u>
<u>Lot Coverage</u>	<u>Not applicable</u>
<u>Floor Area Ratio (FAR)</u>	<u>Not applicable</u>

<sup>1</sup> Parking requirements for church may be reduced by 50% to accommodate affordable housing. The number of church parking spaces can count towards the affordable housing project’s parking requirements.

<sup>2</sup> Within 40’ from a public street, portions of buildings shall not exceed either 30’ or 2 stories, except on Michillinda Avenue.

<sup>9</sup> Two of the churches, St. Rita’s Catholic Parish and School, and Bethany Church and School, subsequently contacted the City about over capacity parking conditions and inadequate site capacity to accommodate housing and were subsequently removed from consideration for the Overlay.

All residential development within the Religious Housing Overlay will be subject to the following affordability requirements:

- Rental housing: minimum 50% of units restricted to lower income households (up to 80% area median income) for 55 years
- Ownership housing: minimum 50% of units restricted to lower income households, or 90% of units restricted to moderate income households (up to 120% area median income) for 45 years

Given the above affordability requirements, residential developments adhering to these standards would automatically qualify for a 50 percent density bonus and three development incentives/concessions under state density bonus law. Table IV-4 presents the two sites to be designated with the Religious Housing Overlay Zone, along with their development capacities based on the standards presented in Table IV-3.

**Table IV-4: Religious Housing Overlay Zone Sites**

Site No.	Site Description	Current Zoning	Developable Acreage	Unit Potential	Realistic Capacity <sup>1</sup>
A	Old North Church	I	0.53	23	<u>20</u>
B	United Methodist Church	I	0.65	28	<u>24</u>
<b>Total Net Units</b>				51	<u>44</u>

<sup>1</sup> Realistic capacity based on an assumed density of 37 units/acre, or 88% of the max. 42 units/acre, consistent with realistic capacity assumptions under the R-3-30 zone.

The following summarizes the site visits to the church sites:

**Sierra Madre United Methodist Church** – Typical of the United Methodist Church (UMC) and other mainline denominations, Sierra Madre UMC was once a large congregation, but membership has declined to approximately 60 and average worship attendance is 30-35 persons. Most members are above 75 years of age. The congregation’s 2.2-acre campus is oversized for the needs of this congregation, and the idea of repurposing the parking lot for the benefit of households in need lies within the mission and theology of the church. In fact, the UMC is one of the leading denominations nationwide in encouraging its congregations to develop affordable housing on congregational land, even employing dedicated staff members to assist congregations in this way. Local examples of UMC congregations that have built affordable housing or have entitled or funded developments include Santa Ana and Garden Grove.

**Old North Church** – Old North Church is the older portion of the campus of Christ Church, a large congregation on Sierra Madre Boulevard. This portion of the campus is used for educational activities, but not regular services. While still strong, membership in the congregation is lower than its late 1990’s peak, relieving the parking crunch that the congregation once had and opening up the Old North Church parking lot for development. While that parking lot is used today, the church also has access to the very large public parking lot ½ block east on Hermosa Avenue which offers Sunday morning parking free of charge and time restrictions. There are staff currently living on

the site, and having housing for additional staff may be appealing. The congregation participates in outreach missions to populations in need, such as the Union Rescue Mission, Door of Hope, and domestic violence shelters.

## Development Trends

As the affordable housing crisis and homelessness continues to worsen, more and more congregations and faith-based groups have sought ways to provide housing for those most in need. In *Making Housing Happen: Faith-Based Affordable Housing Models*,<sup>10</sup> Dr Jill Shook presents a range of case studies of how congregations across the country are successfully providing affordable housing through a variety of models: land lease of church properties; adaptive reuse of church buildings; community land trusts, and more. The Congregational Land Subcommittee<sup>11</sup> in Pasadena indicates they are continuing to see more and more examples of congregations partnering with non-profit developers to provide affordable housing on excess land, several of which are highlighted in Table IV-4A below:

**Table IV-4A**  
**Examples of Housing on Congregational Land**

<b>Congregation</b>	<b># Housing Units</b>	<b>Other Site Improvements</b>	<b>Developer</b>	<b>Project Status</b>
St. Joseph's Episcopal Church, Buena Park	66 low income senior units	New 3,000 sq.ft. community center, common open space	National CORE	Received planning entitlements
Church of Blessed Sacrament, Placentia	65 low income senior units	New Parish Hall, improvements to church facilities, community garden	National CORE	Received planning entitlements
Garden Grove United Methodist Church	47 very low/ low income family and senior units	Space for community clinic and other service agencies	Jamboree Housing	Operational since 2015
Bethel AME, San Diego	16 permanent supportive housing units		Yes in God's Backyard (YIGBY)	Under Construction
New Life Holiness Church, Pasadena	52 very low/ low income family units		Gangi Development	Pursuing entitlements
West Angeles Church of God in Christ, Los Angeles	70 very low/ low income senior units	Community retail space	Related Companies	Operational since 2020
First United Methodist Church, Los Angeles	66 low income family units	Child care center	1010 Development	Operational since 2000s
Immanuel Church, Long Beach	25 low income senior units	Church closed	Thomas Safran & Associates	Operational since late 2010s
Inglewood First United Methodist Church	64 low income units for seniors/ local workforce	Adaptive reuse	Berg	Predevelopment

<sup>10</sup> Shook, J. (2012). *Making Housing Happen: Faith-Based Affordable Housing Models* (2nd ed). Wipf and Stock Publishers.

<sup>11</sup> CONGREGATIONAL LAND | Making Housing and Community Happen | ([makinghousinghappen.org](http://makinghousinghappen.org))

## **5. Availability of Infrastructure and Public Services**

The availability of adequate public facilities and services in relation to the sites identified in Tables IV-2 and IV-4 has been evaluated, and the City has determined there are no public facilities or service constraints that would impede development of housing units to meet the City's RHNA allocation. All sites are adjacent to existing public roadways and are serviceable by the City's police and fire departments, as well as private companies that provide phone, cable, gas, and electric service.

SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Sierra Madre will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

## **B. FINANCIAL RESOURCES**

The extent to which Sierra Madre can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of local, state and federal funds are available to support affordable housing activities in Sierra Madre, described below. An important consideration in the use of these funds, however, is the requirement to pay prevailing wage, estimated to increase the costs of construction anywhere from around 10% to 35%.

The primary source of funds for affordable housing activities in Sierra Madre was previously derived from the Redevelopment Agency housing set-aside fund. The elimination of redevelopment agencies in the State of California prompted the creation of the Successor Agency to the Redevelopment Agency of the City of Sierra Madre governed by the Oversight Board. The duties of the Successor Agency are primarily to make payments on the former Redevelopment Agency enforceable obligations and to wind down the activities of the former Redevelopment Agency. **The Sierra Madre Successor Agency projects having approximately \$320,000 in the Housing Asset Fund available during the planning period to support affordable housing activities.**

Sierra Madre is a participating City in the Los Angeles Urban County Community Development Block Grant (CDBG) Program. The City receives approximately \$40,000 in annual CDBG funds from the County which can be used for housing and community development activities which primarily benefit low and moderate income households. The City most recently utilized CDBG funds to make accessibility improvements in public buildings. At the end of fiscal year 2021, Sierra Madre will have a balance of approximately \$80,000 in its CDBG fund. **Adding this balance to the City's annual allocation, approximately \$400,000 in CDBG funds will be available during the 6<sup>th</sup> cycle Housing Element.**

Table IV-5 on the following pages identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.

**Table IV-5: Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<p>Metro Affordable Transit Connected Housing (MATCH) Program</p> <p><a href="http://www.matchfundla.com">www.matchfundla.com</a></p>	<p>Loans for development projects within 1/2 mile of high frequency transit node:</p> <ol style="list-style-type: none"> <li>1. Predevelopment loans for affordable housing providing 100% of units at or below 60% AMI (min. 49 unit project size)</li> <li>2. Loans for 20+ unit apartments with market rents affordable to low income households with capacity to be redeveloped with at least double the existing units.</li> </ol>	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Substantial rehabilitation</li> <li>▪ Land Purchase</li> <li>▪ Acquisition of Existing Housing</li> </ul>
<p>Low-income Housing Tax Credit (LIHTC)</p> <p><a href="http://www.treasurer.ca.gov/ctcac">www.treasurer.ca.gov/ctcac</a></p>	<p>Tax credits to enable developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.</p>	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/ Rehabilitation</li> </ul>
<p>CalHFA Residential Development Loan Program</p> <p><a href="http://www.calhfa.ca.gov/multifamily/special/rdlp.pdf">www.calhfa.ca.gov/multifamily/special/rdlp.pdf</a></p>	<p>Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.</p>	<ul style="list-style-type: none"> <li>▪ Site acquisition</li> <li>▪ Pre-development costs</li> </ul>
<p>Workforce Housing Program</p> <p><a href="http://cscda.org/Workforce-Housing-Program">cscda.org/Workforce-Housing-Program</a></p>	<p>Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/middle income households, generally households earning 80% to 120% of AMI.</p>	<ul style="list-style-type: none"> <li>▪ Acquisition of market rate apartments and conversion to affordable</li> </ul>
<p>Golden State Acquisition Fund (GSAF)</p> <p><a href="http://www.goldenstate-fund.com">www.goldenstate-fund.com</a></p>	<p>Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.</p>	<ul style="list-style-type: none"> <li>▪ Preservation</li> <li>▪ Site acquisition</li> </ul>
<b>State HCD Funding Sources</b>		
<p>Affordable Housing and Sustainable Communities Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml">www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</a></p>	<p>Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of:</p> <ul style="list-style-type: none"> <li>✓ Affordable housing</li> <li>✓ Employment centers</li> <li>✓ Key destinations</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Preservation of affordable housing at-risk</li> <li>▪ Conversion of non-residential to rental</li> </ul>

Program Name	Description	Eligible Activities
<p>CalHome</p> <p><a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a></p>	<p>Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.</p>	<p><u>Homebuyer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Downpayment assistance</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ ADU/JADU</li> </ul> <p><u>Developer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Site acquisition, development</li> </ul>
<p>Infill Infrastructure Grant Program</p> <p><a href="http://www.hcd.ca.gov/fa/iig/">www.hcd.ca.gov/fa/iig/</a> <a href="http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml">www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</a></p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in infill locations.</p>	<ul style="list-style-type: none"> <li>▪ Parks and open space</li> <li>▪ Utility service improvements</li> <li>▪ Streets, parking structures, transit linkages</li> <li>▪ Traffic mitigation features</li> <li>▪ Sidewalks and streetscape improvements</li> </ul>
<p>Local Housing Trust Fund (LHTF) Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml</a></p>	<p>Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.</p>	<ul style="list-style-type: none"> <li>▪ Rental &amp; ownership hsg</li> <li>▪ Transitional housing</li> <li>▪ Emergency shelters</li> <li>▪ Min. 30% of allocation required to assist ELI</li> </ul>
<p>Multifamily Housing Program (MHP)</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml">www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml</a></p>	<p>Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.</p>	<ul style="list-style-type: none"> <li>▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing</li> </ul>
<p>National Housing Trust Fund Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml</a></p>	<p>Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low income households.</p>	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
<p>Permanent Local Housing Allocation (PLHA)</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/plha.shtml">www.hcd.ca.gov/grants-funding/active-funding/plha.shtml</a></p>	<p>Grants (competitive for non-entitlement jurisdictions) available to cities that assist: Increasing the supply of affordable rental and ownership housing, persons experiencing homelessness, facilitate housing affordability, and ensure geographic equity in the distribution of funds.</p>	<p>Competitive Allocations:</p> <ul style="list-style-type: none"> <li>▪ Development of affordable rental housing</li> <li>▪ Assistance for homeless</li> </ul>

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Predevelopment Loan Program <a href="http://www.hcd.ca.gov/grants-funding/active-funding/pdip.shtml">www.hcd.ca.gov/grants-funding/active-funding/pdip.shtml</a>	Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.	<ul style="list-style-type: none"> <li>▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing</li> </ul>
Supportive Housing Multi-Family Housing Program (SHMHP) <a href="http://www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml">www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml</a>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Conversion of non-residential to rental</li> <li>▪ Social services within project</li> </ul>
Transit-Oriented Development (TOD) Housing Program <a href="http://www.hcd.ca.gov/grants-funding/active-funding/tod.shtml">www.hcd.ca.gov/grants-funding/active-funding/tod.shtml</a>	Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments.	<ul style="list-style-type: none"> <li>▪ Rental housing development</li> <li>▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.</li> </ul>
<b>Homeless Housing Programs</b>		
San Gabriel Valley Regional Housing Trust <a href="http://www.sgvrht.org">www.sgvrht.org</a>	Joint powers authority provides funding (grants and loans) to member cities for the construction of new projects.	<ul style="list-style-type: none"> <li>▪ Homeless Shelters</li> <li>▪ Homeless Housing</li> <li>▪ Transitional Housing</li> <li>▪ Permanent Supportive Housing</li> </ul>
Veterans Housing and Homeless Prevention Program (VHHP) <a href="http://www.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml">http://www.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml</a>	Loans for development multi-family rental housing with min. 55-year affordability restrictions. Projects must include permanent supportive housing units and affordable units for Veterans and their families.	<ul style="list-style-type: none"> <li>▪ Multi-family rental housing that provides at least 25% or 10 units (whichever is greater) to Veterans. Min. 45% of these units for ELI Veterans.</li> </ul>

Source: Karen Warner Associates, March 2021.

## **C. LOCAL NON-PROFIT RESOURCES**

The following describes several local non-profit housing organizations that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for preservation of assisted housing and development of affordable housing.

### **Heritage Housing Partners**

This Pasadena based non-profit partnered with Sierra Madre on the Highland Mews project located at 186 W. Highland Avenue. The City transferred ownership of the site, which included a vacant church, to Heritage Housing Partners for conversion to three moderate income first-time homebuyer units. The City supported Heritage Housing Partners in



acquiring \$500,000 in County funds to establish the first-time homebuyer program. The City's incentives also included a land write down, waiver of public facilities fees, elimination of the CUP requirement, approval of a Mills Act contract, a reduction in setback requirements and allowance for uncovered parking.

### **Habitat for Humanity – San Gabriel Valley**

Habitat for Humanity is a Christian non-profit organization which builds affordable housing in all 50 states and in many countries throughout the world. Habitat primarily builds single family homes for lower income families. Recipient families are asked to provide sweat equity, while volunteers consisting of church members, business persons and local organizations provide labor and materials. The homes are sold to families with no interest loans with no profit to Habitat for Humanity.

### **National Community Renaissance** *(previously Southern California Housing Development Corporation)*

National CORE is a nonprofit 501(c)3 developer with in-house capacity to construct and renovate large scale developments. Its mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multifamily units throughout Southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life in Southern California communities, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation.

## **Rebuilding Together**

Rebuilding Together is a national organization which helps preserve owner occupied houses and neighborhoods to assure a warm, safe and dry home for people in need. Rebuilding Together works with the low income persons and concentrates on the elderly, the disabled and families with children. An affiliate, was established in the Duarte area. The organization is called Rebuilding Together Duarte/Monrovia and has a 501 (c.) 3 status. The goal of the local affiliate is to repair and rehabilitate at least two owner-occupied low-income homes per year with the assistance of local sponsors and other volunteer-based organizations.

## **D. OPPORTUNITIES FOR ENERGY CONSERVATION**

The Sierra Madre General Plan has goals and policies in place to help promote energy and water conservation. These include goals and policies in the Land Use and Resource Conservation Chapter such as:

### *Land Use Chapter Objectives:*

- Incorporating measures to promote sustainability in residential neighborhoods. This includes the use of sustainable materials when possible, including water conservation measures and water impact fee and a historic resources survey.
- The preservation of natural open space areas as crucial to the distinctive character of Sierra Madre, and as a key feature of sustainability and public safety.
- Utilize non-automotive transportation solutions as a tool to further goals related to environmental sustainability and economic development.

### *Resource Management Chapter Objectives:*

- Preserving open space as a public safety enhancement, and a component of sustainability.

## **City Conservation and Sustainability Measures**

### *Water Conservation*

Water conservation is of particular importance to Sierra Madre. Sierra Madre is a public water supply distributor to the resident customers within its jurisdiction and produces and delivers potable water from four wells located within the Eastern Unit of the Raymond Basin. Due to the lack of rainfall, in 2013 and 2014, or the first time in the history of the water department, in October 2013, Sierra Madre became completely dependent on imported water from the San Gabriel Valley Municipal Water District via the Metropolitan Water District to serve its existing customers. Since October of 2013, the City has been unable to attain groundwater and was forced to switch to imported water to serve its residents. Water conservation measures have been enacted as Sierra

Madre and the San Gabriel Valley Municipal Water District endeavor to return to a sustainable and local water supply. The City is able to capture rainfall runoff from three locations, East Grand View, Little Santa Anita Canyon and Big Santa Anita Canyon and direct it to the spreading basins for groundwater recharge.

Land use regulations and policies which do not increase the demand for ground water must be developed and implemented in order to sustain Sierra Madre's ability to be self-sufficient in supplying water from its traditional sources to its customers, especially as the City faces future land use and development growth.

In 2013, the City adopted ordinance 1344 adding Low Impact Development (LID) ordinance that applies to construction that increases impervious area on site by 500 square feet or greater. Applicable construction activity is required to submit a LID plan to the City Engineer that demonstrates the ability to capture the 85-percentile 24-hour storm onsite. The purpose and function of this requirement is to recharge the local East Raymond Basin aquifer as well as eliminating pollutants from the watershed. In 2021, this ordinance will be revisited and updated by the City Council.

In 2015, the City updated its "Guidelines for Implementation of the City of Sierra Madre Water Efficient Landscape Ordinance", which outlines the requirements for new and rehabilitation landscape projects.

In 2019, the City's Water Department completed city-wide installation of Automated Metering Infrastructure (AMI), allowing residents and business to access their water consumption in real-time and also providing a valuable tool to the Water Department to discover leaks on properties. The department also formalized a water wheeling agreement with the City of Arcadia in 2019 which allows for Sierra Madre to access water outside of the East Raymond Basin for the first time.

In 2020, the City received a \$1.8 million commitment from the San Gabriel Valley Municipal Water District to design and construct a jointly owned well in the City of Arcadia to access water in the Main San Gabriel Basin.

### *Energy Conservation*

Starting in 2019, Sierra Madre became a member of the Clean Power Alliance. The Clean Power Alliance is an organization that purchases clean power and Southern California Edison (SCE) delivers it to customers in the City. The City has chosen the default "Clean" renewable energy level, meaning that 50% of the power supplied through SCE comes from renewable sources. In 2020, the City Council changed the default tier for all residents and businesses to 100% clean power.

In 2020, the City Council signed a power purchase agreement with Duke Energy to construct a 550 kWh solar farm in the City Yards at no cost to the City. The project is estimated to offset 40% of water distribution energy use.

### *Other Sustainability Measures*

The City has a variety of other conservation/sustainability efforts including:

- The Energy, Environment, and Natural Resources Commission (EENRC). The purpose of the EENRC is to enhance quality of life in the community by promoting good stewardship of precious environmental and natural resources. The Commission examines sustainability for many areas including urban forest and trees, wildlife, water conservation, and greenhouse gas emissions, and continues to monitor State mandates and promote public awareness of sustainability.
- City Green Building Code – in October of 2019, the City adopted the 2019 California Green Building Standards Code into the City’s Municipal Code (Section 15.30.010).
- The Community Forest Master Plan ensures the continuation and enhancement of the tree canopy for the beauty, wellbeing, livability, and long-term environmental health of the community of Sierra Madre.
- In 2020, the City met with its contract hauler, Athens Services, to develop a plan to meet new requirements and thresholds of AB1826 and SB1383. Work continued on the plan into 2021, and a new comprehensive city-wide collection program to meet organics recycling requirements while at the same time incorporating bear-resistant cans throughout the City to also address the anticipated attractant of the new organics separation process.
- -The City’s Construction and Demolition Recycling Ordinance was passed in 2004. Staff is consistently monitoring the program and has found that many diversion rates from project sites in the City reach 70% or more diversion goals.
- Chapter 15.38 of the Municipal Code established an expedited, streamlined solar permitting process that complies with the Solar Rights Act. This process aims to achieve timely and cost-effective installations of small residential rooftop solar energy systems.

## V. HOUSING PLAN

Sierra Madre's Housing Plan has been developed in response to community and decision-maker input; identified housing needs, resources and constraints; and experience gained from implementation of the existing Housing Element. The Housing Plan sets forth goals, policies and programs to address the following themes:

- **Preserving housing and neighborhood assets.**  
Maintaining the condition and affordability of existing housing and ensuring development is consistent with Sierra Madre's town and neighborhood context.
- **Ensuring diversity in housing.**  
Providing a variety of housing types affordable to all income levels to address the community's regional housing growth needs.
- **Reducing governmental constraints.**  
Facilitating the provision of housing, and encouraging innovation in design, ownership and living arrangements.
- **Promoting equal housing opportunities.**  
Ensuring residents can reside in the housing of their choice, including Sierra Madre's special needs populations.
- **Environmental sustainability.**  
Ensuring Sierra Madre grows in a responsible manner, in line with resource limitations such as water availability.

This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2014-2021 Housing Element and then presents Sierra Madre's goals, policies and programs for the 2021-2029 period.

## **A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT**

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Sierra Madre 2014-2021 Housing Element sets forth a series of 23 housing programs with related objectives to address the community's identified housing needs. The following section reviews the City's progress in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.



**Table V-1  
Review of Accomplishments under 2014-2021 Sierra Madre Housing Element**

<b>Housing Program and 2014-2021 Objective</b>	<b>Accomplishment</b>
<p><b>1. Preservation of Historic Structures</b> <i>Advertise available preservation incentives and assist property owners in determining which incentives apply to their property. Process Mills Act applications in a timely and efficient manner.</i></p>	<p><u>Progress:</u> Chapter 17.82 of the Municipal Code sets forth Sierra Madre's Historic Preservation ordinance, specifying benefits available to structures listed on the City's list of historic landmarks, including: a 50% reduction in building permit and plan check fees; use of State Historic Building Code; and allowances for adaptive reuse. The City now also participates in the Mills Act Program, providing property tax relief to property owners who restore and maintain their historic properties; 23 properties currently participate in the program. <u>Effectiveness:</u> The City's historic preservation incentives have been effective in encouraging property owners to list eligible properties as local historic landmarks. Mills Act contracts were used as a tool in the preservation of the historic Highland Avenue church and adaptive reuse as affordable homeownership housing. <u>Appropriateness:</u> Historic preservation incentives remains an appropriate program for the updated Housing Element.</p>
<p><b>2. Adaptive Reuse</b> <i>Restore the economic usefulness of outmoded buildings and provide expanded opportunities for housing.</i></p>	<p><u>Progress:</u> The City successfully worked with Heritage Housing Partners on the adaptive reuse of the vacant 1921 church located at 186 W. Highland Avenue, previously utilized as a Youth Activity Center. The City originally purchased the property using Low and Moderate Income Housing funds, and transferred ownership to Heritage Housing Partners for conversion to three moderate income first-time homebuyer units. <u>Effectiveness:</u> Sierra Madre is effective in its use of adaptive reuse to both preserve a historic resource, and provide affordable housing. <u>Appropriateness:</u> Adaptive reuse remains an appropriate program to the Housing Element.</p>
<p><b>3. Housing Rehabilitation Loan Program</b> <i>Advertise the availability of the County's program on the City's website, and disseminate flyers in public locations.</i></p>	<p><u>Progress:</u> While income-qualified Sierra Madre residents are eligible to participate in the County Housing Rehabilitation program, the City has not proactively advertised the program. <u>Effectiveness:</u> Program outreach was not conducted. <u>Appropriateness:</u> This program is no longer available to jurisdictions participating under the County CDBG program, but is limited to unincorporated areas of the County. It will be discontinued in the updated Housing Element.</p>
<p><b>4. Handyworker Program</b> <i>Develop new program guidelines and reinstate program. Seek to assist 3 households in the first year of operation.</i></p>	<p><u>Progress:</u> The City did not re-initiate a Handyworker Program for minor home repairs, but instead directed CDBG funds towards making needed accessibility improvements in public buildings and parks, as well as providing COVID relief to small businesses. <u>Effectiveness:</u> The program was not implemented. <u>Appropriateness:</u> Based on the age of the housing stock, combined with many modest income seniors who may have difficulty maintaining their homes, establishing a grant program for minor home repairs could assist seniors in maintaining their homes. The prior handworker program will be redesigned as a minor home repair grant program funded through CDBG.</p>
<p><b>5. Condominium Conversion Ordinance</b> <i>Implement condominium conversion regulations.</i></p>	<p><u>Progress:</u> Chapter 16.36 of the Municipal Code regulates the conversion of apartments to condominium ownership, with a focus on preserving existing rental housing and providing tenant protections. The City has not had any applications for condo conversions during the 2014-2020 period. <u>Effectiveness:</u> This program has been effective.</p>

	<p><u>Appropriateness:</u> Condominium conversion regulations remain appropriate to the updated Housing Element.</p>
<p><b>6. Second Dwelling Units (ADUs)</b>  <i>Issue permits for 8 amnesty units, and initiate another amnesty program to achieve a minimum of 20 units during the planning period, including new and amnesty units.</i></p>	<p><u>Progress:</u> The City amended its accessory dwelling unit (ADU) ordinance in 2016 and again in 2019 consistent with changes in State law and to continue to better facilitate ADU production. Among other benefits, the amended ordinance will result in reduced project processing times by eliminating the prior design review permit requirement for ADUs that exceeded floor area maximums. Between 2014-2021<del>19</del>, the City issued building permits for <del>4647</del> ADUS, including 5 existing ADUs that were brought up to code and permitted through the City's amnesty program. <del>Building permits for an additional 12 ADUs were issued in 2020.</del></p> <p><u>Effectiveness:</u> Sierra Madre continues to promote the development of ADUs as a form of multigenerational housing, and the City's ADU ordinance has been effective in facilitating this form of lower cost housing.</p> <p><u>Appropriateness:</u> ADUs provide an important source of affordable housing in Sierra Madre, and thus an ADU program remains appropriate for the updated Element. The program will be expanded to provide incentives for the production of ADUs affordable to low and moderate income households.</p>
<p><b>7. Affordable Housing Development Assistance</b>  <i>Support HHP in obtaining gap financing for development of the city-owned Highland Avenue site with three units of moderate income workforce housing. Complete rehab improvements on Duty Man house and provide as affordable housing.</i></p>	<p><u>Progress:</u> The City provided financial and regulatory assistance to the non-profit Heritage Housing Partners for conversion of the existing church on the City-owned Highland Avenue site to 3 units of moderate income, workforce housing. While the City appropriated funds for rehabilitation of the "Duty-Man House" and conversion to an affordable rental unit, the feasibility of the effort became cost prohibitive due to collapse of the roof, resulting in water damage throughout the building. The structure was determined to be a safety hazard by the City Building Official and was subsequently demolished.</p> <p><u>Effectiveness:</u> The City has been effective in utilizing its somewhat limited resources in the provision of affordable infill housing.</p> <p><u>Appropriateness:</u> City support of a variety of affordable housing types remains appropriate to the Housing Element update.</p>
<p><b>8. Partnerships with Affordable Housing Developers</b>  <i>Provide incentives to affordable housing providers through land write-downs, regulatory incentives and/or direct assistance.</i></p>	<p><u>Progress:</u> The City provided a package of incentives to Heritage Housing Partners to achieve three moderate income ownership units in the Highland Mews project, including a land write down, waiver of public facilities fees, elimination of the CUP requirement, approval of a Mills Act contract, a reduction in setback requirements and allowance for uncovered parking.</p> <p><u>Effectiveness:</u> Sierra Madre has been effective in utilizing a combination of regulatory and financial incentives to achieve affordable units.</p> <p><u>Appropriateness:</u> While this program remains appropriate to the Element, it will focus on regulatory incentives through density bonus and other mechanisms, whereas financial assistance will be more limited due to the loss of redevelopment funds.</p>
<p><b>9. Affordable Housing Funding Sources</b>  <i>Actively pursue a variety of funding sources for affordable housing. Support developers in securing outside funding.</i></p>	<p><u>Progress:</u> The City supported Heritage Housing Partners in acquiring \$500,000 in County funds to establish a first-time homebuyer program to assist moderate income families in the purchase of three units at 186 W. Highland Avenue. In 2019, the City applied for and was awarded State SB 2 funds for planning activities that streamline housing approvals and accelerate housing production. These planning activities include: update of the City's ADU regulations, update of the density</p>

	<p>bonus ordinance, and a comprehensive site inventory analysis in support of the Housing Element update.</p> <p><u>Effectiveness:</u> The City was effective in utilizing outside funding sources to help achieve its affordable housing goals.</p> <p><u>Appropriateness:</u> With significant additional affordable housing funding sources being made available through the State, this program remains appropriate to the Element.</p>
<p><b>10. Section 8 Rental Assistance</b>  <i>Continue current levels of Section 8; assist in advertising program through placement of brochures in public locations.</i></p>	<p><u>Progress:</u> Given the relatively high rents in Sierra Madre, combined with limited rental vacancies, the Section 8 program has only limited applicability. The City maintains referral information to the LA Co Housing Authority on the Housing Resources page on its website. Brochures for the Section 8 program were not disseminated.</p> <p><u>Effectiveness:</u> The program allows extremely low and very low income renters to remain in the community, though could be more effective through outreach to landlords to participate in the program.</p> <p><u>Appropriateness:</u> The Section 8 program remains appropriate to the updated Element, and will be augmented with landlord outreach.</p>
<p><b>11. Homeowner Assistance</b>  <i>Develop brochure of homebuyer programs available through the County and State. Apply to State in conjunction with future City assisted workforce housing projects.</i></p>	<p><u>Progress:</u> The City assisted Heritage Housing Partners in accessing County first-time homebuyer funds to establish a first-time homebuyer program to assist moderate income families in the purchase of three units at 186 W. Highland Avenue (Highland Mews). The Housing Resources page of the City website includes referral information for homeowner assistance. A homebuyer brochure was not developed.</p> <p><u>Effectiveness:</u> The program was effective in providing down payment assistance to moderate income first-time homebuyers.</p> <p><u>Appropriateness:</u> Homeownership assistance remains appropriate to the Element.</p>
<p><b>12. Reduced Development Fees for Affordable Housing</b>  <i>Provide planning fee reductions, deferrals or waivers for affordable housing projects. Update Code to specify waiver of 50% of application processing fees for projects with a minimum of 10% ELI units.</i></p>	<p><u>Progress:</u> The City's Affordable Housing Ordinance identifies the following fee reductions as an eligible incentive for affordable housing: deferred planning, plan check, construction permit and/or development impact fees. Fee reductions were previously provided to the Sierra Vista Senior Housing Project, and most recently, impact fees totaling \$66,000 were waived in the Highland Mews project.</p> <p><u>Effectiveness:</u> The program was effective in providing reduced development fees to support in affordable housing.</p> <p><u>Appropriateness:</u> This program remains appropriate to the updated Housing Element.</p>
<p><b>13. Affordable Housing Density Bonus</b>  <i>Update the City's density bonus ordinance to reflect current State requirements.</i></p>	<p><u>Progress:</u> Heritage Housing Partners utilized the waiver and incentives provisions in density bonus law to secure reduced setbacks and an allowance for uncovered parking in their workforce housing project. Sierra Madre utilized State SB 2 Planning Grant funds to update its density bonus ordinance in 2020 consistent with current State requirements.</p> <p><u>Effectiveness:</u> The City has completed the update to its density bonus ordinance. Prior to the update, the City utilized State statutes to provide waivers and incentives to three units of moderate income workforce housing.</p> <p><u>Appropriateness:</u> Density bonuses remain an appropriate tool to facilitate affordable housing on key sites.</p>
<p><b>14. Zoning Text Amendments for Special Needs Housing</b></p>	<p><u>Progress:</u> The City Council adopted Ordinance No. 1441 which encompassed the following Zoning Code amendments:</p> <ul style="list-style-type: none"> <li>• Allowance for modular housing in all zones where single-family is permitted</li> </ul>

<p><i>Amend the Zoning Code to make explicit provisions for transitional &amp; supportive housing, emergency shelters, modular housing, SROs, and community acre facilities.</i></p>	<ul style="list-style-type: none"> <li>• Allowance for transitional and supportive housing in all residential districts subject to the same standards as other units, including allowance for supportive housing by right in all zones where multi-family and mixed use are permitted</li> <li>• Revised parking standards for emergency shelters based on the number of shelter staff</li> </ul> <p><u>Effectiveness:</u> The City has been effective in providing zoning standards to facilitate the provision of special needs housing.</p> <p><u>Appropriateness:</u> This program has been completed and is therefore no longer necessary for the updated Element.</p>
<p><b>15. General Plan Update</b> <i>Examine opportunities for new Residential High Density (20 du/acre) overlay zone for affordable housing. Evaluate and redesignate additional areas for High Density as part of the General Plan update.</i></p>	<p><u>Progress:</u> In conjunction with adoption of the Housing Element in May 2013, the City Council adopted a new 20 unit/acre RH1 General Plan land use category, and redesignated properties located at 271 and 293 Mariposa Avenue from RH to RH1. While no additional High Density sites were designated as part of the General Plan update, several additional high density sites are being designated as part of the 2021-2029 Housing Element.</p> <p><u>Effectiveness:</u> This program was effective in augmenting the City's residential sites inventory to provide adequate sites designated at appropriate densities to address the city's regional housing needs (RHNA) for lower income households.</p> <p><u>Appropriateness:</u> The City completed a comprehensive update to its General Plan in 2015, so this program is no longer necessary for the updated Housing Element.</p>
<p><b>16. Alternative Housing Models</b> <i>Offer flexible zoning and other incentives to foster alternative housing types.</i></p>	<p><u>Progress:</u> The City approved a specific plan for the 75-unit Kensington Assisted Living Facility, providing a density exception to Measure V and allowing for a reduced parking ratio. In December 2019, City Council amended its accessory dwelling unit (ADU) ordinance, which in addition to providing more flexible requirements for ADUs, provides for the creation of junior ADUs within single-family residences.</p> <p><u>Effectiveness:</u> The City continues to facilitate non-traditional housing through flexible zoning.</p> <p><u>Appropriateness:</u> This program remains appropriate to the updated Housing Element, particularly as a tool to address the significant need for senior housing in the community.</p>
<p><b>17. Fair Housing Program</b> <i>Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.</i></p>	<p><u>Progress:</u> Sierra Madre continues to participate with the Housing Rights Center in the provision of fair housing services, provides brochures at the public counter, and refers tenant/landlord complaints to the Housing Rights Center.</p> <p><u>Effectiveness:</u> While the fair housing program is effective for those who utilize its services, there has traditionally been limited participation in Sierra Madre. Between fiscal years 2016 to 2020, a total of 8 discrimination inquiries were made to the City's fair housing provider. Among these inquiries, 4 were counseled and 4 had cases opened. Cases were related to physical disability (3) and familial status (1). One case was successfully conciliated, with the other 3 withdrawn by the client. A greater number of residents utilize tenant/landlord services offered through the fair housing provider, with 47 households receiving services between 2016/17 to 2020/21.</p> <p><u>Appropriateness:</u> The Fair Housing Program remains appropriate to the updated Housing Element, and will be expanded to address the new Affirmatively Furthering Fair Housing (AFFH) requirements.</p>
<p><b>18. Universal Design</b> <i>Develop a Universal Design Principles</i></p>	<p><u>Progress:</u> The City did not implement a Universal Design program.</p> <p><u>Effectiveness:</u> The program was not implemented.</p>

<p><i>brochure, and inform residential development applicants.</i></p>	<p><u>Appropriateness:</u> Given the extremely limited amount of residential development in Sierra Madre which consists almost entirely of individual single-family homes and accessory dwelling units, a Universal Design Ordinance is not viewed as appropriate for the updated Housing Element. The City will however provide State HCD’s New Home Universal Design Checklist to developers of for-sale housing and encourage them to offer Universal Design features to interested buyers.</p>
<p><b>19. Reasonable Accommodation Procedures</b> <i>Implement adopted reasonable accommodation procedures and provide concurrent processing where a project requires discretionary review.</i></p>	<p><u>Progress:</u> Chapter 17.61 – Reasonable Accommodation - has been incorporated into the City’s Zoning Code. The City had one request in 2018 and granted accommodation to the applicant. <u>Effectiveness:</u> The City now provides a clear and defined process for persons with a disability to make reasonable accommodation requests from existing standards in the Development Code. <u>Appropriateness:</u> Reasonable accommodation remains appropriate to the Housing Element, and will be incorporated into an overall program for housing opportunities for persons living with disabilities.</p>
<p><b>20. Housing Opportunities for Persons Living with Disabilities</b> <i>Coordinate with SGPRC to publicize info on resources for housing and services. Evaluate use of State and Federal funds available for supportive housing and services in future affordable housing projects.</i></p>	<p><u>Progress:</u> The City provides brochures from the San Gabriel/Pomona Regional Center in the City Hall lobby, and will add their website to a newly created housing resources webpage on the City website. <u>Effectiveness:</u> The City has been effective in providing information on services available through the Regional Center for persons with developmental disabilities. <u>Appropriateness:</u> This program remains appropriate to the Housing Element.</p>
<p><b>21. Homeless Services Strategy</b> <i>Support implementation of SGVCOG regional Homeless Services Strategy, including the priorities established by Cluster Group One.</i></p>	<p><u>Progress:</u> Sierra Madre participates with SGVCOG to address regional homeless needs. One of the key recommendations of the Homeless Services Strategy has been realized – establishment of a Valley-wide Housing and Homelessness Coordinating Council. <u>Effectiveness:</u> The City has been effective in coordinating with regional agencies and promoting services available to the homeless. <u>Appropriateness:</u> The regional Homeless Services Strategy remains appropriate to the updated Housing Element.</p>
<p><b>22. Energy, Environment and Natural Resources Commission</b> <i>Continue to monitor the EENRC’s work plan, including exploring a local green building program. Provide education and outreach on how to incorporate sustainability principles in project design.</i></p>	<p><u>Progress:</u> The Commission has hosted a number of workshops including the topics of sustainable building practices, alternative energy strategies, low impact landscaping, watershed protection and drought resiliency best practices. <u>Effectiveness:</u> Workshops and additional Commission work has steadily reached an increasing audience of Sierra Madre residents and regional participants. <u>Appropriateness:</u> Continuing to build upon the awareness and energy of residents in various sustainability concerns remains appropriate to the Housing Element.</p>
<p><b>23. Los Angeles County Energy Program (LACEP)</b></p>	<p><u>Progress:</u> The focus on energy efficiency programs has shifted towards State sponsored programs and SCE programs. Moving forward, Sierra Madre has joined the Clean Power Alliance, a Community Choice</p>

<i>Provide loans for energy improvements through the LACEP and assist in publicizing the program to residents.</i>	Aggregation JPA, with the goal of increasing the use of clean power among households and businesses. <u>Effectiveness:</u> The combination of promoting State programs, SCE programs, and the emergence of JPA local programs is expected to greatly enhance opportunities to Sierra Madre residents to become more energy sustainable. <u>Appropriateness:</u> Sustainable energy advancements are appropriate to the Housing Element.
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## Summary of Housing Element Accomplishments

Highlights of the City's major accomplishments include the following:

### Housing Improvement and Conservation

- ✓ Maintenance of 23 historic properties through the City's Historic Preservation Ordinance and Mills Act Program.
- ✓ Provision of land write-down and other incentives to Heritage Housing Partners for adaptive reuse of historic Highland Avenue church to provide 3 moderate income first-time homebuyer units.

### Housing Production

- ✓ Amendment of the Accessory Dwelling Unit (ADU) ordinance and a total of 4629 ADU permits (including 5 existing ADUs that were brought up to code) issued between 2014-20210.

### Special Needs Households

- ✓ Zoning amendments allowing transitional and supportive housing in residential zones and treat as a residential use.
- ✓ Zoning amendment allowing emergency shelters by right in the Manufacturing (M) zone.
- ✓ Incorporation of reasonable accommodation provisions in the zoning code. One request was granted in 2018.
- ✓ Development of the 75-unit Kensington Assisted Living facility in downtown Sierra Madre.

The following Table V-2 summarizes the City's quantified objectives for the 2014-2021 Housing Element planning period, and progress in meeting these objectives.

**Table V-2: Summary of Quantified Objectives 2014-2021**

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	7		6		--	
Very Low	7	2	6		10	10
Low	9	<u>4016</u>	6	--	36	36
Moderate	9	<u>345</u>	--	3	1	1
Above Moderate	23	<u>5347</u>	--	--	--	
<b>Totals</b>	<b>55</b>	<b><u>980</u></b>	<b>18</b>	<b>3</b>	<b>47</b>	<b>47</b>

**New Construction:** Goal reflects RHNA. Progress reflects net building permits issued between 10/2013 -12/20210 (as reported in the City's 2021 APR). Affordable units produced include the 3-unit Highland Mews project, and accessory dwelling units

**Rehabilitation:** Goals reflects re-initiation of the Handyworker Program, which was not implemented during the planning period. While not specified as a rehab goal, the City did achieve rehabilitation and adaptive reuse of the vacant 1921 church located at 186 W. Highland Avenue in conjunction with the Highland Mews project.

**Conservation:** Reflects conserving affordable units within the Sierra Vista senior housing project and adjacent townhome project.

## **B. GOALS AND POLICIES**

The following presents Sierra Madre's Housing Element goals and policies which will guide the City's actions pertaining to housing during the planning period.

### **H**OUSING AND NEIGHBORHOOD ASSETS

**GOAL 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small-town character.**

**Policy 1.1:** Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.

**Policy 1.2:** Encourage property owners to maintain rental and ownership units in sound condition through code enforcement and housing improvement programs.

**Policy 1.3:** Support efforts to identify and preserve important examples of historic or architecturally significant residences.

**Policy 1.4:** Support strategies for the adaptive reuse of residential, commercial, industrial and institutional structures to provide for a range of housing types.

**Policy 1.5:** Conserve existing rental housing by continuing to regulate the conversion of apartments to condominium ownership.



# HOUSING DIVERSITY

## **GOAL 2.0: Facilitate the provision of a range of housing types to meet community needs.**

**Policy 2.1:** Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.

**Policy 2.2:** Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.

**Policy 2.3:** Support development of affordable housing by providing financial and/or regulatory incentives for projects which include low and moderate income units.

**Policy 2.4:** Provide opportunities for the integration of housing in commercial districts, while maintaining the downtown's low scale character and ground level retail spaces.

**Policy 2.5:** Encourage the construction of new, well designed accessory dwelling units in residential zones as a means of addressing a portion of Sierra Madre's regional housing needs.

**Policy 2.6:** Support collaborative partnerships with non-profit organizations and affordable housing builders to provide greater access to affordable housing funds.

**Policy 2.7:** Support and publicize rental assistance provided through the L.A. County Housing Authority for extremely low and very low income households.

**Policy 2.8:** Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.



# REMOVE GOVERNMENTAL CONSTRAINTS

**GOAL 3.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.**

**Policy 3.1:** Provide regulatory incentives and concessions to offset the costs of affordable housing development while protecting quality of life goals.

**Policy 3.2:** Support the provision of affordable housing on church properties through implementation of a Religious Housing Overlay Zone.

**Policy 3.3:** Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as co-housing, shared housing, and live/work housing.

**Policy 3.4:** Provide fee waivers to facilitate production of affordable housing.

**Policy 3.5:** Provide reduced parking standards for affordable and special needs housing.

**Policy 3.6:** Provide zoning to accommodate transitional housing, supportive housing, emergency shelters, and community care facilities to help address the housing needs of Sierra Madre's special needs populations.

**Policy 3.7:** Provide incentives for the consolidation of smaller parcels to facilitate high-quality development in the City's R-3-20 and R-3-30 zoning districts.



# EQUAL HOUSING OPPORTUNITIES

**GOAL 4.0: Promote equal housing opportunities for all residents, including Sierra Madre’s special needs populations, so that residents can reside in the housing of their choice.**

**Policy 4.1:** Support the provision of fair housing services and tenant/landlord mediation to Sierra Madre residents.

**Policy 4.2:** Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Sierra Madre community.

**Policy 4.3:** Continue to address the special needs of persons with disabilities through provision of supportive housing, zoning for group housing, and procedures for reasonable accommodation.

**Policy 4.4:** Work cooperatively with the San Gabriel Valley Council of Governments and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.



# **E**NVIRONMENTAL SUSTAINABILITY

**GOAL 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.**

**Policy 5.1:** Implement the City's Green Building Program to implement practices focused on reducing Sierra Madre's greenhouse gas emissions and consumption of natural resources, including water resources.

**Policy 5.2:** Promote the use of sustainable construction techniques and environmentally sensitive design for housing.

**Policy 5.3:** Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

**Policy 5.4:** Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.



## C. HOUSING PROGRAMS

The goals and policies contained in Sierra Madre's Housing Element are implemented through a series of housing programs. Sierra Madre's overall program strategy for addressing its housing needs has been defined according to the following themes previously described in the introduction to the Housing Plan:

- Preserving housing assets
- Ensuring diversity
- Reducing governmental constraints
- Promoting equal housing opportunities
- Environmental sustainability

The Housing Program Summary Table V-4 located at the end of this section specifies the following for each program: 2021-2029 program objective; funding source(s); agency responsible for implementation; and implementation time frame.

### PRESERVING HOUSING ASSETS

#### 1. Preservation of Historic Structures

The Sierra Madre community places a strong emphasis on preserving its historical resources and maintaining the community's small-town character. Preservation of historic structures contributes to revitalization of the community's housing stock and neighborhoods. The Sierra Madre Historical Society and the Planning Commission both work with property owners to preserve historic structures. The City's Historic Preservation Ordinance offers the following incentives for preservation:



- 50% reduction in City building permit and plan check fees for renovation of historic properties.
- No application fees for nomination of properties to be locally designated as historic, or for Certificate of Appropriateness reviews.
- Use of the State Historical Building Code to allow for alternative building regulations to facilitate rehabilitation, preservation, restoration and relocation.
- Change of use, subject to a conditional use permit, to facilitate adaptive reuse of historic landmarks.

Sierra Madre has also adopted a local Mills Act program, allowing owners of designated historic properties to enter into a contract with the City to reduce their property taxes in exchange for agreeing to maintain the property's historic character. Twenty-three properties currently participate in the Mills Act program, receiving an annual tax reduction ranging from \$20,000 - \$30,000.

**2021-2029 Objective:** *Advertise available incentives for historic preservation and assist property owners in determining which incentives apply to their properties. Process Mills Act applications in a timely and efficient manner.*

## 2. Adaptive Reuse

The conversion and reuse of outdated buildings can provide the opportunity for new residential uses within a community. As a housing strategy, adaptive reuse can introduce housing into non-residential areas, restore buildings to a useful purpose, and provide live/work space at a reasonable cost. Sierra Madre encourages the adaptive reuse of historic structures, allowing uses not otherwise allowed through the base zone as well as allowing for increased residential densities. Examples of conversion of historic structures include the Pinney House, the Alverno Villa and repurposing the 1921 Highland Avenue church as workforce housing. The Religious Housing Overlay (RHO) provides a potential new opportunity to repurpose under-utilized buildings on church properties for residential use.



**2021-2029 Objective:** *Continue to utilize adaptive reuse as a tool to expand housing opportunities. Conduct a follow-up workshop with congregations in the RHO (2022) to introduce them to potential development partners and discuss opportunities for adaptive reuse.*

## 3. Minor Home Repair Program

Based on the age of the housing stock, combined with many seniors who may have difficulty maintaining their homes (as confirmed by the Senior Needs Survey), the City plans to direct CDBG funds towards establishing a grant program for minor home repairs. Income qualified homeowner households (earning less than 80% AMI) would be eligible for grants of up to \$5,000 to assist with home repairs such as accessibility improvements, window replacement, roof and siding repair/replacement, plumbing repair, etc. With Sierra Madre's sizable senior citizen population – one-quarter of whom are lower income – a program to assist seniors with minor home improvements could provide support in allowing them to remain in their homes.

**2021-2029 Objective:** *Develop program guidelines for a Minor Home Repair Program utilizing CDBG funds. Conduct outreach through the Sierra Madre*

*Senior Center, the Senior Commission, the City newsletter and City Hall website. Seek to assist six extremely low, very low and low income households annually, for a total of 48 during the planning period.*

#### 4. Condominium Conversion Ordinance

Apartment projects proposed for conversion to condominium ownership are subject to Sierra Madre's Condominium Conversion regulations (Chapter 16.36 of the Zoning Code). These regulations set forth a series of tenant protections including tenant noticing, relocation compensation, and right of first purchase. Applicants seeking approval for conversion are required to obtain a conditional use permit from the Planning Commission.

**2021-2029 Objective:** *Continue to provide tenant protections through implementation of the City's condominium conversion regulations.*

## HOUSING DIVERSITY

#### 5. Promote Accessory Dwelling Units

Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City eliminated the prior design review permit requirement for ADUs that exceeded floor area maximums, resulting in reduced processing times. Sierra Madre has been successful in its efforts, with ~~26 applications and~~ 12 building permits issued for ADUs in 2020 ~~and alone, and~~ 170 building permits ~~during the first 8 months of~~ 2021. Furthermore, SCAG's affordability analysis estimates that in Los Angeles County, 70 percent of ADUs are provided at rents affordable to lower and moderate income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures, the City ~~has will~~ incorporated the following incentives into its most recent update to the ADU Ordinance (March 2022):

- Elimination of development impact fees on ADUs <750 square feet
- Elimination of parking requirements for ADUs in the R-1 and H zones

As a means of promoting the new ADU Ordinance and incentives, the City will provide a summary of the Ordinance in the City Newsletter and post the application on its website. The new ADU Ordinance City also ~~plans to~~ re-initiates an amnesty program for accessory dwelling units to bring existing units built illegally up to Code to make them safe and sanitary for current and future tenants. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

**2021-2029 Objective:** *Achieve the production of an average of 12 ADUs annually, for a total of 98 ADUs over the planning period, through the adoption of various incentives for the production of ADUs affordable to lower and moderate income households. Update the ADU Ordinance to reflect current state law, including allowance for ADUs in all zones where residential uses are permitted, including the Commercial ~~(C)~~ and Manufacturing (M) zone districts, and provide to HCD for review within 60 days of adoption. Re-initiate the amnesty program for ADUs. Annually monitor ADU production as part of the Annual Performance Report (APR) on the Housing Element. Conduct a mid-cycle review in 2025 to evaluate if ADU production and affordability levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning additional sites within one year (as necessary) to offset any shortfall.*

## **6. Housing Opportunity Sites & Rezone Program**

The sites analysis conducted for the Housing Element identified a shortfall of sites with zoning in place to address the City's lower and moderate income regional housing needs (RHNA). After a year-long process of input from the public and City decision-makers, four site locations were identified for upzoning to 20 and 30 unit/acre densities (refer to the Housing Element site inventory Table and Map in the Resources chapter of the Element). The City will develop two new multi-family Land Use and zoning categories with development standards designed to achieve these densities, while respecting the quality and character of the Sierra Madre community.

Pursuant to State Housing Element statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only

In addition, sites being used to meet the 6<sup>th</sup> cycle RHNA that represent a "reuse" of sites previously used in the 5<sup>th</sup> cycle Housing Element (271 and 293 Mariposa Avenue) require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households. The City will amend the Zoning Code to incorporate both of these provisions. In addition to new multi-family sites, the City is also developing an affordable housing overlay to be applied to two congregations with capacity to accommodate housing. The Religious Housing Overlay Zone will allow for housing by-right on congregational land that incorporates either: a) a minimum 50% of rental units affordable to lower income households; or b) a minimum of 90% of ownership units affordable to moderate income households. The City has contracted with an urban design consultant to conduct site visits, develop conceptual site development plans, and to create viable development standards for the Religious Housing Overlay Zone.

**2021-2029 Objective:** Undertake the following in support of rezoning: 1) Prepare new multi-family and Religious Housing Overlay General Plan land use designations; 2) Conduct public hearings on Land Use Element Amendments in conjunction with Housing Element, adopt and certify CEQA determination; 3) establish new multi-family and Religious Housing Overlay zoning designations and development standards and adopt rezoning by mid-2022. In conjunction with rezoning, amend the Zoning Code to allow by right development on rezone sites and reuse sites from the 5<sup>th</sup> cycle Housing Element that include a minimum of 20 percent lower income units.

### **6a. Lot Consolidation Program**

The success of development within two of the rezone opportunity sites (Site 1 along the 200 block of Mariposa Avenue and Site 2 along the 100 block of Suffolk Avenue) will be dependent upon consolidation of individual parcels into larger development sites. While some of the individual parcels within these rezone areas are already under common ownership, most are individually owned. The City will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within one year of Housing Element adoption, the City will develop a Lot Consolidation Ordinance to include specific incentives such as:

- Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking
- Reduced fees
- Streamlined permit processing through administrative staff review

Upon adoption of the Ordinance, the City will work in partnership with property owners that are receptive to lot consolidation to assist them in facilitating the parcel merge process in a streamlined and timely manner.

**2021-2029 Objective:** Conduct outreach to property owners and adopt Lot Consolidation Ordinance within one year of Housing Element adoption. Conduct a mid-cycle review in 2025 to evaluate the success of the program and make modifications as necessary to promote housing on small sites.

### **Program 6b: Housing Unit Replacement Program**

Pursuant to Government Code 65583.2(g)(3), the Housing Element must include a program requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code 65915(c)(3)). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by low or very low income households.

**2021-2029 Objective:** Update the Municipal Code to specify replacement housing requirements on nonvacant sites consistent with Government Code 65583.2(g)(3).

## **7. Facilitate Development of Affordable Housing on Non-Vacant Sites**

~~The City can play an important role in facilitating the provision of quality, affordable and mixed income housing through provision of regulatory incentives, land write-downs, and direct financial assistance. The following are among the types of incentives the City can offer:~~

- ~~• Reduction or deferral of development fees;~~
- ~~• Flexible development standards and parking reductions;~~
- ~~• Density bonuses;~~
- ~~• City support in affordable housing funding applications; and~~
- ~~• Financial and land write-down assistance, as available.~~

As Sierra Madre's sites inventory relies on nonvacant sites to address its housing needs, it will be important for the City to have an effective program to facilitate their development and enable the City to address its regional housing needs. At the same time, the City will promote the inclusion of affordable housing on each of these sites through regulatory, and as available, financial incentives. The following are among the actions the City will undertake to facilitate development on its Housing Element sites:

- Allow by-right development processing on Housing Element rezone sites that include a minimum 20 percent lower income units.
- Provide for increased densities and building heights, and reduced open space and setback requirements through adoption of two new multi-family zoning designations (R-3-20 & R-3-30). Contact property owners about opportunities for development under the new zoning.
- Adopt generous development standards under the new RHO zone, including increased densities and reduced parking requirements, to facilitate by-right development of affordable housing on designated religious sites. Conduct a follow-up workshop with congregations to introduce them to potential development partners.
- Encourage the consolidation of smaller parcels into larger development sites by allowing greater densities and other flexible development standards.
- Provide development incentives under the City's affordable housing ordinance (Chapter 17.34) consistent with state density bonus law, with further reductions in parking beyond those permitted under the state's alternative parking standards. Promote the use of density bonus incentives in conjunction with discussions with development applicants and property owners.
- Defer payment of development fees on affordable projects until certificate of occupancy, and waive impact fees on affordable units.

- Provide City support in affordable housing funding applications, and financial and land write-down assistance as available.

**2021-2029 Objective:** *Provide regulatory and available financial assistance as well as outreach to property owners and the development community in support for the development of affordable and mixed-income housing on Housing Element sites.*

## **8. Partnerships with Affordable Housing Developers**

In today's housing market, creative approaches are required to finance and build affordable and special needs housing. Sierra Madre successfully partnered with the non-profit developer Accessible Housing Corporation to achieve development of Sierra Vista Senior Housing, allowing the project to gain access to Low Income Housing Tax Credits and City of Industry funds. The City also worked with the non-profit Heritage Housing Partners, providing a land write-down, development concessions and fee waivers to achieve first-time homebuyer units. The City can help to connect congregations in the Affordable Housing Overlay with non-profit developers to discuss options for affordable development on their sites, and will host a follow-up meeting with the congregations and interested development partners.

**2021-2029 Objective:** *Continue to partner with affordable housing providers through provision of regulatory incentives and/or direct assistance. Introduce housing providers to congregations in the Affordable Housing Overlay.*

## **9. Affordable Housing Funding Sources**

Successful implementation of Sierra Madre's programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, State, County, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Sierra Madre. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds. City involvement may involve review of financial pro-forma analyses; provision of demographic, market and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many "third-party" grants may also require some form of local financial commitment.

**2021-2029 Objective:** *Actively pursue public and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.*

## **10. Section 8 Rental Assistance**

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that cost above the payment standard, provided the tenant pays the

extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

**2021-2029 Objective:** *Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town twice during the planning period (2022 and 2025) to inquire whether they participate in the Section 8 program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program under the Housing Resources page on the City of Sierra Madre website.*

## 11. Homeownership Assistance

As a participating city in Los Angeles County's CDBG Urban County program, first-time homebuyers in Sierra Madre have access to several homebuyer assistance programs offered through the Los Angeles County Community Development Commission (CDC). These include:

- **Homeownership Assistance Program (HOP).** Designed to meet the needs of low income families (up to 80% AMI), HOP provides loans of up to 20% of the purchase price for down payment and closing costs assistance not to exceed \$75,000. Each loan is a second Trust Deed loan provided at 0% interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage.
- **Southern California Home Financing Authority (SCHFA) Mortgage Revenue Bond Program.** SCHFA is a joint powers authority between Los Angeles and Orange Counties formed in 1988 to issue tax-exempt mortgage revenue bonds for low- and moderate-income first-time homebuyers. This program provides below-market interest 30-year fixed rate loans and down payment assistance grants. Eligibility includes maximum household incomes of approximately \$135,000, and sales price limits of approximately \$680,000. While the LA CDC administers the program, applicants work directly with participating lenders.

In addition to these programs offered directly to qualifying first-time homebuyers, CalHome provides grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). The program also includes loans to developers for homeownership projects.

**2021-2029 Objective:** *Provide information on the City's website on first-time homebuyer programs available through the County and State. Apply to the State for homebuyer assistance in conjunction with any future City assisted workforce housing development.*

## REMOVING GOVERNMENTAL CONSTRAINTS

### 12. Reduced Development Fees for Affordable Housing

Sierra Madre collects various fees from development to cover the costs of processing permits and providing services and facilities. While these fees are assessed on a pro rata share system, they do contribute to the cost of housing and could potentially constrain the provision of lower priced units. The reduction, deferral or waiver of City fees can lower residential construction costs.

Under the City's Affordable Housing Ordinance (Section 17.34 of the Zoning Code), the City's Development Services Department may provide planning fee reductions, deferrals or waivers for affordable housing developments. As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 50% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit.

~~In addition, t~~The California legislature passed AB 641 in 2007, which helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low-income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy. In addition, Assembly Bill 571, effective January 2022, now prohibits affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's affordable units.

**2021-2029 Objective:** *Continue provision of planning fee reductions, deferrals or waivers, and expedited review for affordable housing projects.*

### 13. Affordable Housing Density Bonus

State density bonus law (Government Code Section 65915) provides for increases in density, along with other incentives and concessions, for development projects that include a specified percentage of units for very low income, low income, or moderate income households. Sierra Madre's Zoning Code Chapter 17.34, updated in 2021, sets forth the City's density bonus incentives consistent with State law.

An application that qualifies for a density bonus or a concession ~~or~~ incentive may request alternative or special parking standards, as presented earlier in Table III-4. The City has further reduced the State alternative parking standards (from 1 to 0.5 spaces for 0 -1-bedroom units, and from 2 to 1 space for 2–3-bedroom units) to further incentivize the use of density bonus incentives.

**2021-2029 Objective:** *Continue to promote the use of density bonus incentives in conjunction with discussions with development applicants as a means of increasing the number of affordable units in the community.*

#### 14. Alternative Housing Models

Sierra Madre recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single-parent families in need of childcare and other services. To address such needs, the City can support the provision of non-traditional and innovative housing types to meet the unique needs of residents, including co-housing, shared housing, and assisted living for seniors, among others.

Co-housing is an innovative type of collaborative housing originated in Denmark in the 1960s. Co-housing communities consist of individually owned, private homes clustered around common facilities and amenities in a walkable environment. Common features may include a community garden, recreational areas, and a common house where day care and meals can be shared. The communities are managed by the residents who have chosen to live in a close-knit neighborhood. There are no zoning constraints to provision of co-housing in Sierra Madre.

Given the economic downturn, shared housing living situations are becoming more common. Homeowners are taking in renters, and renters are advertising for roommates to share in housing costs. Bringing in a tenant can be particularly helpful to Sierra Madre's elderly homeowners to provide the necessary support to allow them to remain in their homes. The City supports these types of shared living situations.

Assisted living facilities are designed for elderly individuals needing assistance with certain activities of daily living - such as eating, bathing, and transportation - but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes. With twelve percent of Sierra Madre's population over the age of 75, assisted living can help meet the housing and supportive service needs of Sierra Madre's more frail senior residents. Sierra Madre's Development Code provides reduced parking standards for senior residential care facilities.

***2021-2029 Objective:*** Facilitate the development of alternative housing models suited to the community's housing needs through the provision of flexible zoning regulations, financial assistance, and/or other incentives.

## **EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS**

### **15. Fair Housing/Affirmatively Furthering Fair Housing**

The Housing Rights Center (HRC) is the designated provider of fair housing and tenant-landlord information for Sierra Madre. HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. HRC conducts fair housing education and outreach throughout the San Gabriel Valley.

The City will continue to promote fair housing practices, and refer fair housing complaints to HRC. The City will continue to advertise the fair housing program through placement of fair housing services brochures at the public counter, the Sierra Madre Community Center and on the City's website, and will expand fair housing outreach through use of the City's social media accounts.

Appendix B summarizes the fair housing issues and concerns in Sierra Madre based on the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of the Housing Element update. Table V-3 on the following pages presents a summary of the issues, contributing factors, and the City's actions to address these issues.

**Table V-3  
Summary Matrix of Fair Housing Issues and Actions for Mitigation**

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p><b><u>A. Fair Housing Outreach to Lower Income Residents</u></b>  <i>(Housing Mobility/Displacement)</i></p>	<ul style="list-style-type: none"> <li>• <u>Seniors, extremely low income and disabled residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.</u></li> <li>• <u>Outreach needed in a variety of formats</u></li> <li>• <u>Additional resources to be made available to the public</u></li> </ul>	<p><u>Medium</u></p>	<p><b><u>City Action:</u></b> Continue the Fair Housing Program (HE Program 15).</p> <p><b><u>City Action:</u></b> By 2023 have additional fair housing information posted at the Senior Center and on digital platforms. Hold an informational workshop in conjunction with their senior programming in 2023 and 2026.</p> <p><b><u>City Action:</u></b> In 2023 and 2026, conduct a fair housing information session for City Council including discussion of ways the City can help to further fair housing resources. Invite local nonprofit agencies to attend.</p> <p><b><u>City Action:</u></b> By the end of 2022, have fair housing information posted on non-traditional media, such as Instagram and Facebook, and conduct outreach to tenants and other lower income and special needs populations.</p> <p><b><u>Action Outcomes:</u></b> Through the above steps, the City's goal will be to increase the distribution of fair housing materials by at least 25 percent and to increase awareness of fair housing options among residents. Throughout the informational workshops, develop a comprehensive list of interested nonprofits, property owners and community members that can be utilized for future outreach. Seek to increase the number of Sierra Madre residents counseled annually through the Housing Rights Center from an average of ten to twelve annually.</p> <p><i>Planning &amp; Community Preservation</i></p>

<p><b>B. Affordable Housing Choices Throughout the City to Promote Mobility</b></p> <p><i>(Housing Mobility, Place Based Strategies, New Opportunities)</i></p>	<ul style="list-style-type: none"> <li>• Location and type of affordable housing</li> <li>• Potential concern from residents about increased densities</li> </ul>	<p>High</p>	<p><b>City Action:</b> Support the development of affordable housing throughout High Resource areas in Sierra Madre by adopting two new higher density multi-family zones and a Religious Housing Overlay in 2022 (HE Program 6), providing sites for 78 lower income and 36 moderate income units and fostering a more inclusive community.</p> <p><b>City Action:</b> During 2022, begin promoting the City's new ADU Ordinance and incentives (including elimination of parking requirements in R-1 and H zones, waiver of facility impact fees, and amnesty for existing unpermitted units) through advertisement in the City Newsletter and posting of the application checklist on the City website (HE Program 5). Seek to issue permits for at least 12 units annually.</p> <p><b>City Action:</b> In 2022, conduct a follow-up workshop with congregations in the RHO to introduce them to potential development partners. (HE Program #8)</p> <p><b>City Action:</b> Implement the City's urban lot split and small home development Ordinance (adopted consistent with SB 9 and AB 803) to expand the housing supply in High Resource single-family zones and support the development of starter homes; create an easy-to-follow application checklist to facilitate development under the Ordinance (2022). In coordination with research being conducted at the state level, evaluate opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025). Seek to integrate at least one unit annually in high resource single-family districts.</p>
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		<p><b>City Action:</b> Within 2 years of HE adoption, develop an information campaign using data and graphics from the HE process to demonstrate to residents what affordable housing means and who it benefits. Utilize during the project review/permit process for affordable housing projects, and publish this information on non-traditional media such as Instagram and Facebook.</p> <p><b>Action:</b> <u>Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.</u></p> <p><b>City Action:</b> <u>Continue to improve access to persons with disabilities through ADA improvements to streets, sidewalks and public facilities, with estimated expenditures of \$7.5 million during the 2021-2029 planning period. Focus at least 1/3 of these accessibility expenditures in the area south of Grandview which has a higher disabled population (Figure B-5), and at least 1/5 of expenditures in neighborhoods with 25-50% low/mod populations (Figure B-11).</u></p> <p><b>Action Outcomes:</b> <u>An increased variety of housing options available to Sierra Madre residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for 143 lower income households, 38 moderate income households, and 102 above moderate income households, exceeding the City's</u></p>
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			<p><u>RHNA requirements. Seek to achieve an aspirational goal of 15% of new units produced in high resource areas as affordable to very low, low or moderate income households.</u></p> <p><u>Planning &amp; Community Preservation</u></p>
<p><b>C. Protect Existing Residents from Displacement</b> <i>(Displacement)</i></p>	<ul style="list-style-type: none"> <li>• High levels of overpayment</li> <li>• <u>Potential displacement due to economic pressure</u></li> <li>• <u>Lack of renter protections</u></li> <li>• <u>Lack of landlord awareness/participation with HCVs</u></li> </ul>	High	<p><b>City Action:</b> <u>Implement programs to protect tenants from displacement including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; offering tenant/landlord conflict resolution through the Housing Rights Center; providing relocation assistance where public funds are utilized; offering existing displaced households an opportunity to return to the new development; and enforcing replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)). Develop an information sheet on tenant protections and post on the City's website and in the City newsletter.</u></p> <p><b>City Action:</b> In coordination with current landlord outreach efforts being undertaken by the San Gabriel Valley COG, twice during this planning period (2022 and 2025), reach out to <u>management companies and</u> landlords of apartment complexes to provide education and materials about the Housing Choice Voucher program <u>and available incentives to expand the location of participating voucher properties.</u> (HE Program #10)</p> <p><b>City Action:</b> <u>By 2022, adopt higher density multi-family zoning, a Religious Housing Overlay, and incentives for creation of ADUs to provide opportunities for modest income residents to remain in Sierra Madre.</u></p>

			<p><b>Action Outcomes:</b> <u>Through the above steps, the City's goal will be to increase the distribution of information on available tenant protections by at least 25 percent and to increase awareness among existing residents at risk of displacement.</u></p> <p><u>Planning &amp; Community Preservation</u></p>
<p><b>D. Conservation of Existing Housing Stock</b></p> <p><i>(Displacement, Substandard Housing Conditions)</i></p>	<ul style="list-style-type: none"> <li>• Age of housing stock</li> <li>• Cost of repairs and/or rehabilitation</li> </ul>	Medium	<p><b>City Action:</b> By 2022 initiate program guidelines for a Minor Home Repair Program and advertise through the Senior Center, Senior Community Commission, City newsletter, City website and social media (HE Program 3). Seek to assist six extremely low, very low and low income households annually, for a total of 48 during the planning period</p> <p><b>City Action:</b> <u>Beginning in 2023, conduct targeted outreach on the Home Repair Program in Sierra Madre's low and moderate income census block groups as identified in Figure B-11</u></p> <p><b>Action Outcomes:</b> <u>The above actions will help modest income homeowners, the majority of which are seniors, to maintain their homes.</u></p> <p><u>Planning &amp; Community Preservation</u></p>

**16. Housing Opportunities for Persons Living with Disabilities**

As Sierra Madre's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a reasonable accommodation with respect to zoning, permit processing and building codes for persons with disabilities. Lower income homeowners will be able to receive grants for accessibility improvements through the new Minor Home Repair Program.

The San Gabriel/Pomina Regional Center identifies nearly 120 Sierra Madre residents with a developmental disability. Approximately 60 percent of these disabled residents live with their parents, and as these parents age and become more frail, their adult

disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing.

Sierra Madre supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in residential zones, and provisions for larger care facilities (7 or more residents) in the residential professional zone, in the commercial zone above ground floor commercial, and in the manufacturing zone, subject to a conditional use permit.
- Treatment of supportive and transitional housing as a residential use of property, subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards.
- Reduced fees on accessory dwelling units that incorporate accessibility features.
- Initiation of a Minor Home Repair program that provides grants to income qualified households for various home repairs, including accessibility improvements.
- Initiation of a policy to provide developers with State HCD's New Home Universal Design Checklist and encourage them to offer Universal Design features to interested buyers.
- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

In their review of Sierra Madre's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's exclusion of large community care facilities from residential zone districts as a potential constraint on housing for persons with disabilities. In order to address this concern and mitigate constraints, within one year of Element adoption, the City will expand such facilities to residential zone districts.

**2021-2029 Objective:** *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Provide HCDs Universal Design Checklist to developers, and expand large community care facilities to residential zone districts (2022).*

## 17. Homeless Services Strategy

Sierra Madre participates with the San Gabriel Valley Council of Governments (SGVCOG) to address regional homeless needs. One of the key recommendations of the Homeless Services Strategy has been realized – establishment of a Valley-wide Housing and Homelessness Coordinating Council. The San Gabriel Valley Consortium on Homelessness has developed an on-line database of services available to the homeless in the San Gabriel Valley ([www.sgvc.org](http://www.sgvc.org)). In addition, the City of Sierra Madre’s website has a list of community resources to help with social service needs, including homelessness. Per SB 2 requirements for Housing Element emergency shelter information, Sierra Madre has amended the Zoning Code to allow emergency shelters in the Manufacturing (M) Zone by right and established development standards for shelters (Chapter 17.40.025). However, State HCD has identified the City’s current standard establishing a maximum eight bed capacity for shelters as a potential constraint, and in conflict with SB 2 that requires standards to encourage and facilitate the development of, or conversion to, an emergency shelter. In order to address this concern, the City will amend its emergency shelter regulations to increase the size limit to 3025 beds.

As presented under the Governmental Constraints analysis and pursuant to recent changes in State law, AB 101 now requires jurisdictions to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and non-residential zones permitting multi-family uses. The City will develop by right processing procedures for Low Barrier Navigation Centers, and should the City receive an application for these uses, will process them as required by State law.

**2021-2029 Objective:** Continue to: (1) support the SGVCOG regional Housing and Homelessness Coordinating Council, and (2) provide homelessness resources on the City website. Amend the Zoning Code to increase the size capacity for emergency shelters to 3025 beds. Develop processing procedures for Low Barrier Navigation Centers.

## ENVIRONMENTAL SUSTAINABILITY

### 18. Sustainable Energy Programs

Sierra Madre has joined the Clean Power Alliance, a Community Choice Aggregation JPA, with the goal of increasing the use of clean power among households and businesses. The City has chosen the default “Clean” renewable energy level, meaning that 50% of the power supplied through SCE comes from renewable sources. Residents have the option of upgrading their renewable energy level to 100% Green energy.

Other clean energy programs available to residents include:

- The California Home Energy Renovation Opportunity (HERO) Program provides property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property.
- The Energy Upgrade California program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on single-family residences and two-to-four-unit buildings.
- Southern California Edison and the Southern California Gas Company both provide a variety of energy conservation services designed to help low income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use.

**2021-2029 Objective:** *Promote State programs, programs offered through local utilities, and the Community Choice program to enhance opportunities for Sierra Madre residents to become more energy sustainable.*

### 19. Energy, Environment and Natural Resources Commission (EENRC)

The EENRC promotes sustainability in areas including reduction of greenhouse gas emissions, urban forest and trees, water conservation and wildlife preservation. The Commission has hosted a number of workshops including the topics of sustainable building practices, alternative energy strategies, low impact landscaping, watershed protection and drought resiliency best practices.

**2021-2029 Objective:** *Provide outreach and education to developers, architects and residents on how to incorporate sustainability in project design, as well as in existing structures.*

**Table V-4: Housing Programs Summary 2021-2029**

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<b>PRESERVING HOUSING ASSETS</b>					
<b>1. Preservation of Historic Structures</b>	Preserve and maintain historic structures, and revitalize older housing and neighborhoods.	Continue to advertise preservation incentives and process Mills Act applications in a timely manner.	General; Federal Tax Credits	Planning & Community Preservation Department	2021-2029
<b>2. Adaptive Reuse</b>	Restore the economic usefulness of historic buildings.	Provide expanded opportunities for housing, including on properties in the Religious Housing Overlay (RHO).	General	Planning & Community Preservation Department	Conduct workshop with congregations and non-profit developers in 2022.
<b>3. Minor Home Repair Program</b>	Provide financial assistance for home repairs to lower income households.	Develop program guidelines and conduct outreach through the Senior Center, Senior Commission, City newsletter and City website. Seek to assist 6 households annually.	CDBG	Planning & Community Preservation Department; Public Works Department	Initiate program and conduct outreach to homeowners by 2022. Report on progress annually to City Council and LACDC.
<b>4. Condominium Conversion Ordinance</b>	Provide protections for tenants in apartments proposed for conversion.	Continue to implement condominium conversion regulations.	General	Planning & Community Preservation Department	2021-2029
<b>HOUSING DIVERSITY</b>					
<b>5. Promote Accessory Dwelling Units (ADUs)</b>	Provide additional sites for rental housing within existing neighborhoods. Legalize existing, non-permitted ADUs, making them safe and sanitary.	Update ADU ordinance to incorporate incentives and expand to C and M zone districts. Initiate amnesty program. <a href="#">Advertise in the City Newsletter and on the website.</a> Seek to achieve 12 units annually, for 98 over the planning period.	General; Housing Asset Fund (for ADU incentives)	Planning & Community Preservation Department	Amend ordinance in 2022 and re-initiate the amnesty program. Conduct mid-cycle review in 2025, and if production or affordability falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning.

Housing Program	Program Goal	2021-2029 Objective	Funding Source	Responsible Agency	Time Frame
<b>6. Housing Opportunity Sites &amp; Rezone Program</b>	Provide adequate sites to address the City's RHNA and incentivize production of affordable units.	1) Adopt new Land Use designations with Housing Element; 2) Est. and adopt new multi-family & Religious Housing Overlay designations; 3) Amend Code for by-right approval of projects with min 20% lower income units on rezone and 5 <sup>th</sup> cycle sites	General	Planning & Community Preservation Department	Adopt Housing Element in 2021. Adopt new zoning and amend Code for by-right approvals in mid-2022.
<b>6a. Lot Consolidation Program</b>	Provide incentives for the consolidation of parcels into larger development sites.	Conduct outreach to property owners in the Housing Element rezone sites and adopt a Lot Consolidation Ordinance to codify available incentives.	General	Planning & Community Preservation Department	Adopt Ordinance in 2022. Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.
<b>6b. Replacement Housing Program</b>	Ensure no net loss of units affordable to lower income households	Update Code to specify replacement housing requirements consistent with Government Code 65583.2(g)(3).	General	Planning & Community Preservation Department; City Attorney's Office	Update Code within one year of Housing Element adoption
<b>7. <u>Facilitate Affordable Housing on Non-Vacant Sites</u> Development Assistance</b>	Facilitate development of affordable housing consistent with the community's needs.	Provide regulatory and financial assistance <u>and outreach to property owners and the development community in support of affordable/mixed income housing on HE sites.</u>	General; Housing Asset Fund; CDBG	Planning & Community Preservation Department	<u>Starting in 2022</u> <del>2021-2020</del>
<b>8. Partnerships with Affordable Housing Developers</b>	Partner with affordable housing developers to leverage their expertise and access to funds.	Continue to partner with housing providers through incentives and/or direct assistance. Conduct a follow-up workshop with congregations.	General	Planning & Community Preservation Department	Conduct workshop with congregations and non-profit developers in 2022.

<b>Housing Program</b>	<b>Program Goal</b>	<b>2021-2029 Objective</b>	<b>Funding Source</b>	<b>Responsible Agency</b>	<b>Time Frame</b>
<b>9. Affordable Housing Funding Sources</b>	Leverage local funds to maximize assistance.	Actively pursue a variety of funding sources for affordable housing. Support developers in securing outside funding.	Federal, State, county and private	Planning & Community Preservation Department	As projects are proposed.
<b>10. Section 8 Rental Assistance</b>	Assistance extremely low and very low income households with rental payments.	Outreach to landlords to encourage their participation. Continue to provide information and a link to the program on the City's website.	HUD Section 8	Planning & Community Preservation Department; LA County Housing Authority	Landlord outreach 2022 and 2025
<b>11. Homeowner Assistance</b>	Expand homeownership opportunities to low and moderate income households.	Continue to provide information on City website on available programs. Apply to State in conjunction with future projects.	General; State and County funds	Planning & Community Preservation Dept; LA County CDC; State HCD	2021-2029
<b>REMOVAL OF GOVERNMENTAL CONSTRAINTS</b>					
<b>12. Reduced Development Fees for Affordable Housing</b>	Reduce the costs of developing affordable housing.	Provide planning fee reductions, deferrals or waivers for affordable housing projects.	General	Planning & Community Preservation Department	2021-2029
<b>13. Affordable Housing Density Bonus</b>	Provide density and other incentives to facilitate affordable housing.	Continue to promote density bonus incentives in conjunction with discussions with development applicants.	General	Planning & Community Preservation Department	2021-2029
<b>14. Alternative Housing Models</b>	Support the provision of non-traditional, innovative housing types to meet unique needs.	Offer flexible zoning and other incentives to foster alternative housing types.	General	Planning & Community Preservation Department	2021-2029
<b>EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS</b>					
<b>15. Fair Housing/ Affirmatively Furthering Fair Housing</b>	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to the Housing Rights Center. Disseminate fair housing information.	General; CDBG	LA County CDC; Housing Rights Center; City Manager's Office	2021-2029

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
<b>16. Housing Opportunities for Persons Living with Disabilities</b>	Support a range of housing options for persons with physical, developmental and mental disabilities.	Provide reduced fees for ADUs with accessibility features. Provide accessibility grants through Minor Home Repair Program. Provide developers Universal Design Checklist and encourage them to offer features to buyers. Pursue State and Federal funds available for supportive housing in future affordable housing projects. Expand large community care facilities to residential zone districts.	Housing Asset Fund; CDBG; State and Federal funds.	Planning & Community Preservation Department	Amend ADU Ordinance in 2022 <sup>24</sup> . Adopt Minor Home Repair Program, provide Universal Design Checklist, and amend Zoning Code to expand large community care facilities to residential zones in 2022.
<b>17. Homeless Services Strategy</b>	Assist the homeless and persons at-risk of homelessness in obtaining shelter and services.	Continue to: 1) Support the SGVCOG Housing and Homelessness Coordinating Council 2) Provide homelessness resources on the City website. Amend the Code to increase the size capacity for shelters to <u>3025</u> beds. Develop processing procedures for Low Barrier Navigation Centers.	General	City Manager's Office; Police Department	Amend the Code in 2022. Develop processing procedures in 2022
<b>ENVIRONMENTAL SUSTAINABILITY</b>					
<b>18. Sustainable Energy Programs</b>	Encourage property owners to utilize renewable energy and install energy and water efficiency improvements.	Promote State programs, programs offered through local utilities, and the Community Choice program.	General	Planning & Community Preservation Department	Update the City's website in 2021 with information on sustainable energy programs

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
<b>19. Energy, Environment and Natural Resources Commission</b>	Achieve higher levels of energy efficiency and reduce greenhouse gas emissions.	Provide outreach and education to the development community and residents on how to incorporate sustainability in project design and existing structures.	General	Planning & Community Preservation Department	2021-2029

The following Table V-5 summarizes Sierra Madre’s quantified objectives for the 2021-2029 Housing Element planning period. The City’s new construction objectives reflect its regional housing needs (RHNA); its rehabilitation objectives reflect implementation of a new Minor Home Repair Program; and its conservation objectives reflect conserving affordable units within the Sierra Vista senior housing project and adjacent townhome project.

**Table V-5  
Summary of Quantified Objectives: 2021-2029**

Income Level	New Construction	Rehabilitation	Conservation
	Goal	Goal	Goal
Extremely Low	39	16	--
Very Low	40	16	10
Low	39	16	36
Moderate	35	--	1
Above Moderate	51	--	--
<b>Totals</b>	<b>204</b>	<b>48</b>	<b>47</b>

# Appendix A

## Glossary

## Appendix A: Glossary

This glossary is for ease of use of the Sierra Madre Housing Element only; for full definitions related to the City of Sierra Madre Municipal Code, please see Title 17 - ZONING.

### A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AHO:	Affordable Housing Overlay
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessor's Parcel Number
CBC:	California Building Code
CDBG:	Community Development Block Grant
CDC:	Los Angeles County Community Development Commission
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DFEH	California Department of Fair Employment and Housing
DOF:	California Department of Finance
EDD:	California Employment Development Department
EENRC:	Energy, Environment, and Natural Resources Commission
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
GHG:	Greenhouse Gas
HACoLA:	Housing Authority of the County of Los Angeles
HCD:	California Department of Housing and Community Development
HMDA:	Home Mortgage Disclosure Act
HOME:	HOME Investment Partnership Program

HRC:	Housing Rights Center
HUD:	U.S. Dept. of Housing and Urban Development
LACEP:	Los Angeles County Energy Program
LAHSA:	Los Angeles Homeless Service Authority
LRA:	Local Responsibility Area
R/ECAP:	Racial and Ethnic Characteristics/Concentrations
RHNA:	Regional Housing Needs Allocation
SCAG:	Southern California Association of Governments
SGPRC:	San Gabriel/Pomona Regional Center
SGVCOG:	San Gabriel Valley Council of Governments
SGVMWD:	San Gabriel Valley Municipal Water District
SPA:	Service Planning Area
SRO:	Single Room Occupancy
TCAC:	California Tax Credit Allocation Committee
UBC:	Uniform Building Code
UWMP:	Urban Water Management Plan
VHFHSZ:	Very High Fire Hazard Severity Zone
VLI	Very Low Income

## B. Definitions

**Accessory Dwelling Unit:** An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

**Acreage:** Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

**Accessible Housing Unit:** An accessible housing unit is designed and built to be usable to a person with physical disabilities.

**Affirmatively Furthering Fair Housing (AFFH):** This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

**Affordable Housing Overlay:** The Affordable Housing Overlay (AHO) is being developed as part of this Housing Element. The AHO will allow for housing by-right on congregational land that incorporates a minimum percentage of affordable units.

**Affordable Unit:** A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

**American Community Survey:** The American Community Survey (ACS), part of the United States Census Bureau, collects sample population and housing data on an ongoing basis, January through December. The Housing Element update uses the five year average ACS data from the 2014-2018 period.

**Area Median Income:** As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

**At Risk:** Deed-restricted affordable housing projects at risk of converting to market rate.

**California Department of Housing and Community Development (HCD):** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**City Council:** The City Council serves as the elected legislative and policy-making body of the City of Sierra Madre, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

**Community Development Block Grant (CDBG):** This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

**Conditional Use Permit (CUP):** Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

**Condominium:** A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

**Condominium Conversion:** The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

**Default Density:** Housing Element statutes provide for the use of “default densities” to assess affordability when evaluating the adequacy of sites to address the affordability targets established by the RHNA. Based on its population and location within Los Angeles County, Sierra Madre falls within the default density of 20 units per acre for providing sites affordable to very low and low income households.

**Density Bonus:** An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

**Designated Historic Landmarks:** A list in Sierra Madre of approximately 40 residential properties. Repairs that are needed on these properties (excluding ordinary repair and maintenance) may be able to waive the need for a building permit and plan check fees.

**Development Fees:** City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

**Dissimilarity Index:** A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

**Dwelling Unit:** Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

**Emergency Shelter:** An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

**Environmental Impact Report (EIR):** Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

**Family:** A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

**General Plan:** A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

**Historic Preservation Ordinance:** This ordinance requires that owners of historic properties listed on Sierra Madre’s Register obtain approval from the Planning Commission prior to making exterior modifications to their property which are visible to the public.

**Homeless:** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

**Household:** All persons living in a housing unit.

**Householder:** The head of a household.

**Housing Element:** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

**Infill Development:** Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**Land Use Regulation:** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

**Los Angeles County Community Development Commission (CDC):** The CDC is comprised on two separate legal entities, the Housing Authority of the County of Los Angeles (HACoLA) and the CDC. The CDC administers the County's CDBG program. Sierra Madre is served by both the HACoLA and falls under the Urban County designation for the County's CDBG program.

**Lot or Parcel:** A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

**Low Income Household:** A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

**Manufactured Housing/Mobile Home:** A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

**Measure V:** The Sierra Madre Voters' Empowerment Ordinance was approved by Sierra Madre voters on April 17, 2007. This ordinance applies to 205 parcels in the "Central Core Area" of the City and includes certain development standards including height limits and density limitations.

**Mills Act Program:** A program that provides property tax relief to those property owners who restore and maintain their historic properties.

**Mixed-use:** The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

**Moderate Income Household:** A household earning 80% to 120% of the Los Angeles County median income based on information provided by HCD/HUD.

**Multi-family Residential:** Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

**Ordinance:** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding:** Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

**Overpayment:** Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

**Persons with Disability:** A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

**Planning Commission:** The Sierra Madre Planning Commission conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Director of Planning and Preservation, and serves as the advisory body to the Sierra Madre City Council on planning issues.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder.

**Protected Tree Ordinance:** This Sierra Madre ordinance is enforced by the Public Works Department during their review of construction plans. If it is determined that a proposed development will affect a protected tree, the applicant may be required to obtain approval from the Tree Advisory Committee before a permit can be issued.

**Reasonable Accommodation:** The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

**Regional Housing Needs Allocation (RNHA):** A quantification by SCAG and HCD of existing and projected housing need -- the City’s fair share of the regional housing needs by household income group.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**San Gabriel Valley Consortium on Homelessness:** A non-profit organization that educates, collaborates and advocates for appropriate housing and services in the San Gabriel Valley.

**San Gabriel Valley Council of Governments:** A joint powers authority that consists of 31 incorporated cities, unincorporated communities in Los Angeles County Supervisorial Districts 1, 4, and 5, and three San Gabriel Valley Municipal Water Districts. The SGVCOG is the largest sub-regional council of governments in Los Angeles County.

**Single-family Residential:** A single dwelling unit on a building site.

**Special Needs Population:** Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

**Supportive Housing:** Permanent affordable housing with no limit on length of stay that is linked to on- or off-site 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 where possible, work in the community.

**Transitional Housing:** A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

**U.S. Department of Housing and Urban Development (HUD):** A cabinet-level department of the federal government that administers housing and community development programs.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Very Low Income Household:** A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

**Zoning Ordinance:** Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

**Zoning District:** A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

## **Appendix B**

### **Affirmatively Furthering Fair Housing**

# Appendix B: Affirmatively Furthering Fair Housing

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.<sup>1</sup> Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics”.<sup>2</sup> The AFFH analysis must contain the following:

- Part 1: Outreach
- Part 2: Assessment of Fair Housing
  - A. Key Data and Background Information
  - B. Fair Housing Enforcement and Outreach Capacity
  - C. Integration and segregation patterns and trends
  - D. Racially or ethnically concentrated areas of poverty
  - E. Disparities in access to opportunity
  - F. Disproportionate housing needs within the jurisdiction, including displacement risk
- Part 3: Sites Inventory
- Part 4: Identification of Contributing Factors
- Part 5: Goals and Actions

While this appendix provides a focused analysis of fair housing issues in Sierra Madre, several other sections of the housing element address the issue and are included in this appendix by reference.

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<sup>1</sup> California Department of Housing and Community Development, *AB 686 Summary of Requirements in Housing Element Law*, April 23, 2020.

<sup>2</sup> Government Code Section 8899.50 (a)(1)

# PART 1. OUTREACH

## Housing Element Public Participation Program

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented a public participation program. The public participation program included the following components, with more detailed summaries provided in Appendix D of the Element:

**Study Sessions before City Council and Planning Commission:** On March 10, June 23 and October 13, 2020, and February 23, 2021, staff and the City's housing element consultant conducted study sessions with the City Council which included discussions on local housing needs, Regional Housing Needs Assessment (RHNA) site requirements, potential housing opportunity sites, and ongoing feedback from the community. A similar meeting was held before the City's Planning Commission on January 21, 2021. The community was notified of each of these meetings and provided an opportunity to provide public comment.

**Workshop with Religious Congregations:** As part of the consideration to add an affordable housing zoning overlay to Sierra Madre's religious sites, staff reached out to pastors and religious leaders to assess interest and further develop the concept. Seven religious sites were identified and notified as potential candidates for residential infill. On November 18, 2020, staff hosted a virtual workshop for leaders of the identified religious sites. Three pastors participated in the workshop and were generally in support of the concept of placing an affordable housing overlay zone on congregational land.

**Community Workshop:** On December 1st 2020, City Planning and Preservation Department staff and consultants conducted a virtual community workshop to solicit public input on the Housing Element update. Twenty-five members of the public participated in the workshop, and provided feedback via on-line polling and question and answers. The workshop solicited input from the public on strategies to address the City's regional housing needs, including housing on congregational lands and accessory dwelling units.

**Housing Survey of Sierra Madre Seniors:** In April 2021, a survey was distributed to the community's seniors to determine specific housing challenges they may face. The survey was available online, handed out with the weekly meal program through the Community Services Department and announced by the Senior Moments Newsletter and Senior Citizens Commission. The survey asked about senior housing options, rental assistance and property maintenance. Participants were given the option of providing their contact information if they wanted to receive information about assistance programs.

[www.cityofsierramadre.com/cityhall/departments/planning\\_community\\_preservation\\_department/housing\\_element\\_update/seniorsurvey](http://www.cityofsierramadre.com/cityhall/departments/planning_community_preservation_department/housing_element_update/seniorsurvey)

A total of 70 senior residents responded to the survey. Highlights of the survey include:

- 44% of respondents visit the Senior Center and/or receive the Senior Newsletter
- 44% of respondents are interested in learning about assistance for home and property maintenance
- 36% of respondents are interested in learning about rental or homebuying options

- On scale of 1-5 (5 being highest), additional affordable senior housing in Sierra Madre received an average score of 4.13
- 30% of respondents would like information on how to provide an ADU on their property

**Housing Element Website:** A website specifically for the Housing Element Update was established to provide an overview of the Housing Element process, announcement of events (i.e., workshops, survey), FAQs, video recordings of housing element meetings, and space to add public comments.

[www.cityofsierramadre.com/cityhall/departments/planning\\_community\\_preservation\\_department/housing\\_element\\_update](http://www.cityofsierramadre.com/cityhall/departments/planning_community_preservation_department/housing_element_update)

**Noticing of Workshop and Study Sessions:** Notices for the community workshop and study sessions were published in the *Mountain View News*, posted on the City website, and on the City's Village View Newsletter, Facebook and Instagram pages. Direct invitation letters and emails were sent to local housing service providers and housing advocacy organizations. Property owners of the identified opportunity sites were also sent direct notification.

### **Fair Housing Plan Outreach**

In 1982, the Los Angeles Board of Supervisors formed the Community Development Commission (CDC). The CDC is comprised of two separate legal entities, the Housing Authority of the County of Los Angeles (HACoLA) and the CDC. Both are independent agencies and not County Departments.<sup>3</sup> The CDC administers the County's CDBG program. Sierra Madre is served by both the HACoLA and falls under the Urban County designation for the County's CDBG program. Los Angeles County's most recent Analysis of Impediments to Fair Housing Choice (County AI) was adopted in March 2018.

For the County AI, a variety of tools were used for the community participation process, including focus groups, resident advisory board meetings, community meetings, focus groups and a variety of surveys. The community meetings were held in a variety of locations, with the closest to Sierra Madre located next to Duarte at Pamela Park in April 2017. The surveys were translated into several languages and could be accessed through the County website as well as through the community meetings and mailings.

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<sup>3</sup> *Los Angeles County Analysis of Impediments to Fair Housing Choice For the Community Development Commission and Housing Authority of the County of Los Angeles*, Prepared by Western Economic Services, LLC, March 7, 2018.

## **PART 2. ASSESSMENT OF FAIR HOUSING**

### **A. KEY DATA AND BACKGROUND INFORMATION**

The Sierra Madre Library provides a historical timeline of the development of the area. Nathaniel Carter purchased the original 1,103 acres that comprise Sierra Madre in 1881 and the first schoolhouse was built in 1882. The 1880s also saw the first church, the Sierra Madre Cigar Factory, the Library, Town Hall and the Santa Anita railroad station all built in the community. Sierra Madre incorporated in 1907 and in 1914, the City acquired title to all water rights, lands, and distributing systems of the Baldwin Estate and the Sierra Madre Water Company. The City has been very active in preserving its community and history.

Sierra Madre's location against the San Gabriel Mountains has played a large role in its development over time. The Constraints chapter of this Housing Element describes the environmental and infrastructure constraints that the City faces. The entire portion of the City north of Grandview Avenue is designated as a Very High Fire Hazard Severity Zone by CalFire. This is due to the steep hillside terrain adjacent to the Angeles National Forest in the San Gabriel Mountains. In addition to wildfires, landslides and flooding are also a concern due to topographical conditions. Hillside development must also be limited due to landslides and ground failure potential during an earthquake. Historical flooding has caused damage in the City after heavy rainstorms.

Since the City and most of its developments are quite old, infrastructure, including streets, sewers, storm drains, and water lines, are quickly aging and in need of repair. The City cannot presently serve hillside sites above the current limits of development without extending roads, water, and sewer lines. Historically, the City has relied on all of its sources of water to keep up with demand. In May 2013, the City implemented mandatory water conservation measures, followed by a moratorium on new water service connections to the City water system on July 8, 2014. The moratorium was rescinded in 2020 when the City determined that adequate water levels were available in the aquifer to meet City demand.

The City adopted an Urban Water Management Plan (UWMP) in 2015. The UWMP provides information on present and future water resources and demand for a 25-year planning period in 5-year increments. The 2015 UWMP evaluated the City's water supply reliability and found that the City can expect to meet future demand in normal years through 2040, but may not be able to meet future demand for multiple dry year periods. Pursuant to SB 1087, effective January 2006, water and sewer providers are required to grant priority for service allocations to proposed developments that include units affordable to lower income households.

Both the County AI and the Housing Needs Assessment in Section 2 of this Housing Element examine key demographic factors for Sierra Madre and the County as a whole, summarized below. Additional regional and local analysis is provided under Part 2 of this section.

- Between 2010 and 2020, the population in Sierra Madre decreased by one percent, while four percent growth occurred Countywide;
- Sierra Madre's senior population (65+ years) continues to grow and was 22 percent of the City's population in 2020, compared to 14 percent Countywide. Sierra Madre's median age in 2020 was 47.6 years, more than ten years older than the County (36.7 years);

- In 2020, approximately two-thirds of the City’s population was White, sixteen percent was Hispanic and twelve percent was Asian/Pacific Islander. Sierra Madre is less diverse than the County as a whole.
- In 2020, Sierra Madre’s population had fewer families with children (24%) compared to the County (27%).
- Between 2010 and 2020, Sierra Madre’s housing stock only increased by 13 units (less than 1%) compared to the County’s housing growth of four percent.
- Sierra Madre has a higher percentage of owner-occupied units than Los Angeles County, with a homeownership rate of 62 percent, compared to 45 percent Countywide.

## Overview of Sierra Madre Census Tracts

Sierra Madre is comprised of two Census Tracts: 430.501 and 430.502, with Grandview Avenue serving as the dividing line. Figure B-1 shows the Tract boundaries. Fair housing analysis is provided at the Tract level in the subsequent sections of this Appendix.

Since 2017, the California Fair Housing Task Force has provided research, evidence-based policy recommendations and other strategic recommendations to HCD and other state agencies to further fair housing goals. Part of this research involves opportunity mapping. Areas of opportunity are places that provide resources people need to thrive, including education, quality employment, transportation and low poverty.

The most recent opportunity maps (known as TCAC/HCD Opportunity Maps) were adopted in December of 2020. The following indicators were used by the Task Force to determine the opportunity level by census tract as well as an indicator score (0-100) for each category:

- **Economic**
  - *Poverty* – percent of population with income above 200% of federal poverty line
  - *Adult Education* – percent of adults with a bachelor’s degree or above
  - *Employment* – percent of adults ages 20-64 who are employed in the civilian labor force or in the armed forces
  - *Job Proximity* – number of jobs filled by workers with less than a BA that fall within a given radius of each census tract population
  - *Median Home Value* – value of owner-occupied units
- **Education**
  - *Math and Reading Proficiency* – percentage of 4<sup>th</sup> graders who meet or exceed math and literacy proficiency standards
  - *High School Graduation Rates* – percentage of high school cohort that graduated on time
  - *Student Poverty Rate* – percentage of students not receiving free or reduced-price lunch
- **Environmental**
  - *CalEnviroScreen 3.0 indicators* - such as Ozone, PM2.5, drinking water – the higher the index score, the greater the exposure.

Figure B-1: SM Census Tracts

Figure B-2 shows the TCAC/HCD Opportunity Areas and Housing Element Sites Inventory for the City. Table B-1 shows a compilation of data about Sierra Madre, including TCAC information, HUD AFFH data and Census data.

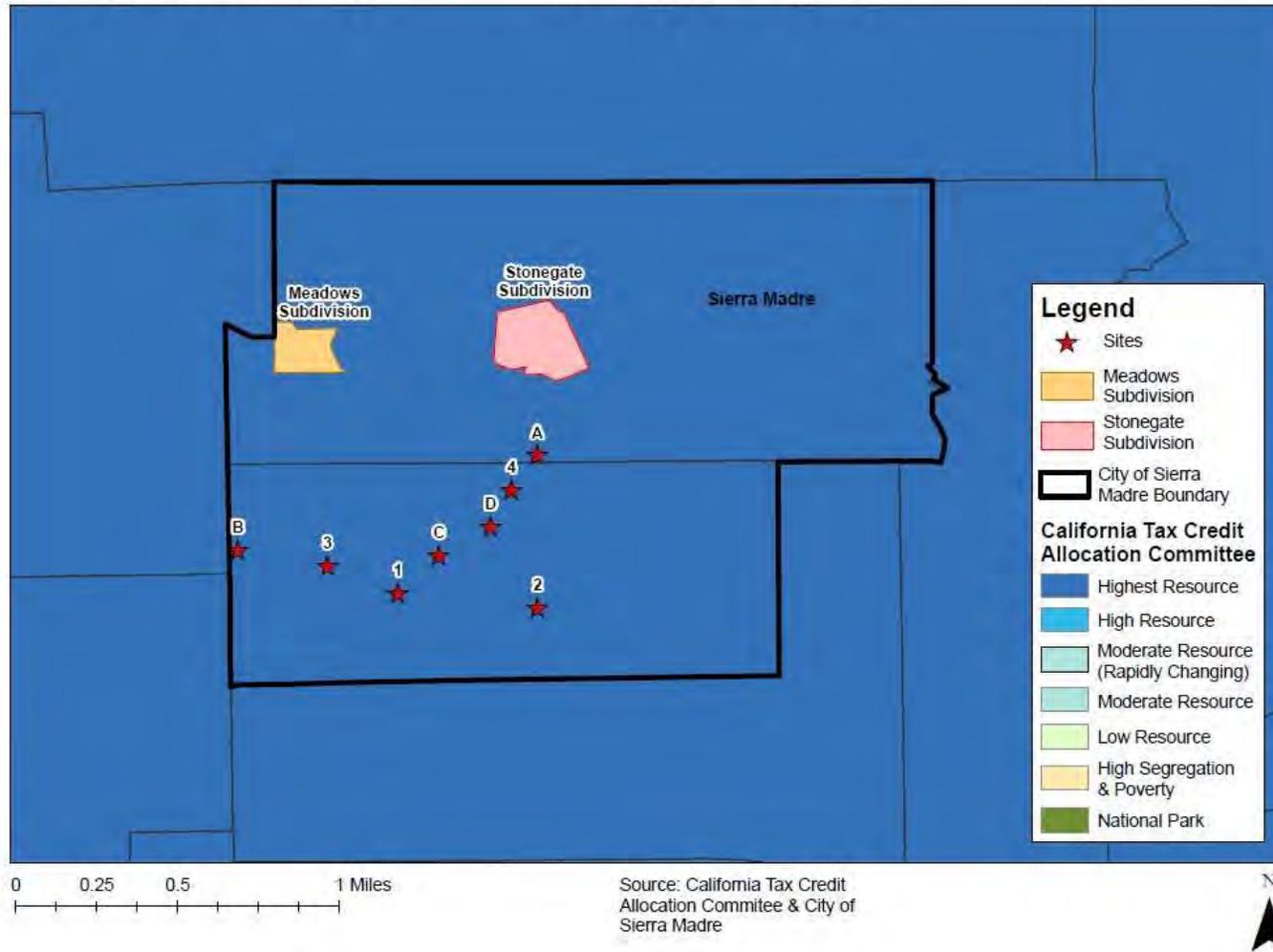
**Table B-1: Sierra Madre Census Tracts**

	Census Tract	
	4305.01	4305.02
TCAC Resource Level	Highest	Highest
TCAC Economic Index	86	81
TCAC Education Index	91	92
TCAC Environmental Index	70	84
Race/Ethnicity		
White	65%	66%
Black	1%	1%
Asian/Pacific Islander	14%	11%
Hispanic	10%	20%
Low Poverty Score	87	77
Transit Trips	71	81
Total #/Type of Housing	1,840 units 94% Single-Family	3,235 units 61% Single-Family 39% Multi-Family
Age of Housing Stock		
<30 yrs old	8%	6%
>30 yrs old	92%	94%
% Owner/% Renter Households	81% owner 19% renter	53% owner 47% renter
% Rental Units Affordable to ELI and VLI Households	25%	13%
Overcrowding		
Owner	1.4%	4%
Renter	0%	2%
Overpayment		
Owner	37%	40%
Renter (>30% - 50% income)	16%	23%
Renter (>50% income)	27%	19%
Land Uses	Single-Family and Two Family Residential, Institutional, City Parks, Open Space and Hillside	Single- and Multi-Family Residential Uses, Manufacturing, Commercial, Institutional, City Parks

Source: HUD AFFH Mapping and Data Tool; California TCAC Opportunity Mapping Homepage, Open Street Map and CARTO/Otherings & Belonging Institute; City of Sierra Madre Zoning Map, ACS 2014-2018.

Figure B2 - TCAC Opportunity Areas & Housing Element Sites Inventory

### Sierra Madre TCAC Opportunity Map



## **B. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY**

### **Los Angeles County**

The County Analysis of Impediments to Fair Housing Choice (AI) describes the departments and organizations that handle fair housing enforcement and outreach in Sierra Madre. These include the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH), and the Housing Rights Center (HRC), which primarily operates in Los Angeles County. The HRC services includes intake of discrimination allegations, mediation, systemic rental tests, fair housing counseling and reasonable accommodation/modification requests. The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website.

HRC and its subcontractors met and exceeded various categories of fair housing services assistance in relation to the County's goals and strategies for FY 2015 – 2016 and FY 2014 – 2015. As compared to the annual goal of 3,700 general and fair housing services, the County fair housing contractors provided service to 3,239 direct clients, or 88 percent of their annual goal in FY15-16 and 3,490 clients, or 94 percent of the goal in FY14-15. Their services also provided 191,229 client contacts through their outreach and education efforts last year, while their services provided assistance through 49,486 client contacts in FY14-15.

A total of 269 fair housing inquiries were received in FY15-16, with 159 clients counseled, 77 cases opened, 25 cases referred to other agencies, and 8 cases pending. In FY14-15, a total of 232 inquiries were received and dispositions taken, with 125 clients counseled, 85 cases opened, 14 cases referred, and 8 cases pending.

HUD data from 2008 through 2016 for the Los Angeles County Service Area is outlined in the AI. During that time period, a total of 2,610 complaints were received by HUD. The highest number of annual complaints was in 2008 with 456 complaints. Almost half (46%) of the complaints were made on the basis of a disability.

Of the 2,610 complaints logged, all of them were closed, dismissed or settled in a variety of ways. Over half (57%) were determined to have no cause. Of the complaints found with cause, the most common issue was failure to make reasonable accommodation.

### **Sierra Madre**

As outlined in the Constraints Section of the Housing Element, Sierra Madre has numerous procedures in place to address potential impediments to fair housing choice to persons with disabilities and other special needs populations. The City continues to participate with the Housing Rights Center (HRC) in the provision of fair housing services, provides brochures at the public counter and informational links on the City website, and refers tenant/landlord complaints to the HRC.

Table B-2 below details the services provided by the HRC to Sierra Madre residents between Fiscal Years 2016 and 2020. A total of 55 households received services during the five-year period. Tenant/landlord services were provided to 47 Sierra Madre households (85%), while assistance with discrimination inquiries were provided to eight households (15%). The overall demographics illustrates that the predominance of inquiries were made by extremely low

income households (82%) and persons who identify as White (49%). Approximately 20 percent of inquiries were made by persons with a disability and 18 percent were made by senior citizens.

For the landlord/tenant services, repairs and seeking housing were the largest issues (both comprised 17% of the total), followed by evictions, notices and rent increases which each made up 13 percent of the total. Over half (53%) of the inquiries were resolved, while other outcomes included referrals to Project Place (17%), referrals to Legal Aid (11%) and others such as Code Enforcement and Small Claims Court.

As shown in the table, of the eight discrimination inquiries, four resulted in cases being opened. One case was based on familial status while the other three were based on a physical disability. One case had successful conciliation and three were withdrawn.

**Table B-2: Fair Housing and Tenant/Landlord Services  
in Sierra Madre: FY 2016-2020**

	Number of Households Assisted by HRC	% of Total Households Assisted
<b>Overall Demographics</b>		
<b>Race</b>		
American Indian/Alaskan	2	4%
Black/African American	3	5%
Pacific Islander	1	2%
Other	22	40%
White	<u>27</u>	<u>49%</u>
<b>Total</b>	<b>55</b>	<b>100%</b>
<b>Ethnicity</b>		
Mexican/Chicano	5	9%
Not Hispanic/Latino	47	85%
Other Hispanic/Latino	<u>3</u>	<u>5%</u>
<b>Total</b>	<b>55</b>	<b>100%</b>
<b>Type of Caller</b>		
In-Place Tenant	42	76%
Landlord	2	4%
Other	3	5%
Rental Home seeker	<u>8</u>	<u>15%</u>
<b>Total</b>	<b>55</b>	<b>100%</b>
<b>Income Level</b>		
Extremely Low	45	82%
Very Low	5	9%
Low	2	4%
Moderate	<u>3</u>	<u>5%</u>

<b>Total</b>	<b>55</b>	<b>100%</b>
<b>Special Groups</b>		
Disabled	11	52%
Senior	<u>10</u>	<u>48%</u>
<b>Total</b>	<b>21</b>	<b>100%</b>
<b>Tenant/Landlord Services</b>		
<b>Housing Issue</b>		
Seeking Housing	8	17%
Repairs	8	17%
Eviction	6	13%
Notices	6	13%
Rent Increase	6	13%
Other	4	9%
General Info	3	6%
Substandard Conditions	2	4%
Security Deposit	2	4%
Lease Terms	1	<u>2%</u>
Harassment	<u>1</u>	<u>2%</u>
<b>Total</b>	<b>47</b>	<b>100%</b>
<b>Disposition</b>		
Resolved	25	53%
Project Place	8	17%
Legal Aid	5	11%
Attorney	4	9%
Code Enforcement	2	4%
Small Claims Court	1	2%
Mediation	1	2%
Rent Control or Stabilization	<u>1</u>	<u>2%</u>
<b>Total</b>	<b>47</b>	<b>100%</b>
<b>Discrimination Inquiries and Cases</b>		
Inquiries Counseled	4	50%
Cases Opened	4	50%
Familial Status	(1)	(25%)
Physical Disability	(3)	(75%)
Disposition of Cases Opened		
Successful Conciliation	(1)	(25%)
Client Withdrew	<u>(3)</u>	<u>(75%)</u>
<b>Total</b>	<b>8</b>	<b>100%</b>

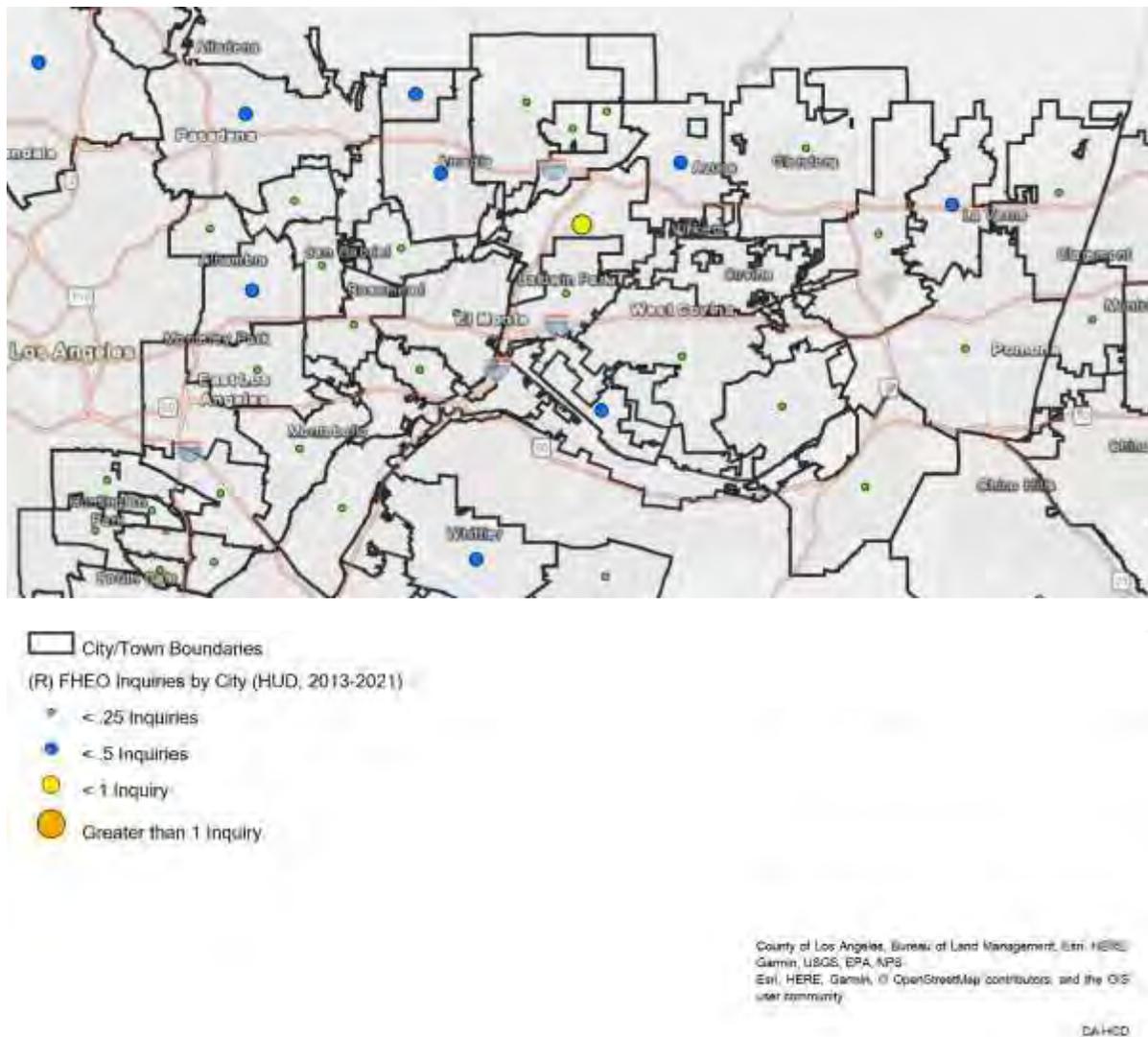
Source: Housing Rights Center, May 2021.

A Public Records Act request was submitted to the California Dept of Fair Employment and Housing (DFEH) and the U.S. Dept of Housing and Urban Development (HUD) to inquire about

any fair housing cases from Sierra Madre between 2014 and 2020. The DFEH stated that no records involving the city had been found (4/2021). HUD’s records showed two cases for Sierra Madre. A case in 2016 was based on disability and failure to make reasonable accommodation. The case was closed following conciliation and a successful settlement. A 2019 case involving familial status was closed as HUD was unable to locate the complainant.

Figure B-3 shows the HUD data for Fair Housing Enforcement and Outreach Cases between 2013 and 2021. The figure illustrates the number of inquiries per one thousand people. Sierra Madre falls into the category of less than .5 inquiries per one thousand people. This is similar to the neighboring jurisdictions of Pasadena and Arcadia are greater than Monrovia, South Pasadena, Glendora and Duarte.

**Figure B-3: Fair Housing and Outreach Cases  
In the Greater San Gabriel Valley**



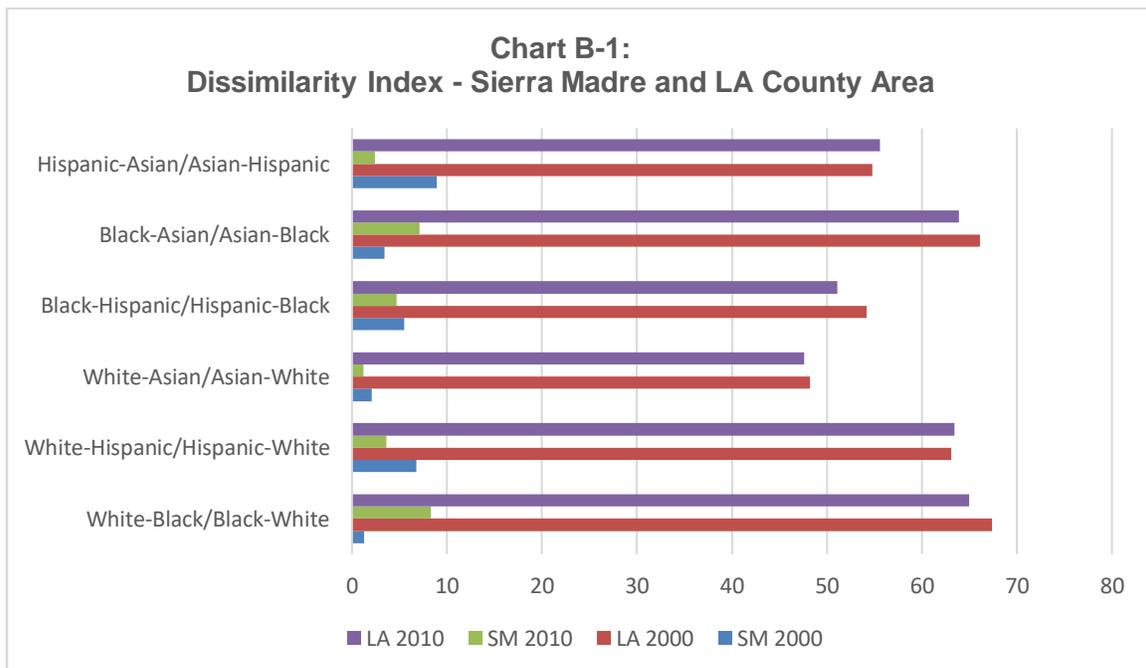
## C. INTEGRATION AND SEGREGATION

In Sierra Madre, the majority of homes (80%) were built prior to 1970 with approximately 28 percent built prior to 1940. The City’s built-out nature presents opportunity for infill development and redevelopment to accommodate changing needs, market conditions, and demographics. Commercial development and multi-family residences are mainly located in the City core on either side of Sierra Madre Boulevard, west of Mountain Trail Avenue. The Angeles National Forest provides a backdrop to the hillside development and open space in the northern portion of the City.

### Race and Ethnicity

A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation, 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

The following chart shows the dissimilarity index between different groups for Sierra Madre and the County during 2000 and 2010. Using the thresholds above, Sierra Madre has a dissimilarity of less than 10 for all three minority groups (Hispanic, Asian and Black), indicating very low segregation, and much lower than the County which ranged from around 50 to 65. In the San Gabriel Valley area, Sierra Madre’s index is lower than neighboring cities such as Pasadena, Monrovia and Arcadia.



Source: Spatial Structures in the Social Sciences at Brown University  
The LA County Area is the Los Angeles-Long Beach-Glendale Metropolitan Areas

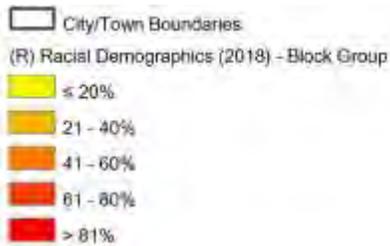
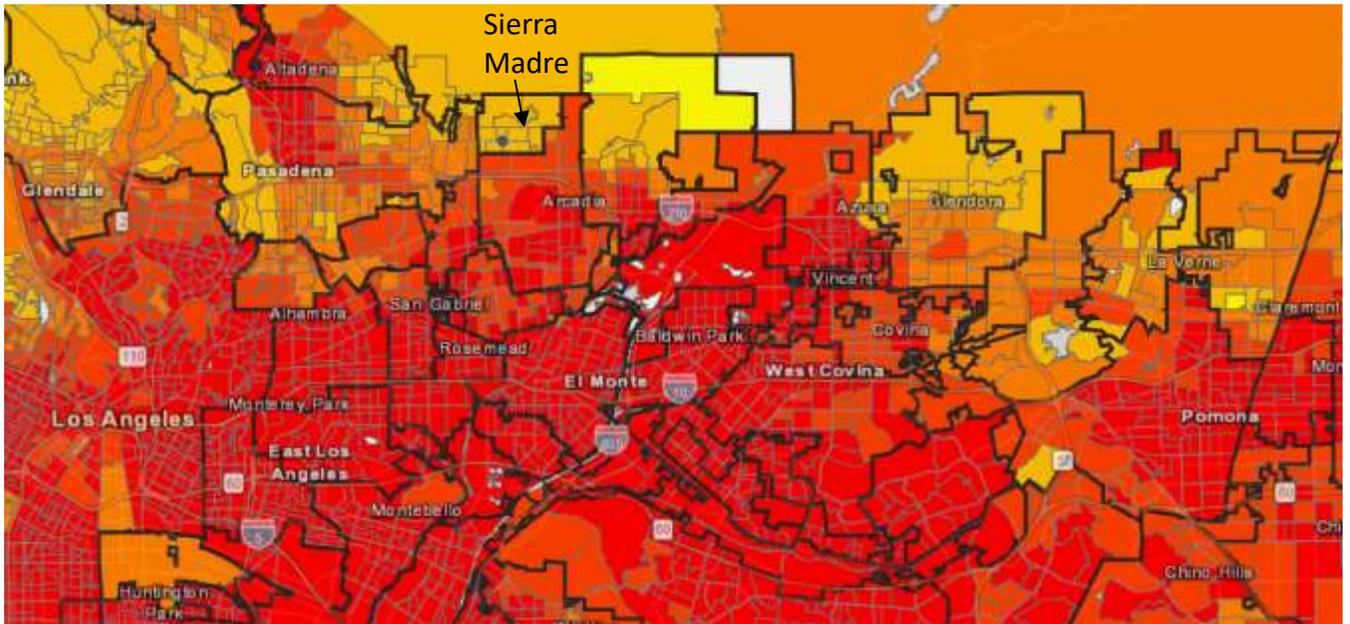
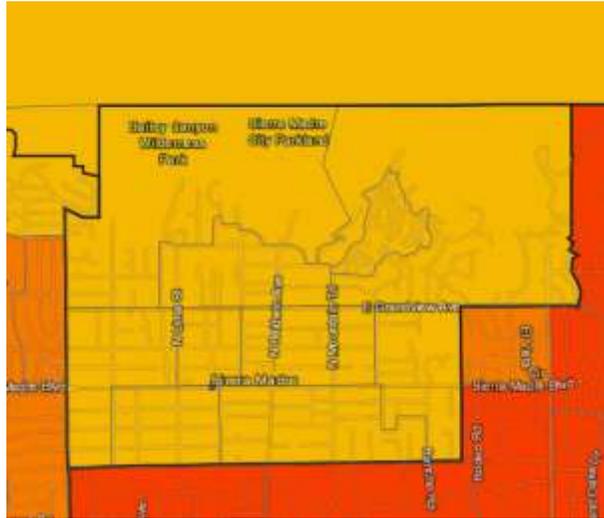
Figure B-4 illustrates the racial demographics by block group in Sierra Madre, as well as the greater San Gabriel Valley region of Los Angeles County.

In describing the LA County service area racial and ethnic make-up, the County AI includes the following:

- The largest areas of Hispanic populations are located in East Los Angeles, Bell Gardens, Maywood, and Florence-Firestone, in Los Angeles south of the downtown area, San Fernando, and Palmdale.
- Cities such Cerritos, Diamond Bar, and San Gabriel contain high concentrations of Asian (non-Hispanic) residents, as do Alhambra, Rosemead, and the Koreatown neighborhood west of Downtown Los Angeles.
- The communities with the largest Black (non-Hispanic) populations are Athens-Westmont View Park/Windsor Hills, Carson, and unincorporated areas to the south and southeast of Downtown Los Angeles.
- Claremont, West Hollywood, and Calabasas contain the highest clusters of White (non-Hispanic) residents.
- The highest concentrations of Mexican-born residents in the service area appear in unincorporated East Los Angeles; the city cluster of Bell, Bell Gardens, and Maywood; unincorporated Florence-Firestone; San Fernando; and in La Puente and the surrounding unincorporated areas.
- The next most-common nation of origin for residents in the Urban County is China, with the largest concentrations occurring in San Gabriel, unincorporated Northeast San Gabriel, and Arcadia. There are also smaller pockets near Diamond Bar in unincorporated Rowland Heights.

As shown in Figure B-4 and discussed in the Needs Assessment (refer to Table II-3), Sierra Madre is much less diverse than the County as a whole. Approximately two-thirds of the City's population is White, compared to the County's population which is just one-quarter White. Sierra Madre's two largest non-White groups are Hispanics (16% versus 48% Countywide) and Asians (12% versus 15% Countywide). While each of these non-White groups is under-represented relative to the County, it is important to note that over the past two decades, the City's Hispanic population has increased by 65 percent and its Asian population has increased by 113 percent. In terms of the geographic distribution of racial groups within Sierra Madre, as shown in Table B-1, a slightly higher percentage of Asian Americans live in the northern portion of the city (14% versus 11% south of Grandview) while more Hispanics are located in the southern half of the city (20% versus 10% north of Grandview).

**Figure B-4: Racial Demographics in Sierra Madre And the Greater San Gabriel Valley (2018)**



County of Los Angeles, Bureau of Land Management; Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CAHCO

## **Persons with Disabilities**

The Los Angeles County AI discusses disability and access for the LA region. There do not appear to be areas of particularly high concentrations of residents with disabilities in R/ECAPs, although a few areas do stand out as containing moderate concentrations within the region. For instance, the city of Glendale, El Monte, northwestern Los Angeles, and Rolling Hills/Rolling Hills Estates appear to have such a concentration of residents with disabilities aged 65 and older. Central Los Angeles County, northern Los Angeles County near Palmdale, and Santa Ana appear to have moderate concentrations of residents with disabilities aged 18-64.

In Sierra Madre, 9.2 percent of the population has a disability. Figure B-5 shows this percentage as well as the larger San Gabriel Valley region. The Census Tracts range from 9.8 percent to 17.3 percent. The highest percentage (17.3%) is in tract 4305.02. This tract has a mix of housing as well as both renters and homeowners. Also, the percentage of seniors is higher here (22.8%) than in other portions of the City, a reflection of a number of affordable senior complexes in this area.

Sierra Madre has two licensed adult residential facilities providing housing for up to 46 adults with developmental disabilities, the majority of whom are also visually impaired or legally blind. Both of these facilities are run by the CLIMB organization. CLIMB's Level 3 facility serves 40 individuals with moderate disabilities. Facility programming emphasizes resident participation in activities of daily living and self-help skills training. CLIMB's Level 2 facility serves six residents and is considered a "halfway house" for residents entering independent living.

Efforts to support the disabled in Sierra Madre include a Dial-A-Ride program, which is subsidized by the partial return of gas tax revenue from the County of Los Angeles. The CLIMB Work Activity Center is located next to one of CLIMB's licensed residential facilities on Sierra Madre Boulevard. This center provides day programs for the CLIMB residents, as well as outside participants.

The City's Zoning Code (Chapter 17.61 – Reasonable Accommodation) provides a clear and defined process for persons with a disability to make reasonable accommodation requests from existing standards. The City had one request in 2018 and granted accommodation to the applicant.

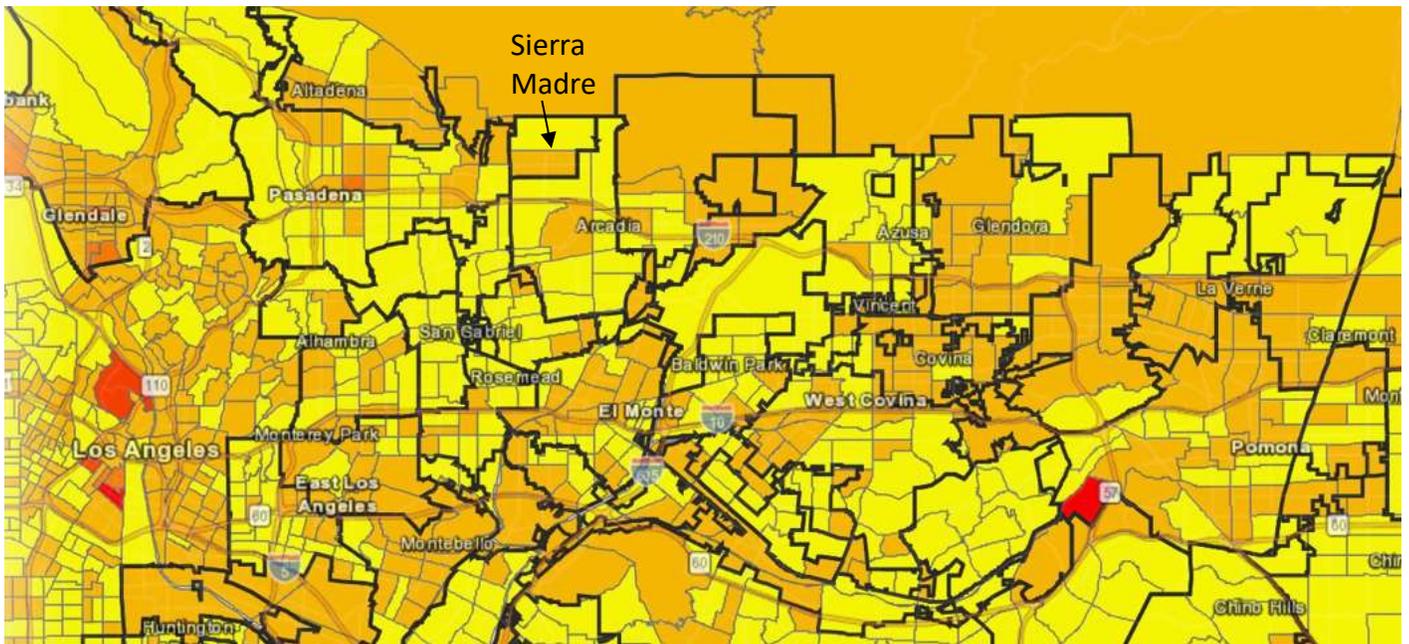
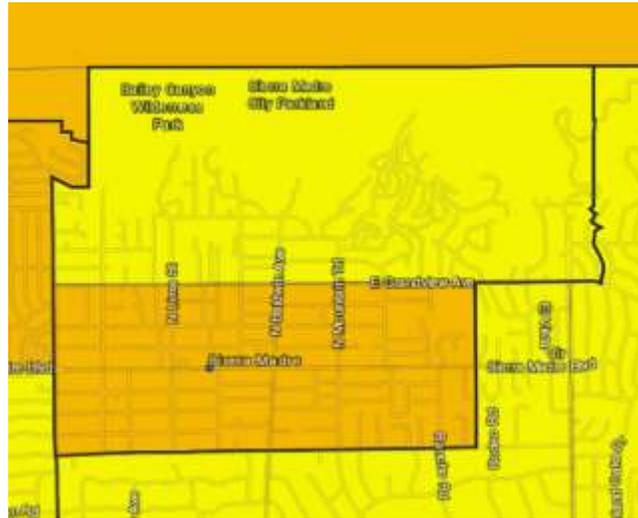
## **Familial Status**

Family makeup, including married couples (with or without children), persons over the age of 18 living alone and female-headed households can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps these categories and are shown in the figures below. The figures also include the San Gabriel Valley area of Los Angeles County for comparison.

- Both tracts in Sierra Madre have more than 50 percent of married households (Tract 4305.01 is 55.5%, Tract 4305.02 is 50.8%).
- Sierra Madre has a high percentage of children in married households (>80%). This percentage is similar to many areas in the northern San Gabriel Valley as well as South Pasadena, San Marino and portions of Pasadena and Arcadia. .

- Less than 20 percent of adults live alone in Sierra Madre. This is very similar to the entire San Gabriel Valley, with the exception of certain portions of Pasadena which have a larger percentage of their population living alone.
- As shown in the Needs Assessment, female headed households comprise eight percent of the City's household total. As shown on the figure below, a majority of the San Gabriel Valley has either less than 20 percent or 20-40 percent female headed households.

**Figure B-5: Population with a Disability in Sierra Madre and the Greater San Gabriel Valley**



City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

30% - 40%

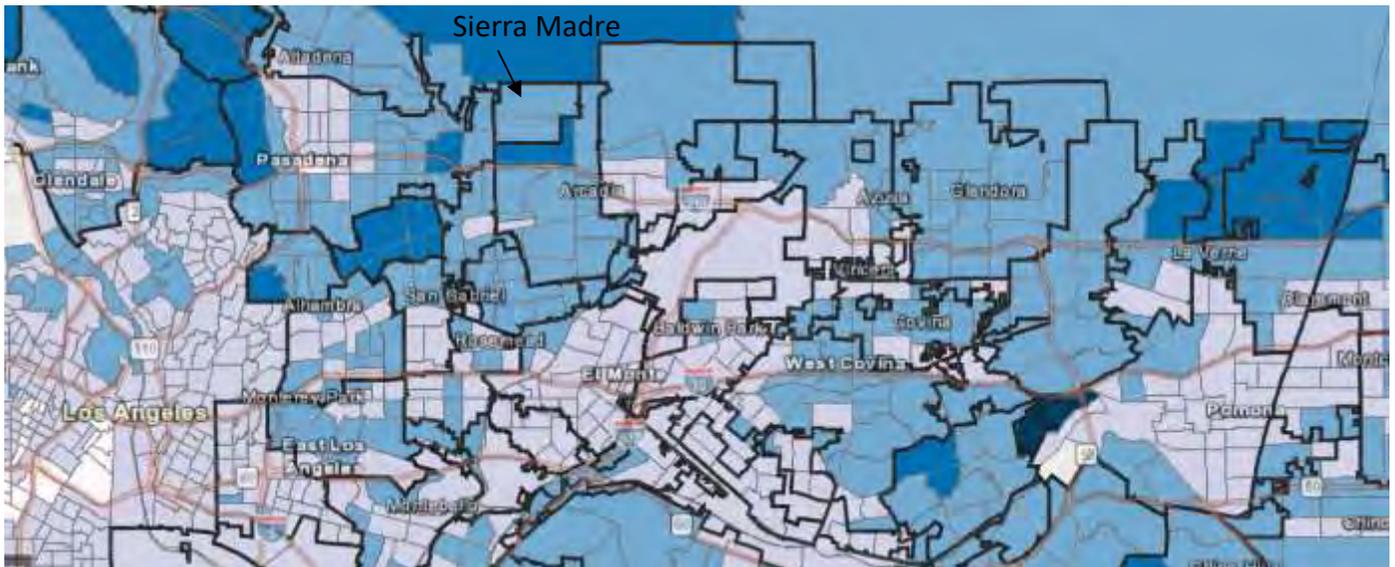
> 40%

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County of Los Angeles Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020

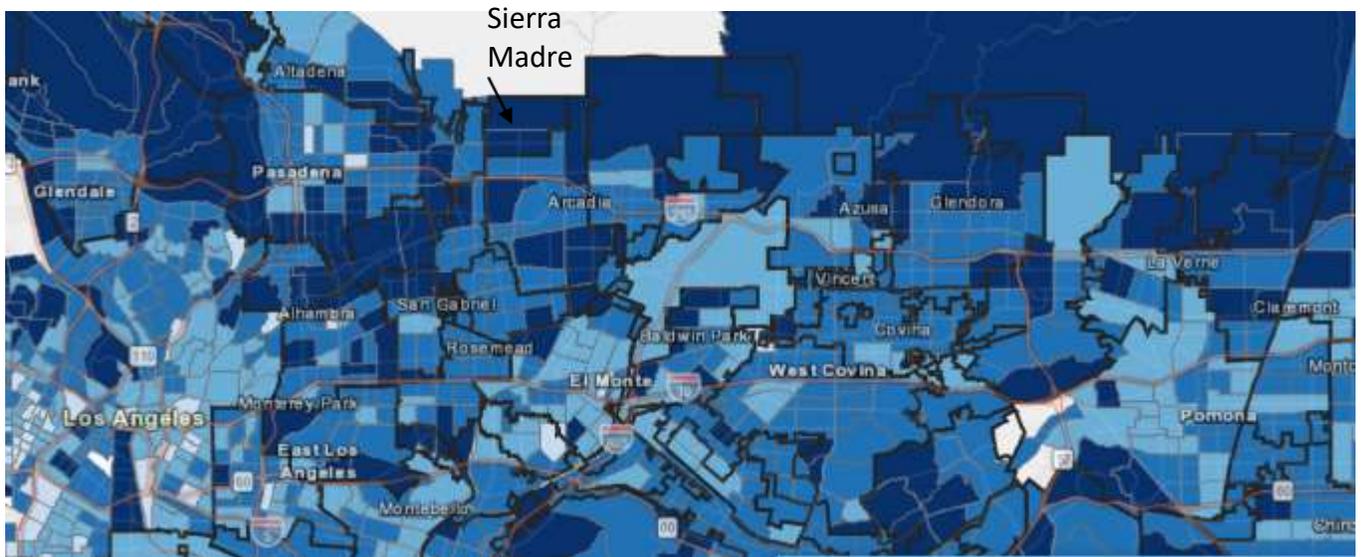
**Figure B-6: Familial Status – Percent of Population 18 and Over Living with Spouse/Partner in Sierra Madre and the Greater San Gabriel Valley**



County of Los Angeles, Bureau of Land Management, Inc., HSRP, CAHSR, USGS, GPA, NPS  
 Data: HERE, Garmin; © OpenStreetMap contributors, and the GIS User Community

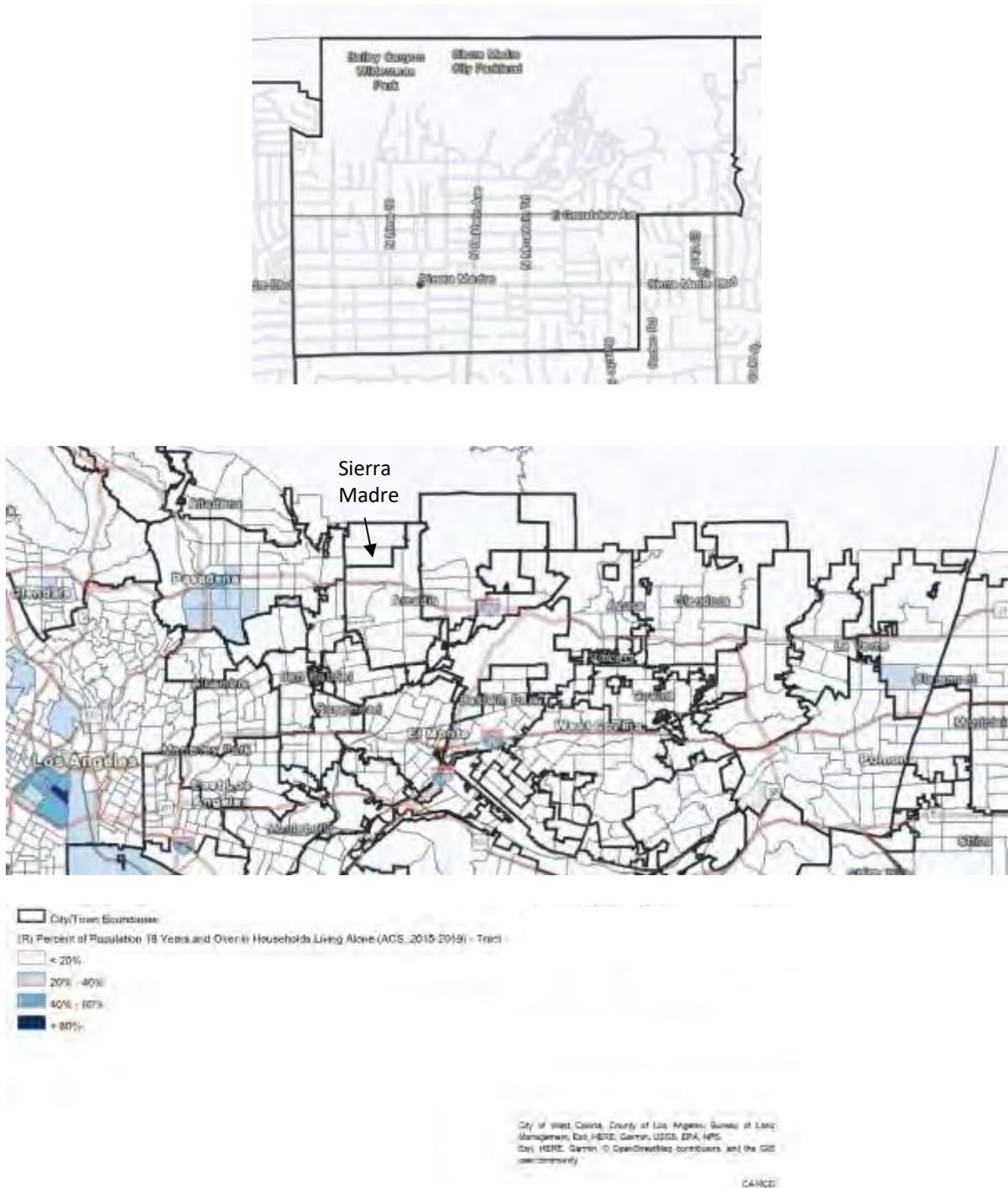
CA HCD

**Figure B-7: Familial Status – Percent of Children in Married Couple Households in Sierra Madre and the Greater San Gabriel Valley**

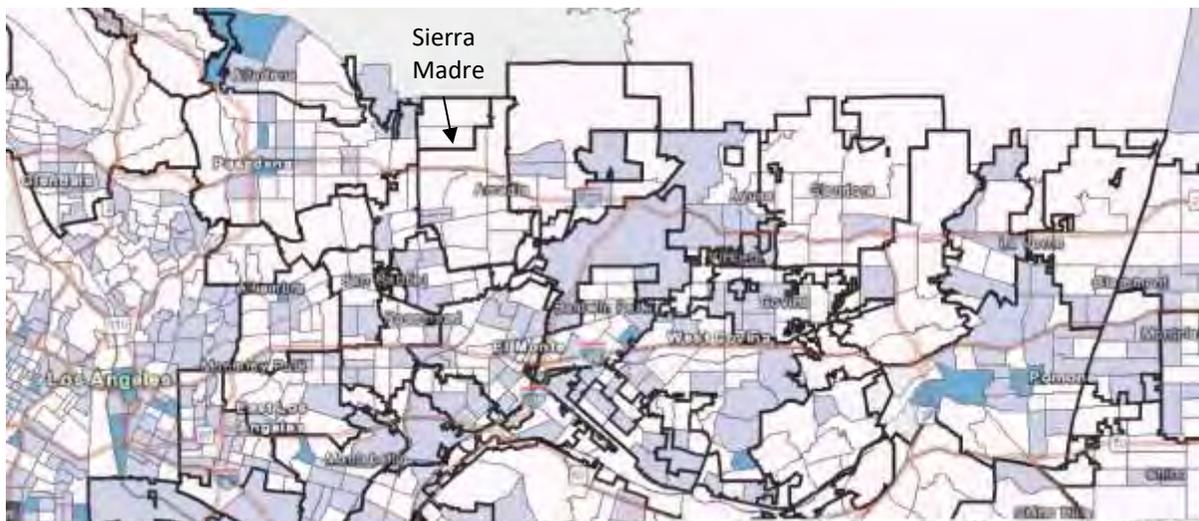
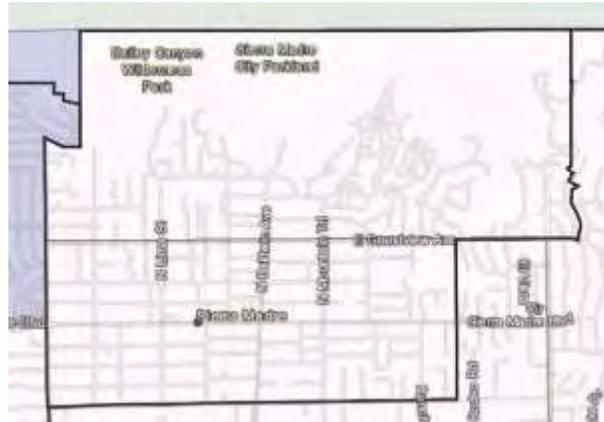


City of Los Angeles, Bureau of Land Management, Eric YERSE, Dennis ROEMER, F. LOGS, EPA, Eric, IOWE, Gerald, S. Goodwin/Mac, coordinates, and the GIS user community.

**Figure B-8: Familial Status – Percent of Population 18 and Over Living Alone in Sierra Madre and the Greater San Gabriel Valley**



**Figure B-9: Familial Status – Percent of Children in Female-Headed Households in Sierra Madre and the Greater San Gabriel Valley**



City of West Covina, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, FRS, IGN, HERE, Garmin, © OpenStreetMap contributors, and the GIS User Community

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## Income Level

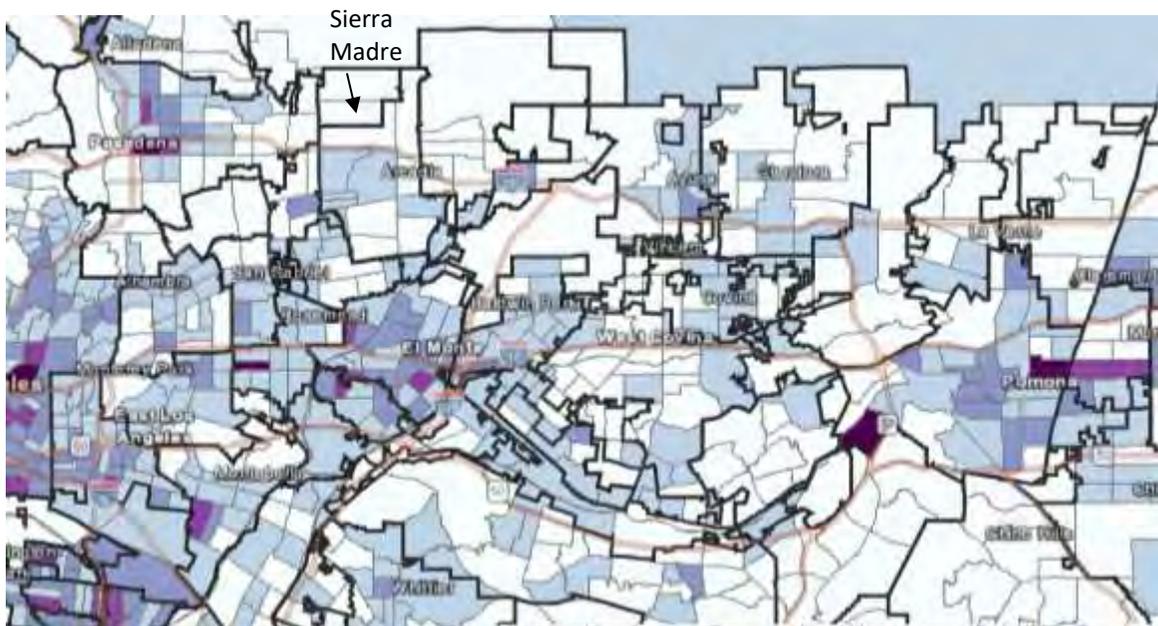
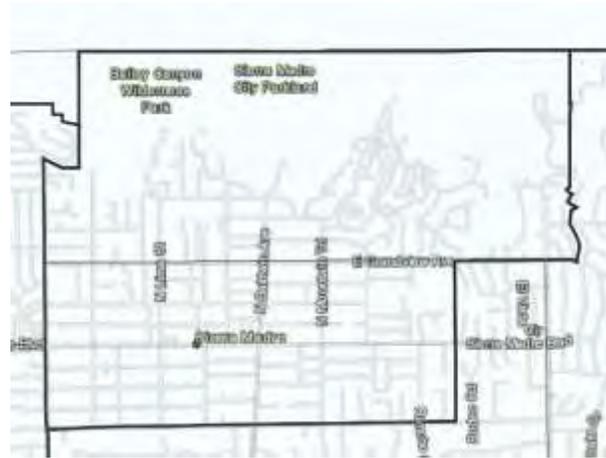
Another factor that can contribute to either integration or segregation is income level. The HCD AFFH Data Viewer has maps illustrating both the percentage of Sierra Madre's population in poverty as well as the percentage of low to medium income populations. Figures B-10 and B-11 illustrate this data for Sierra Madre and the greater San Gabriel Valley and metropolitan Los Angeles. As shown, both Census Tracts have a low poverty level: 4305.01 is four percent while 4305.02 is eight percent. Regarding the low and moderate income populations in Sierra Madre, while the majority of the City falls in the lowest category of than 25 percent low and moderate income households, three block groups are identified as having between 25 to 50 percent lower and moderate income households. These three block groups are not in a concentrated location, but are dispersed east to west and north to south in the City. Census block group 4305.013 encompasses the Sierra Madre canyon neighborhood, characterized by small bungalows and cabins with a mix of both renters and homeowners. As shown on Figure B-11, while a few areas in the northern San Gabriel Valley area are similar to Sierra Madre in terms of a relatively low incidence of low and moderate income households, in comparison to the region as a whole, Sierra Madre has a far lower proportion of low and moderate income households.

The HUD AFFH data tool confirms the availability of affordable rental housing in the northern half of the city (Tract 4305.01). Of the estimated 305 rental units in this tract, 85 (28%) are identified as having rental rates affordable to Extremely Low Income and Very Low Income households, most likely reflective of the diversity of small rental units in the canyon neighborhood. The southern half of Sierra Madre (Tract 4305.02) has a greater number of affordable rentals at 135, though a lower proportion (9%) relative to the over 1,500 rental units in this tract.

In terms of Housing Choice Vouchers in Sierra Madre, no data was available for the City or many of the surrounding areas on the HCD Data Viewer tool likely because data is omitted for Census Tracts with fewer than ten vouchers to protect the confidentiality of those receiving voucher assistance. City staff is aware of a City employee who rents with their family in Sierra Madre with the assistance of a housing voucher. City staff have conducted a telephone survey of several of the larger apartment complexes in Sierra Madre, and of the three responding to the survey, two indicated they accept tenants with Housing Choice Vouchers. (Pursuant to SB 329 and SB 222, as of January 1, 2020, all landlords in California are required to accept Section 8 vouchers and other forms of rental assistance and to consider them as part of an applicant's income).

As a means of expanding housing access to extremely low and very low income renters, Sierra Madre has become a participating city in the San Gabriel Valley Landlord Incentive Program (SGVLIP). This new program is managed by Union Station Homeless Services in partnership with the San Gabriel Valley Council of Governments and provides rental property owners with financial incentives for leasing units to tenants receiving rental assistance to leave homelessness. Landlords also receive the support of SGVLIP case managers who visit the rental unit once per month to support the tenant and ensure the tenants are following the terms of the lease. The AFFH includes a program action to assist in marketing this program to the City's landlords.

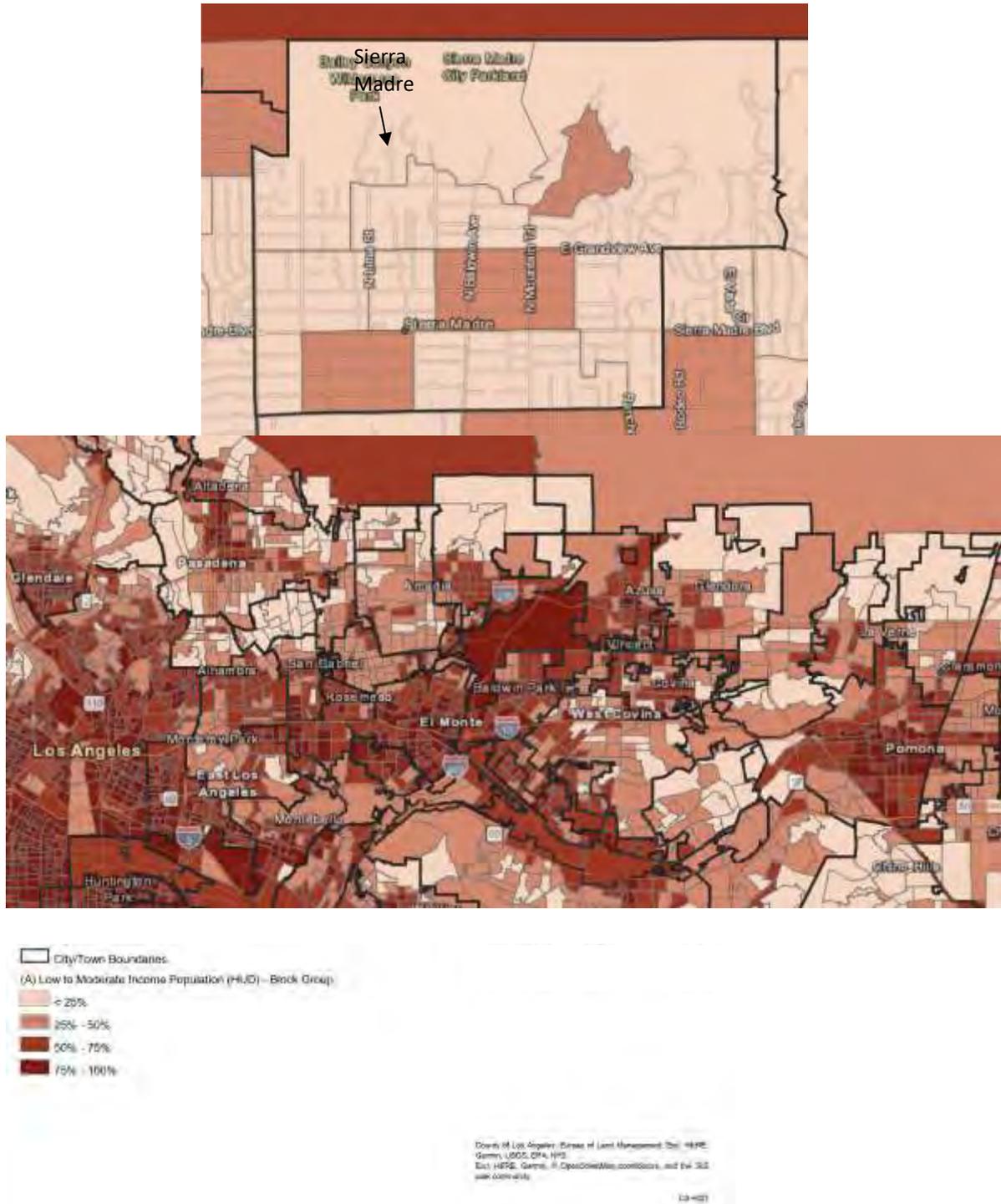
**Figure B-10: Percentage of the Population Below the Poverty Level in Sierra Madre and the Greater San Gabriel Valley**



City/Town Boundaries  
 (R) Poverty Status (ACS, 2015 - 2019) - Tract  
 < 10%  
 10% - 20%  
 20% - 30%  
 30% - 40%  
 > 40%

County of Los Angeles, Bureau of Land Management, Inc. (BLM)  
 Sierra, LAGIS, EPA, GIS  
 Map ©2020, Source: © OpenStreetMap contributors, and the GIS  
 community  
 24-1422

**Figure B-11: Percentage of Low and Moderate Income Households in Sierra Madre and the Greater San Gabriel Valley**



## D. RACIALLY OR ETHNICALLY CONCENTRATED AREAS

### Racially/Ethnically Concentrated Areas of Poverty

The HUD database website (<https://data.world/hud/recap>) defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) threshold as an area that has a non-White population of 50 percent or more. For the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as “census tracts with 40 percent or more of individuals living at or below the poverty line” (HUD RECAP dataset website). According to the HUD database, neither of the Sierra Madre census tracts are R/ECAP areas. Additionally, none of the County AI maps indicate Sierra Madre as having R/ECAP tracts. The County AI identifies R/ECAPs Countywide as well as in the Urban County Service Area. In the Service Area, the R/ECAPs are located in the central portion of the County, mostly around the City of Los Angeles.

Poverty levels in Sierra Madre are low, particularly compared to the cities located in the southern part of the San Gabriel Valley or in the downtown Los Angeles area. However, as shown on Table B-1, there is a modest difference in the low poverty score between the two census tracts, with a score of 77 for tract 4305.02 in the southern half of the City and 87 for tract 4305.01 in the northern half of the City. This is most likely due to the higher number of renters and multi-family units in the city core compared to the predominately single-family residential uses in the northern half of Sierra Madre. The TCAC economic scores are in the 80s for both tracts.

### Racially/Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined.<sup>4</sup> While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

Table B-3 presents the median household incomes of White residents in Sierra Madre as well as the County as a whole. As can be seen, the percentage of White residents in Sierra Madre is higher than the County, as is the median income both as a whole and just among Whites. However, as shown, the median income among Whites (\$96,347) and the Sierra Madre population as a whole (\$96,630) is essentially the same. This is different than the disparity between median incomes among Whites and all households Countywide, where Whites on average earn 30% more than the overall County median income. The group with the highest median income in Sierra Madre is the Asian population (\$105,658), and the lowest is Hispanic (\$85,139). However, it is important to note that the area of Sierra Madre north of Grandview Avenue has a median income level of greater than \$125,000. The block groups south of Grandview range from approximately \$70,000 up to approximately \$97,000. Similar to the poverty level and low and moderate income households, the median income distribution in

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<sup>4</sup>California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements*, April 2021 Update.

Sierra Madre is higher than most other San Gabriel Valley cities, and significantly higher than the region as a whole.

**Table B-3: White Median Household Income and Population – Sierra Madre and Los Angeles County**

	Sierra Madre	Los Angeles County
<b>Median HH Income</b>		
White Alone	\$96,347	\$83,847
All Households	\$96,630	\$64,251
<b>% of White Population</b>	66%	26%

Source: U.S. Census 2000; ACS 2014-2018

In summary, Sierra Madre’s population is wealthier and less racially diverse than the County as a whole. High housing costs limit persons with fewer resources from moving into the community, which can also translate into less racial diversity as housing choice is often more limited to persons of protected classes, including persons of color. Programs 5 through 13 in the Housing Element focus on the City’s efforts to affirmatively reduce barriers to housing and expand housing opportunities for modest income households to live in the community.

## E. DISPARITIES IN ACCESS TO OPPORTUNITY

The TCAC maps for Sierra Madre shows that the City has the “Highest” resource category. However, it is important to look at some factors in more detail to determine if certain populations in Sierra Madre have less access to opportunities compared to the City as a whole.

### Education

The County AI describes overall school proficiency in the Urban County Area in relation to race and ethnicity. White and Asian residents generally enjoyed greater access to proficient schools, particularly in Santa Monica and Glendora. Conversely, Hispanic and Black residents living in Palmdale, Inglewood, and Montebello lived among schools with the lowest levels of proficiency found anywhere in the service area. The range of values for the opportunity index in the service area was 56.3 value points (that is, the difference between the maximum value and the minimum value among the entitlements), indicating a moderate degree of variation among the race/ethnic groups. The largest concentration of low scores occur near Downtown Los Angeles.

As shown on the Census Tract Summary Table above (Table B-1), the education opportunity scores in Sierra Madre are very high (91 and 92). Several cities near Sierra Madre also have high education scores (Monrovia, Arcadia, Temple City, San Marino and South Pasadena) while others (Pasadena, Azusa, Duarte, and Baldwin Park among others) have lower scores. Both Census Tracts in Sierra Madre have a school proficiency index of 87 illustrating that there is high and equal access to educational opportunities for the City’s residents.

Sierra Madre is served by the Pasadena Unified School District. Two public schools are located in the city: Sierra Madre Elementary and Sierra Madre Middle School. For high school,

students attend Pasadena High School located in the neighboring city of Pasadena. There are also a variety of private schools within the City. The California School Dashboard site ([www.caschooldashboard.org](http://www.caschooldashboard.org)) provides information about the Pasadena Unified School District as a whole as well as the individual schools. PUSD has an enrollment of over 16,000 students, with 62 percent of these students coming from socioeconomically disadvantaged households. While English Language Arts and Math scores have remained constant or slightly improved, they are below the state standard. Both the elementary and middle school in Sierra Madre, on the other hand, have scores above the state standards and have lower percentages of students from disadvantaged backgrounds (17.9 percent for the elementary school and 24.1% for the middle school)

## **Economic**

Two factors in measuring the Economic Opportunity Score are job proximity and labor market engagement. The County AI shows the scores for the Urban County Area by race/ethnicity. For job proximity, the scores were similar for Whites, Black, and Asian/Pacific Islander while the score for Hispanics was slightly lower. However, for the labor market engagement, the index values were significantly higher for Whites and Asian/Pacific Islanders compared to African Americans and Hispanics.

SCAG documents approximately 2,200 jobs within the City, with the education sector making up over 30 percent, leisure-hospitality jobs comprising 14 percent, professional jobs making up 11 percent and retail service jobs listed at 8 percent. Total jobs declined by 37 percent between 2007 and 2017, though SCAG projects an estimated increase of 200 new jobs over the coming two decades. While the labor market index is high for the City as a whole, there is a 10 point difference between the two Census Tracts (94 for 4305.01 versus 84 for 4305.02). The TCAC economic score is also slightly higher for the northern portion of the City compared to the southern section (86 versus 81). As described in the Needs Assessment, many of the occupations that make up Sierra Madre's workforce earn limited incomes, making it challenging to afford to live within the community. Occupations earning low and moderate incomes include key members of the Sierra Madre community, such as health care aides, preschool teachers, and retail workers. Similar to the County AI, Sierra Madre has a higher degree of labor market engagement among White and Asian residents compared to Hispanic residents. It is anticipated that expanded housing development opportunities under the Housing Element will result in additional jobs in community supportive services for these new residents (among seniors and children in particular), as well as additional employment opportunities in residential property management and maintenance.

SCAG also outlines the commute patterns and travel time to work for residents in Sierra Madre. Approximately 93 percent of Sierra Madre residents travel to other cities for jobs. In 2018, almost 48 percent of residents spent more than 30 minutes to travel to work. This is similar to many portions of the San Gabriel Valley and County as a whole as residents often travel far from their homes to their jobs.

## **Transportation**

Table B-1 shows the transit trip index for Sierra Madre. Several transit options are available in and near the City. The Metro Gold Line has a Sierra Madre Villa Station located along the 210 freeway that provides service from Azusa to the east to downtown Los Angeles to the west. The schedule and route are available on the Metro website. The Gateway Coach is a fixed route public transportation service for the City of Sierra Madre. The route operates

Monday through Friday from 11:00am - 1:30pm and is available for all to use at no cost. The route traverses the City with stops at Sierra Vista Park, Sierra Madre Middle School, Sierra Madre Library, Post Office, Sierra Vista Senior Housing and Memorial Park to name a few. In addition, Dial-a-Ride services are available for senior and disabled residents of Sierra Madre.

As of June 2021, Sierra Madre is now part of the Micro-Metro on-demand transit service being offered by LA Metro. The service area includes Pasadena, Altadena and Sierra Madre with 100s of virtual bus stops in these communities so that the average distance a rider needs to go for pick up is less than 400 feet. Micro-Metro provides a first mile/last mile option for bus and rail users, as well as stop-to-stop travel within the service area. The service operates seven days a week from 5:30 am to 9:30 pm with an average wait time of eight minutes and a cost of just \$1. Vans hold up to ten passengers and are wheelchair accessible. This service has greatly enhanced access to transportation services for Sierra Madre residents.

## **Environmental**

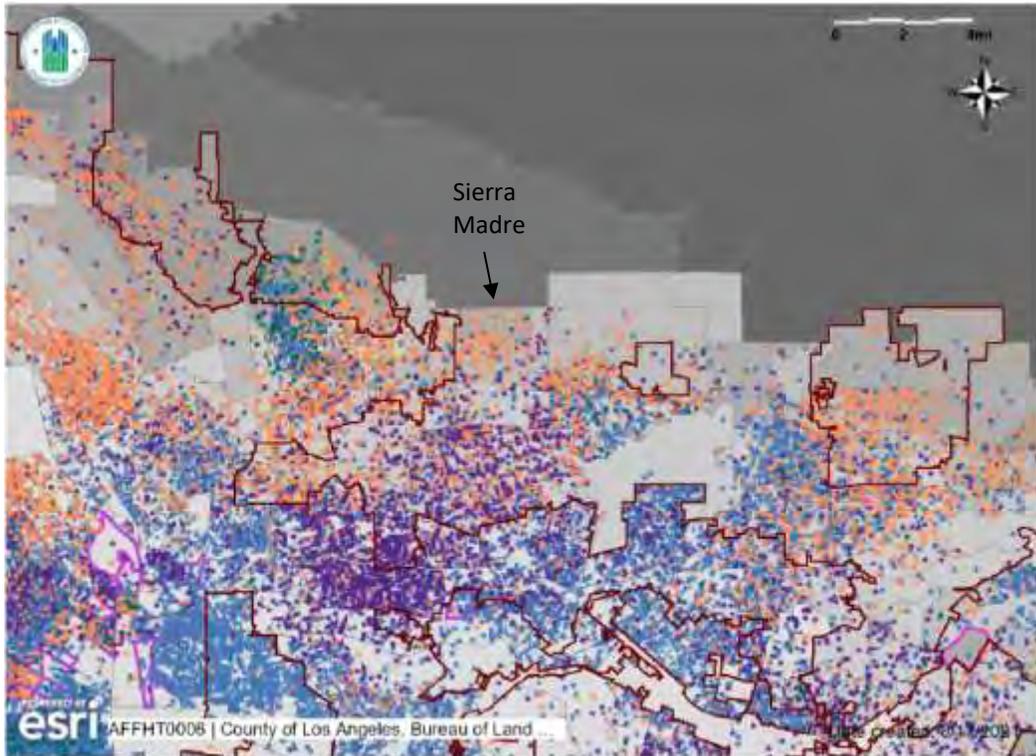
The County AI outlines the Environmental Health Index, or potential exposure to harmful toxins at a neighborhood level. In general, those areas with the greatest exposure are located in most of the central, southern and eastern portions of the County. When looking at race and ethnicity, Whites have less exposure than other groups, while Hispanics generally have the highest exposure.

This pattern is mimicked in both the San Gabriel Valley and Sierra Madre as shown on HUD's AFFH Data Tool where the areas located adjacent to the San Gabriel Mountains have less exposure to toxins than the central and southern areas adjacent to the Foothill Freeway and more dense development (refer to Figure B-12). Additionally, the areas of the San Gabriel Valley with a higher percentage of Hispanic residents also have greater exposure.

CalEnviroScreen is a screening methodology that can be used to help identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen uses a variety of statewide indicators to characterize pollution burden (the average of exposures and environmental effects) and population characteristics (the average of sensitive populations and socioeconomic factors). The model scores each of the indicators using percentiles and combines the scores for individual indicators to determine an overall CalEnviroScreen score for a given census tract relative to others in the state. Census tracts with scores of 80% and above are considered disadvantaged communities. Both of Sierra Madre's census tracts have very low CalEnviroScreen scores, with a score of 11% for tract 4305.01 and a score of 15% for tract 4305.02.

Sierra Madre faces significant environmental hazards resulting from its location at the base of the San Gabriel Mountains, including wildfire, flooding and landslide hazards. These constraints have played a significant role in the patterns of development in the City, and are discussed in detail under the Neighborhood Knowledge section of the AFFH.

**Figure B-12: Demographics and Environmental Health in Sierra Madre and the Greater San Gabriel Valley**



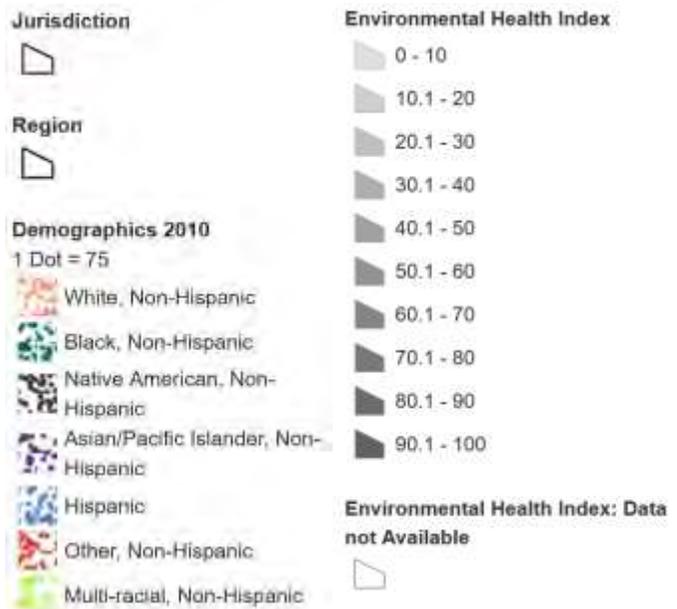
**Name:** Map 13 - Demographics and Environmental Health

**Description:** Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

**Jurisdiction:** Los Angeles County (HOME)

**Region:** Los Angeles-Long Beach-Anaheim, CA

**HUD-Provided Data Version:** AFFHT0006



## **F. DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT RISK**

### **Housing Vacancy**

As described in the Needs Assessment of this Element, the 2014-2018 American Community Survey estimates rental vacancies were at five percent in Sierra Madre, indicating ideal vacancy levels for sufficient mobility. Ownership vacancies were estimated at 1.8 percent, which is close to the desired two percent reflecting a balance between supply and demand.

### **Cost Burden/Housing Overpayment**

Overpayment is an issue for Sierra Madre residents, particularly for low income households. The 2014-2018 American Community Survey identifies 23 percent of renters in Sierra Madre as spending between 30-50 percent of their total income on housing, with an additional 21 percent spending more than half their income on housing. This level of overpayment is similar to levels measured in the 2010 Census, though lower than the overpayment Countywide (25% overpayment and 29% severe overpayment). While renter overpayment is similar among the City's two census tracts at 43 and 42 percent, the northernmost tract 4305.01 has a significantly higher level of severe overpayment at 27 percent, compared to 19 percent in the southern half of the City (refer to Table B-1). Tract 4305.01 encompasses Sierra Madre Canyon which includes numerous small rental cottages and accessory dwelling units and is home to an active artist community, many of whom are likely on limited incomes. Among lower income renter households, overpayment is most pronounced. All renter households earning less than \$20,000 in Sierra Madre face severe overpayment and all renter households earning less than \$35,000 face either overpayment or severe overpayment. As anticipated, as a household's income increases, the level of overpayment declines. The impact of housing overpayment on Sierra Madre's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Among owner households in Sierra Madre, 39 percent of households face overpayment, compared to 44 percent Countywide. When looking at the city's two Census Tracts, owner overpayment in 4305.01 is slightly lower than 4305.2 (37% and 40% respectively). Owner overpayment is most pronounced among lower income households. For homeowners earning less than \$75,000, overpayment is anywhere from 91 to 100 percent among these households.

### **Overcrowding**

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Owner overcrowding in Sierra Madre is at three percent, which is an increase from one percent in 2010. The overcrowding in the City is lower than the County rate (4%). Severe owner overcrowding is at two percent for both Sierra Madre and the County.

Renter overcrowding is lower in Sierra Madre than the County and has remained the same in the City during the last decade. Overcrowding among renters is two percent in Sierra Madre (versus nine percent in the County), while severe renter overcrowding is zero percent in Sierra Madre while it is at seven percent Countywide.

The spatial distribution of overcrowding is slightly more pronounced in the southern half of the City (tract 4305.02) for both owners and renters (refer to Table B-1). This tract also has a greater proportion of Hispanic residents than does the northern half of the City (20% versus 10%). Nonetheless, overcrowding is still relatively low in tract 4305.02 at two percent for renters and four percent for owners.

## **Displacement Risk**

There are no affordable units at risk of converting to market-rate within the 2021-2029 planning period. The 46-unit Sierra Vista Senior Apartments completed in 2007 is subject to a minimum 55-year affordability term. Any restricted units provided through the density bonus program or Religious Housing Overlay will similarly have an affordability period of 55 years.

The Urban Displacement Project shows the Census Tracts throughout the County by level of displacement risk<sup>5</sup>. The areas most susceptible to displacement in the San Gabriel Valley are portions of Pasadena, Altadena, Monrovia and Duarte. Figure B-13 shows the displacement risk levels for Sierra Madre. Census Tract 4305.01 (north of Highland Avenue) was identified as at risk of becoming exclusive, with housing affordable to middle, high, mixed moderate and mixed high-income households, though only evidencing a moderate increase in housing costs (2018). Tract 4305.02 (south of Highland Avenue) was identified as a stable moderate/mixed income area in 2018. Median rents in Sierra Madre exceed levels affordable to low and moderate income households, though some smaller units and accessory dwelling units (ADU) continue to offer more affordable rent options.

## **Substandard Housing**

Given that Sierra Madre developed as a city more than 100 years ago, the age of housing stock is a factor to be examined. Eighty percent of the City's housing stock was 50 years or older in 2020 (built prior to 1969), whereas in the County as whole just sixty percent of housing is at least 50 years old. Problems with property maintenance and housing deterioration have not however been a significant issue thus far in Sierra Madre, and there are no particular neighborhoods where there is a concentration of under-maintained housing. High property values and a strong sense of neighborhood pride have contributed to generally well-maintained neighborhoods, with just a limited number of units exhibiting deferred maintenance scattered throughout the City.

The 2014-2018 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Sierra Madre, the ACS identifies 164 occupied dwelling units as lacking kitchen facilities. These units represent 3.6 percent of the City's households. The ACS identified 48 occupied units lacking complete plumbing (1% of occupied units). These percentages are slightly higher than the County, where the substandard conditions affect approximately two

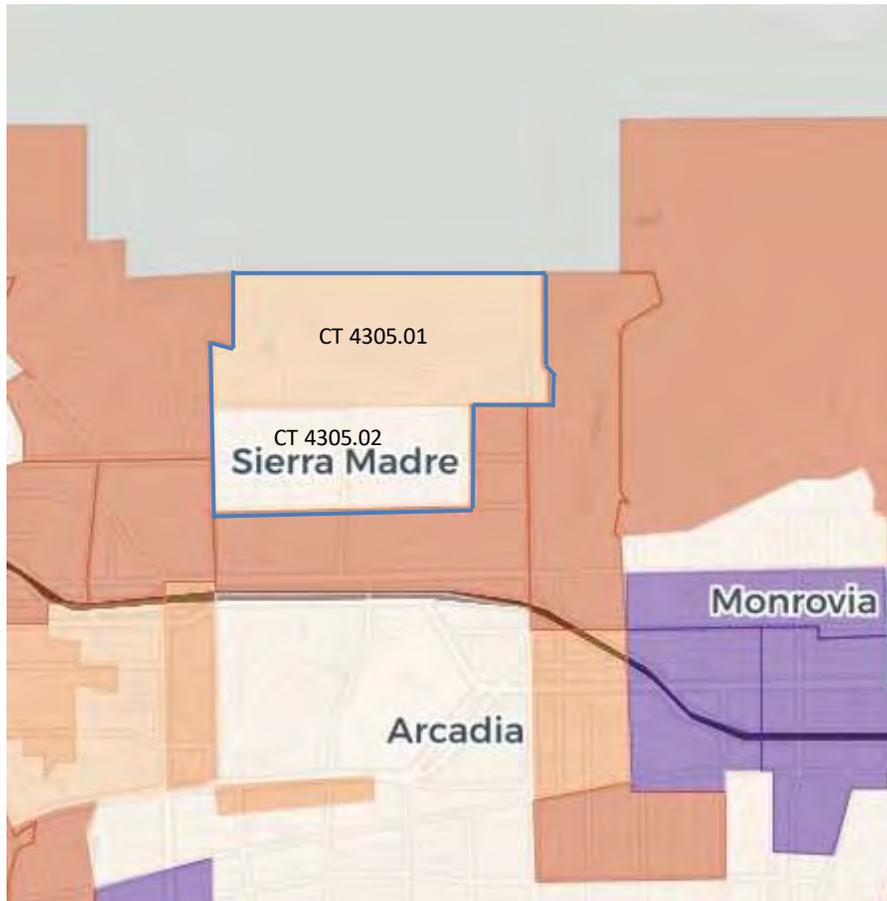
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<sup>5</sup> Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>, March 2021.

percent of the housing stock (1.5 percent lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities).

City residents can continue to participate in the County's housing rehabilitation assistance program, and the City provides a link to the program on the Housing Resources page on its website. Given the community's aging housing stock, combined with a growing senior population who may face difficulties maintaining their homes, ongoing maintenance is key. The interest in home maintenance assistance was confirmed by the Senior Housing Needs Survey, and in response, the City will be initiating a CDBG-funded Minor Home Repair Program.

**Figure B-13  
Displacement Risk**



Source: Urban Displacement Project, UC Berkeley, <http://www.urbandisplacement.org/>

MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> </ul>
LOW-INCOME/ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> <li>Absolute loss of low-income households, 2000-2018</li> </ul>
EARLY/ONGOING GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to low or mixed low-income households in 2018</li> <li>Didn't gentrify 1990-2000 OR 2000-2018</li> <li>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</li> <li>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</li> </ul>
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to moderate or mixed moderate-income households in 2018</li> <li>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change or increase in housing costs</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Rapid increase in housing costs</li> <li>Absolute loss of low-income households, 2000-2018</li> <li>Declining low-income in-migration rate, 2012-2018</li> <li>Median income higher in 2018 than in 2000</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>High-income tract in 2000 and 2018</li> <li>Affordable to high or mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> </ul>

## **Homelessness**

The 2020 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Planning Area (SPA) 3, the homeless population was 4,555 persons in 2020. Within Sierra Madre, no homeless persons were identified during the 2020 count.

Sierra Madre participates with the San Gabriel Valley Council of Governments (SGVCOG) to address regional homeless needs. One of the key recommendations of the Homeless Services Strategy has been realized – establishment of a Valley-wide Housing and Homelessness Coordinating Council.

Any homeless that do reside in Sierra Madre would have access to a variety of facilities and programs, primarily located in the adjacent city of Pasadena. These programs include several emergency shelters and transitional housing facilities, permanent supportive housing and Union Station Homeless Services, the largest social services agency in the San Gabriel Valley assisting homeless and very low income individuals and families. Contact with staff from Union Station indicate that over the last year, the Agency provided outreach and services to one individual who identified as last residing in Sierra Madre.

The San Gabriel Valley Consortium on Homelessness has developed an on-line database of services available to the homeless in the San Gabriel Valley ([www.sgvc.org](http://www.sgvc.org)). In addition, the City of Sierra Madre's website has a list of community resources to help with social service needs, including homelessness.

## **Local Knowledge**

### *Neighborhood Development and Housing*

As mentioned earlier in this Appendix (Key Data and Background Information), Sierra Madre has a long development history. The area was part of the popular resorts of the San Gabriel Mountains and Valley. The Mount Wilson Observatory was established in 1889 and a new Mt. Wilson Trail was constructed for foot and pack animal traffic. From 1906 until 1950, the Pacific Electric "Red Cars" established their route to bring people to Sierra Madre for hiking.

As depicted in Table B-1, both of Sierra Madre's Census Tracts are designated as Highest Resource, and surrounding Census Tracts outside the City are also Highest and High Resource areas. Tract 4305.01 is made up of predominately single-family residences and is adjacent to the Angeles National Forest. Similar to many cities in the north San Gabriel Valley, the San Gabriel foothills has influenced the development patterns in this portion of Sierra Madre. A vast majority of residents in this Tract are homeowners. The data shows 25 percent of the rentals in this Tract as being affordable to very low and extremely low income households, which could be a reflective of the number of accessory dwelling units and small rental cottages in the Canyon area, many of which were originally vacation cabins. This area, called the Lower and Upper Sierra Madre Canyons, are made up of small communities which have small winding roads, small cabins or bungalows and several trail entrances and open space areas. On the Low Poverty scale, this Tract has a high score, indicating a low level of poverty.

Census Tract 4305.02 consists of the “core” of Sierra Madre and includes all the City’s commercial and manufacturing uses as well as both single- and multi-family development. The owner/renter split is pretty close at 53 percent/47 percent. The existing multifamily development is dispersed throughout the majority of the City, with the exception of the hillside and canyon areas. Sierra Madre Boulevard, the former Red Car route and major thoroughfare and connector to adjacent cities, bisects the Tract. The area has a low poverty score, though a slightly higher level than the northern, hillside portion of the City. Nearly one-quarter of the renters in this Tract experience housing overpayment.

### *Environmental Constraints<sup>6</sup>*

Sierra Madre has significant environmental constraints in a large portion of the City. These constraints limit the amount and type of growth that can safely be developed outside of infill locations within existing developed areas, and have played a significant role in the patterns of development in the City.

Sierra Madre’s location at the base of the San Gabriel Mountains presents a significant wildfire hazard to people and structures. The natural, undeveloped slopes of the hillside areas within the City support open coastal sage scrub and chaparral habitats that are susceptible to wildfires common to the San Gabriel Mountains. Additionally, development in the canyon areas is characterized by narrow roads with tree canopy coverage, providing opportunities for hillside wildfires to spread, creating a potential fire hazard for residents of Sierra Madre.

The State of California maps Fire Hazard Severity Zones (FHSZ) throughout the state. An FHSZ is a mapped area that designates zones (based on factors such as fuel, slope, and fire weather) with varying degrees of fire hazard (i.e., moderate, high, and very high). As shown in Figure B-14, the entire area north of Grandview Avenue (coinciding with Census Tract 4305.01) has been designated by the State as Very High Fire Hazard Severity Zone.

Neighborhoods in Sierra Madre located against the foothills are of significant risk of flooding, particularly after a brush fire. The canyon urban/wild land interface areas above the City are the most prone to major flooding. In the years immediately following a brush fire in the foothills, these areas can be an extreme hazard to persons and property during heavy rainfall events.

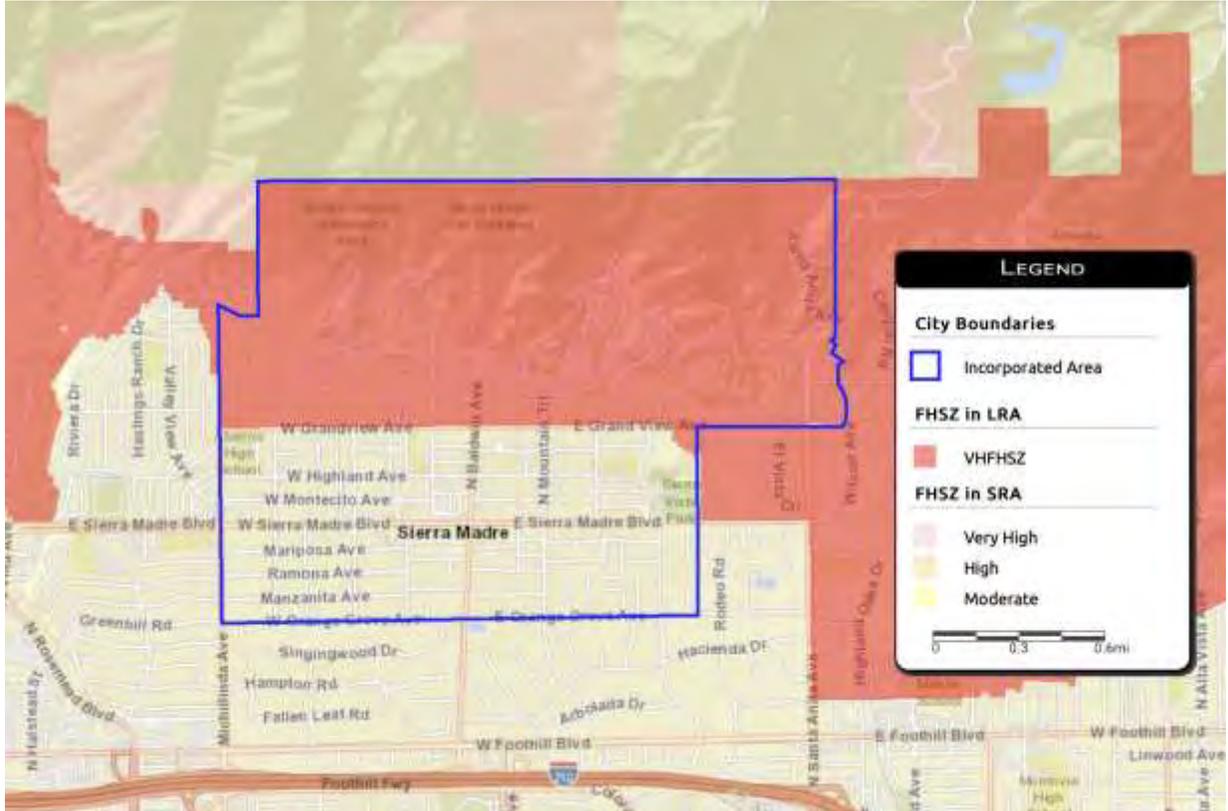
Severe flooding can also undermine the integrity of the soils in the hillsides and cause landslides. Ground shaking from an earthquake could provide the stimulus to initiate downslope movement of an already unstable earth mass. Movement could also be triggered by heavy rains or by grading. The landslide areas in the City occur at elevations between 1,400 and 2,000 feet, thus above the urban areas.

Mudflows, also known as debris flows, are a type of landslide that have occurred in several locations in the northern portions of Sierra Madre. Mudflows involve very rapid downslope movement of saturated soil, sub-soil and weathered bedrock. Large mudflows may have the energy to uproot trees and to carry along boulders several feet in diameter. Because they can happen with little or no warning and because of the speed with which they move, mudflows can be quite destructive, especially along the bottom and at the mouths of canyons.

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<sup>6</sup> Source: Hazard Prevention Chapter of the Sierra Madre General Plan, November 2021.

Figure B-14: Fire Hazard Severity Zones



### *Infrastructure and Accessibility Improvements*

Sierra Madre has utilized CDBG funds to install needed ADA improvements (curb cuts) along streets with adjoining sidewalks. Many of the improvements completed thus far are located in the area west of South Baldwin Avenue between Sierra Madre Boulevard and Orange Grove Avenue, characterized by a higher than average low/moderate income population (refer to Figure B-11). The City plans to construct curb cuts in additional neighborhoods over time to enhance accessibility throughout the community.

Accessibility improvements have also been made at City Hall. The restrooms in the foyer are ADA compliant as is the updated Council Chambers. The City will be updating its City website, with one of the key improvements to make the site more accessible and compliant with ADA guidelines. The intent is so that persons with disabilities can use the website with the same level of functionality as anyone else.

### *Zoning Provisions and Project Processing*

As mentioned in this Housing Element (please refer to the Constraints section), the City has undertaken several Zoning Code amendments to update standards related to affordable housing, including for disabled and other special needs residents. These changes have helped reduce barriers to the development of affordable housing. Some of these amendments include:

- ADU ordinance
- Affordable Housing Density Bonus
- Transitional and Supportive Housing
- Group Living
- Special Needs Housing Ordinance

### *Historical Patterns Due to Racial Covenants*

Despite the majority of the housing stock being built after 1950, similar to many communities, evidence of racial covenants in existing CC&Rs may still be present in Sierra Madre. While the Supreme Court ruling in 1948 banned the use of racial covenants on property deeds, this language can still exist for properties built prior to 1948 since there has not been a systematic way to remove the language. In September of 2021, California's Governor signed AB 1466 into law, which requires the County recorder of each County to establish a program to identify and redact unlawfully restrictive covenants and make regular reports on its progress to the Legislature. The bill also imposes several new requirements on title and escrow companies, including that they notify a buyer or seller in a real estate transaction to the existence of any unlawfully restrictive covenants. AB 1466 will take proactive steps to remove racially restrictive covenants from all housing documents.

## PART 3. SITES INVENTORY

Figure B-15 presents a map of the Housing Element sites inventory. Sierra Madre's approach to addressing its RHNA is to focus on multi-family infill on underdeveloped sites.

Key aspects of the sites inventory include:

- A new Religious Housing Overlay (RHO) on two sites with existing churches. The overlay provides for a density of 42 du/acre, reduced parking and increased heights, with additional incentives available under State density bonus. The RHO will allow for housing by-right on congregational land that incorporates a minimum 50 percent of affordable units. The City is contracting with an urban design consultant in crafting the overlay after conducting site visits to each of the congregations.
- Two new zoning designations will be made to accommodate higher density housing: R3-20 and R3-30. A total of four sites will be redesignated with these zoning categories. The City will develop two new multi-family Land Use and zoning categories with development standards designed to achieve these densities,
- Encourage and support the development of ADUs, with a goal of 12 ADUs per year during this Housing Element cycle.

Sierra Madre's approach to the RHNA is similar to other built-out communities where the focus is on infill and underdeveloped sites. As shown on Figure B-4, the sites are located throughout the central core area of the City. The sites are outside of the City's Measure V area, thereby allowing the additional density to meet the RHNA requirements. The four sites being rezoned with the new R-3-20 and R-3-30 zones are underutilized multi-family residential areas. The two sites with the new Religious Housing Overlay designation are existing churches and accessory uses and have an Institutional zoning designation.

Regarding ADUs, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City eliminated the prior design review permit requirement for ADUs that exceeded floor area maximums, resulting in reduced processing times. Sierra Madre has been successful in its efforts, with 26 applications and 12 building permits issued for ADUs in 2020 alone. Furthermore, SCAG's affordability analysis estimates that in Los Angeles County, 70 percent of ADUs are provided at rents affordable to lower and moderate income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures, the City ~~has will~~ incorporated the following incentives into its most recent update of ADU Ordinance (March 2022):

- Elimination of parking requirements for ADUs in the R-1 and H zones  
— Elimination of development impact fees on ADUs <750 square feet

The new ADU Ordinance ~~City~~ also ~~plans to~~ re-initiates an amnesty program for accessory dwelling units to bring existing units built illegally up to Code to make them safe and sanitary for current and future tenants. The City will continue to monitor the extent of ADU production to ensure that the ordinance is being successful and that the Housing Element goals and RHNA production can be met.

Table B-4 shows the potential unit summary for Sierra Madre and compares it to the RHNA allocation. The site programs included in this Housing Element exceed the low/mod units under the RHNA obligation.

**Table B-4: Potential Housing Units during 2021-2029 Planning Period**

Income Levels	Very Low	Low	Moderate	Above Mod	Total
<b>2021-2029 RHNA Targets</b>	<b>79</b>	<b>39</b>	<b>35</b>	<b>51</b>	<b>204</b>
<b>Existing Zoning</b>					
Approved Projects (Stonegate)				27	27
Contemplated Projects (The Meadows)				42	42
Accessory Dwelling Units	22	43	2	29	96
<b>Existing Site Capacity</b>	<b>65</b>		<b>2</b>	<b>98</b>	<b>165</b>
<b>RHNA surplus/shortfall</b>	<b>(53)</b>		<b>(33)</b>	<b>+47</b>	
<b>Rezone Sites</b>					
Multi-family Opportunity Sites	34		36	4	74
Religious Housing Overlay Zone	44				44
<b>Total Site Capacity (Existing + Rezone Sites)</b>	<b>143</b>		<b>38</b>	<b>102</b>	<b>283</b>
<b>RHNA Buffer</b>	<b>+25</b>		<b>+3</b>	<b>+51</b>	<b>+79</b>

Senate Bill 9, effective January 1, 2022, will allow property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot subject only to ministerial review. Sierra Madre Planning staff have been receiving numerous inquiries from property owners about the ability to add additional housing under SB 9. UC Berkeley’s Turner Center for Housing Innovation has conducted a study to assess the potential impact of SB 9 on housing supply.<sup>7</sup> Through use of an economic model to test market feasibility on existing parcels with detached single-family homes, the Turner Center study indicates that approximately ten percent of Los Angeles County’s single-family parcels would be financially feasible to develop under SB 9’s provisions. While it is premature to forecast production, the increase in development capacity under SB 9 will certainly contribute to addressing a portion of Sierra Madre’s housing needs.

Development under SB 9 will help to affirmatively further fair housing in Sierra Madre by providing the opportunity to integrate smaller-scale housing within higher resource, single-family neighborhoods. In addition, the ability to convey new units under separate ownership affords a wider range of financing options for property owners than are available for ADU construction. According to the Turner Center study, there are few loan products available to finance the construction of ADUs, and those that are available often do not cover the entire cost of development. Development under SB 9 will expand homeownership opportunities for modest income households who will be able to apply for a traditional mortgage to purchase the home.

<sup>7</sup> Metcalf, B., et. al. (2021). “Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?” Turner Center for Housing Innovation, UC Berkeley.

## Analysis of Sites and AFFH Data

The following is a comparison of the proposed site locations with the data in this appendix.

### *Improved Conditions*

As described in the narrative which follows, the spacial analysis shows that affordable and mixed-income sites are located throughout the flatter portions of Sierra Madre in Census Tract 4305.02 and are not concentrated in one area. In addition, opportunities for ADUs and pursuant to SB 9, lot splits and duplexes throughout the community's single-family neighborhoods, including the northern Census Tract 4305.01, will expand housing options for renters and modest income households and thereby affirmatively further fair housing. And worth noting is that one of the designated multi-family sites, Site 4 on Baldwin Avenue, is located just one block south of Census Tract 4305.01.

### *Segregation and Integration*

- The two new multi-family zones and Religious Housing Overlay (RHO) sites are distributed throughout the central core of Sierra Madre. These sites will include housing for a variety of income levels, fostering mobility of households in the City. ADUs will also provide housing opportunities to a variety of households throughout the City.
- Sites 1 and 4 are located in block groups with higher percentages (25 to 50%) low and moderate income households. Both of these sites contain a mix of low and moderate income units.
- With several of the sites located in Census Tract 4305.02, additional opportunities will be afforded to the higher percentages of disabled and senior populations who live in this portion of Sierra Madre.
- The City will be providing accessibility grants through a new Minor Home Repair Program, thereby increasing housing choice for persons with disabilities.
- The sites for Sierra Madre are located throughout the City with the new multi-family zone sites, the RHO sites and ADUs. While the area south of Grandview Avenue (Tract 4305.01) has a slightly larger percentage of Hispanic residents and low and moderate income households, like both Tracts in Sierra Madre it is designated Highest Resource and Housing Element sites also incorporate moderate and above moderate income units in this area. The City's programs for ADUs: 1) eliminate impact fees for ADUs less than 750 square feet, 2) eliminate parking requirements in the R-1 and H zones, and 3) expand locations of permitted ADUs to the commercial and manufacturing zones, thus allowing for greater housing mobility throughout the City.
- Pursuant to SB 9, homeowners will now have the opportunity to split a single-family lot into two lots and place up to two units on each newly created lot, opening up single-family neighborhoods to residential infill and thereby affirmatively furthering fair housing.

### *Racially or Ethnically Concentrated Areas of Affluence*

- Much of the northern portion of Sierra Madre is characterized by hillside topography. Parcels in this area are well suited to accessory dwelling units, and potentially duplexes and lot splits, which can help to integrate rental housing and other lower cost housing options in the more affluent areas of the City.
- As described earlier in this appendix, while the overall median income in Sierra Madre is significantly higher than the County, the median income among Whites in the City is essentially the same as it is for the population as a whole. In contrast, within the region, Whites on average earn 30% more than the overall County median income. Median incomes among Hispanic households in Sierra Madre is on average 12 percent below the Citywide median, whereas Asian households earn an average of nine percent above the Citywide median. The sites inventory will provide expanded opportunities for housing affordable those households who earn incomes below the Citywide averages.

### *Areas of Opportunity*

- The new Religious Housing Overlay provides for the integration of affordable housing on religious sites, while retaining the existing religious uses.
- Additional housing opportunities will provide children access to the highly ranked public schools in the area.
- New affordable housing will help to address the cost burden and overpayment many residents face in Sierra Madre.
- Increased housing stock provides potential employment opportunities for construction, property management and property maintenance.

### *Disproportionate Housing Needs and Displacement Risk*

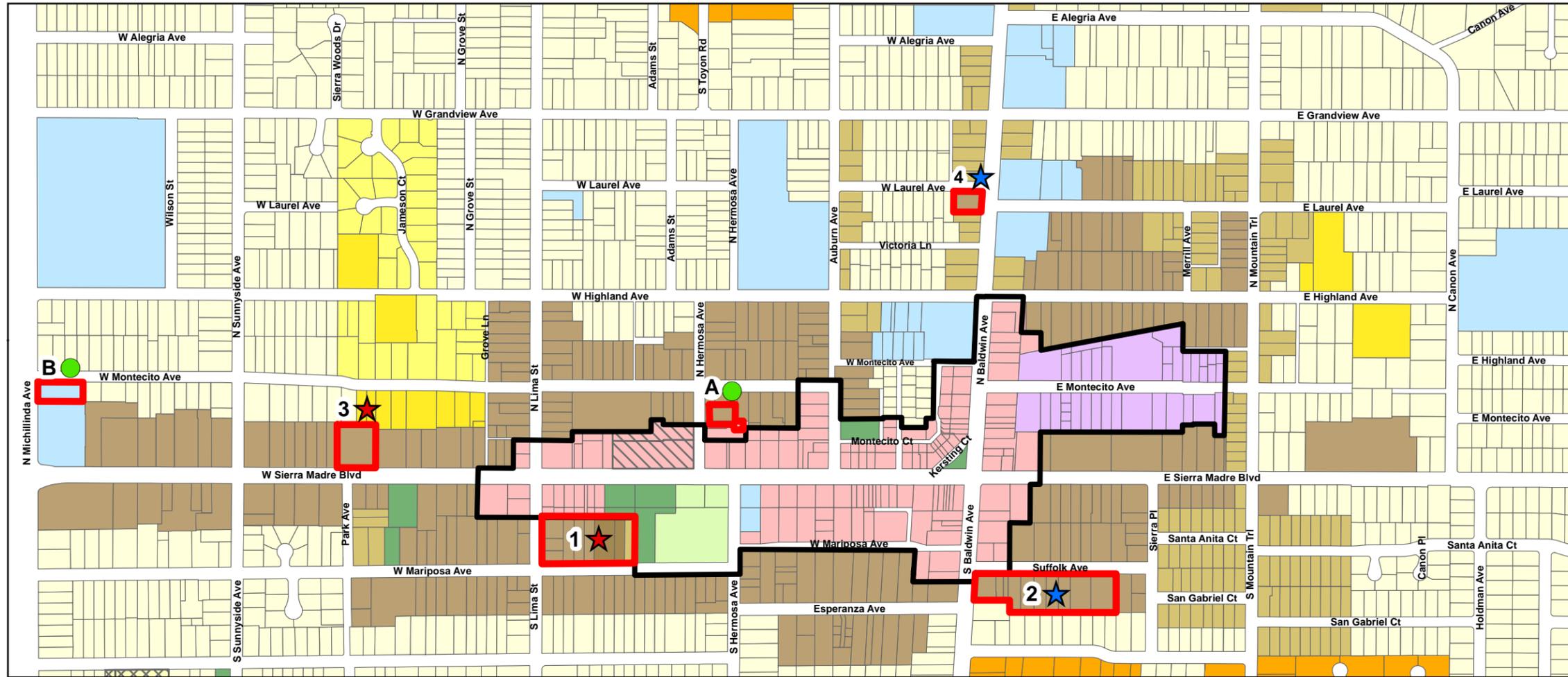
- Census Tract 4305.02 (South of Grandview Avenue) is shown as stable/moderate mixed income on the Displacement Map. [By locating mixed income sites in this area, the Housing Element helps to expand housing options for vulnerable residents at potential risk of displacement due to high housing costs and rents.](#)
- Encouraging and supporting the development of ADUs in the City, including in Census Tract 4305.01 will help with mobility of households and help to address potential displacement risk (see Figure B-12). ADUs are a useful tool in this portion of Sierra Madre given the topography near the foothills. Expanding permitted ADUs in the commercial and manufacturing zones allows for more housing opportunities.
- The City will require replacement housing requirements for development on sites that currently have residential uses, or within the last five years have had residential uses that have been vacated or demolished, and were either rent or price restricted, or were occupied by lower income households.

Overall, the sites inventory and the programs being undertaken in this Housing Element help expand housing options for existing and future residents of Sierra Madre. The sites inventory

helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations. The analysis above illustrates that Sierra Madre's sites inventory: (1) improves areas of opportunity for all Sierra Madre residents; (2) does not exacerbate racially or ethnically concentrated areas of poverty; (3) improves integration; and (4) does not exacerbate displacement risk for Sierra Madres residents.

# Multi-family Sites Inventory

## 2021 - 2029 Sierra Madre Housing Element Update



### Legend

- Potential Sites
- Measure V Area
- R-1 - Residential Single Family (7,500 sqft min.)
- R-1-9 - Residential Single Family (9,000 sqft min.)
- R-1-11 - Residential Single Family (11,000 sqft min.)
- R-1-15 - Residential Single Family (15,000 sqft min.)
- R-2 - Two Family Residential
- R-3 - Multiple Family Residential
- R-3H - Multiple Family Residential High Density
- RC - Residential Canyon
- H - Hillside Residential
- OS - Open Space
- C/CP - Civic and City Park
- C - Commercial
- M - Manufacture
- I - Institutional
- BHSP - British Home Specific Plan Overlay
- KSPO - Kensington Specific Plan Overlay
- ★ R-3-20
- ★ R-3-30
- RHO 20-42 du/acre

**Site 1**  
 261 Mariposa Ave  
 271 Mariposa Ave  
 293 Mariposa Ave  
 297 Mariposa Ave  
 307 Mariposa Ave  
 313 Mariposa Ave  
 30 Lima Street  
 46 Lima Street  
 54 Lima Street

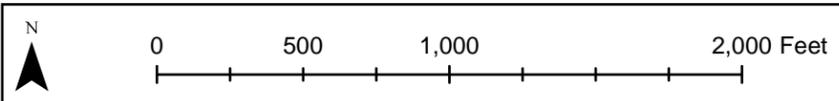
**Site 2**  
 80 Baldwin Ave  
 18 Suffolk Ave  
 30 Suffolk Ave  
 40 Suffolk Ave  
 56 & 58 Suffolk Ave  
 62, 64, 66 Suffolk Ave  
 68 Suffolk Ave  
 90 Suffolk Ave  
 92 & 100 Suffolk Ave

**Site A**  
 Old North Church  
 191 W Sierra Madre Blvd  
 40 N Hermosa Ave

**Site B**  
 United Methodist Church  
 695 W Sierra Madre Blvd

**Site 3**  
 491 W Sierra Madre Blvd

**Site 4**  
 215 N Baldwin Ave



## PART 4. IDENTIFICATION OF CONTRIBUTING FACTORS

The following contributing factors impact fair housing choice in Sierra Madre:

### **Fair Housing Outreach to Lower Income and Special Needs Residents** (*Housing Mobility/Displacement*)

Similar to its neighboring communities, the proportion of people in Sierra Madre that registered fair housing complaints or inquiries between 2013 and 2021 was low at less than 0.5 per 1,000 population (refer to Figure B-3). However, it is important to analyze if certain households experience fair housing or tenant/landlord issues at a greater rate. Based on the 55 Sierra Madre households receiving services from The Housing Rights Center between fiscal years 2016 and 2020 (refer to Table B-2), extremely low-income residents, seniors and persons with disabilities face housing issues at a greater rate than others in the City.

The City conducted a senior survey regarding housing issues for the Housing Element and the AFFH. This was a successful effort and should continue over the course of this housing cycle including reaching out in a variety of ways (print, digital media, information at the Senior Center and through the Senior Community Commission).

#### Contributing Factors:

- Seniors, extremely low income and disabled residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population.
- Additional education and outreach needed for residents to be familiar with resources
- Outreach is needed in a variety of formats

### **Need for Housing Choices Throughout the City** (*Mobility/Place Based Strategies/New Opportunities*)

High rent levels limit mobility for modest income residents to move within the community, as well as limit mobility for households with fewer resources to move into Sierra Madre, which can also translate into less racial diversity. Housing Element Programs 5 through 13 focus on the City's efforts to affirmatively reduce barriers to housing and expand housing opportunities for modest income households to live in the community.

Due to the small town character of the City, projects with higher densities have the potential to draw concern among residents. During the establishment of the two new multi-family zoning districts and the Religious Housing Overlay, the public will have the opportunity to review the recommended development standards and comment at public hearings. Visual examples of development typologies will be provided to help garner support for increased densities that fit within the neighborhood context.

As new development is added, it is important for the City to ensure that accessibility and access is sufficient, particularly in areas identified as low and moderate income (Figure B-11).

#### Contributing Factors:

- Location and type of affordable housing
- Potential concern from residents about increased densities
- Need for continued Infrastructure improvements in low and moderate income areas

### **Protect Existing Residents from Displacement** (*Displacement*)

Housing overpayment is a significant issue for Sierra Madre residents, particularly for low income households. The 2014-2018 ACS identifies 23 percent of renters as spending between 30-50 percent of their income on housing, with an additional 21 percent spending more than half their incomes. Housing rents that rise more quickly than household income will eventually lead to certain existing residents being priced out of the community.

Displacement can also occur as a result of redevelopment of existing, often times lower cost housing with new residential development. Due to the lack of developable vacant land in Sierra Madre, several identified sites for multi-family housing will potentially involve the redevelopment of existing lower density units, some of which are occupied by renters. The Housing Element includes a program to update the Zoning Code to codify state requirements for tenant notification, relocation and replacement housing.

The lack of available data on Section 8 vouchers in use in Sierra Madre would suggest there are fewer than ten Housing Choice Vouchers (HCV) in use in each of the City's two Census Tracts. As a means of increasing the use of HCVs and expanding housing access to extremely low and very low income renters, City staff will develop a directory of multi-family rental buildings in the City and reach out to property managers to provide information on the benefits of participation in the HCV program. In addition, Sierra Madre has become a participating city in the San Gabriel Valley Landlord Incentive Program which provides property owners with financial incentives for leasing units to tenants receiving rental assistance to leave homelessness.

#### Contributing Factors:

- High levels of overpayment
- Potential displacement of residents due to economic pressures such as unaffordable rents and availability of affordable housing
- Lack of renter protections
- Need for greater landlord awareness and participation with HCVs

### **Conservation of Existing Housing Stock** (*Displacement/Substandard Conditions*)

While problems with property maintenance and housing deterioration has not been a widespread issue thus far, over 90 percent of Sierra Madre's housing stock is more than 30 years old (built prior to 1989) and numerous units are in need of rehabilitation improvements. The cost of repairs can be a challenge for lower income households and seniors. As part of this Housing Element, the City is developing guidelines for a Minor Home Repair Program and will conduct outreach through the Senior Center, Senior Community Commission, City newsletter and City website (HE Program 3).

#### Contributing Factors:

- Age of housing stock
- Cost of repairs and/or rehabilitation

## PART 5. GOALS AND ACTIONS

The most important fair housing issues facing Sierra Madre are: 1) fair housing outreach to lower income residents; 2) affordable housing throughout Sierra Madre to promote housing mobility; 3) protecting existing residents from displacement; and 4) conserving the existing housing stock. The following table connects fair housing issues with the corresponding contributing factors and meaningful actions Sierra Madre will take to address them

Fair Housing Issue	Contributing Factors	Priority Level	Action
<p><b>A. Fair Housing Outreach to Lower Income Residents</b></p> <p><i>(Housing Mobility/Displacement)</i></p>	<ul style="list-style-type: none"> <li>Seniors, extremely low income and disabled residents have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.</li> <li>Outreach needed in a variety of formats</li> <li>Additional resources to be made available to the public</li> </ul>	<p>Medium</p>	<p><b>City Action:</b> Continue the Fair Housing Program (HE Program 15).</p> <p><b>City Action:</b> By 2023 have additional fair housing information posted at the Senior Center and on digital platforms. Hold an informational workshop in conjunction with their senior programming in 2023 and 2026.</p> <p><b>City Action:</b> In 2023 and 2026, conduct a fair housing information session for City Council including discussion of ways the City can help to further fair housing resources. Invite local nonprofit agencies to attend.</p> <p><b>City Action:</b> By the end of 2022, have fair housing information posted on non-traditional media, such as Instagram and Facebook, and conduct outreach to tenants and other lower income and special needs populations.</p> <p><b>Action Outcomes:</b> Through the above steps, the City's goal will be to increase the distribution of fair housing materials by at least 25 percent and to increase awareness of fair housing options among residents. Throughout the informational workshops, develop a comprehensive list of interested nonprofits, property owners and community members that can be utilized for future outreach. Seek to increase the number of Sierra Madre residents counseled annually through the Housing Rights Center from an average of ten to twelve annually.</p> <p><i>Planning &amp; Community Preservation</i></p>

<p><b>B. Affordable Housing Choices Throughout the City to Promote Mobility</b></p> <p><i>(Housing Mobility, Place Based Strategies, New Opportunities)</i></p>	<ul style="list-style-type: none"> <li>• Location and type of affordable housing</li> <li>• Potential concern from residents about increased densities</li> </ul>	<p>High</p>	<p><b>City Action:</b> Support the development of affordable housing throughout High Resource areas in Sierra Madre by adopting two new higher density multi-family zones and a Religious Housing Overlay in 2022 (HE Program 6), providing sites for 78 lower income and 36 moderate income units <u>and fostering a more inclusive community.</u></p> <p><b>City Action:</b> <u>During 2022, begin promoting the City's new ADU Ordinance and incentives (including elimination of parking requirements in R-1 and H zones, waiver of facility impact fees, and amnesty for existing unpermitted units) through advertisement in the City Newsletter and posting of the application checklist on the City website Update the City's ADU Ordinance, re-initiate the amnesty program, and eliminate impact fees on smaller ADUs in 2022</u> (HE Program 5). Seek to issue permits for at least 12 units annually.</p> <p><b>City Action:</b> In 2022, conduct a follow-up workshop with congregations in the RHO to introduce them to potential development partners. (HE Program #8)</p> <p><b>City Action:</b> <del>Adopt an</del> <u>Implement the City's urban lot split and small home development Ordinance (adopted consistent with SB 9 and AB 803)</u> to expand the housing supply in High Resource single-family zones <u>and support the development of starter homes; create an easy-to-follow application checklist to facilitate development under the Ordinance</u> (2022). In coordination with research being conducted at the state level, evaluate opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025). <u>Seek to integrate at least one unit annually in high resource single-family districts.</u></p>
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		<p><b>City Action:</b> Within 2 years of HE adoption, develop an information campaign using data and graphics from the HE process to demonstrate to residents what affordable housing means and who it benefits. Utilize during the project review/permit process for affordable housing projects, and publish this information on non-traditional media such as Instagram and Facebook.</p> <p><b>City Action:</b> Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.</p> <p><b>City Action:</b> <u>Continue to improve access to persons with disabilities through ADA improvements to streets, sidewalks and public facilities, with estimated expenditures of \$7.5 million during the 2021-2029 planning period. Focus at least 1/3 of these accessibility expenditures in the area south of Grandview which has a higher disabled population (Figure B-5), and at least 1/5 of expenditures in neighborhoods with 25-50% low/mod populations (Figure B-11).</u></p> <p><b>Action Outcomes:</b> An increased variety of housing options available to Sierra Madre residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for 143 lower income households, 38 moderate income households, and 102 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve an aspirational goal of 15% of new units produced in high resource areas as</p>
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			affordable to very low, low or moderate income households. <i>Planning &amp; Community Preservation</i>
<p><b>C. Protect Existing Residents from Displacement</b> <i>(Displacement)</i></p>	<ul style="list-style-type: none"> <li>• High levels of overpayment</li> <li>• Potential displacement due to economic pressure</li> <li>• Lack of renter protections</li> <li>• Lack of landlord awareness/participation with HCVs</li> </ul>	High	<p><b>City Action:</b> <u>Implement programs to protect tenants from displacement including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; offering tenant/landlord conflict resolution through the Housing Rights Center; providing relocation assistance where public funds are utilized; offering existing displaced households an opportunity to return to the new development; and enforcing replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)). Develop an information sheet on tenant protections and post on the City's website and in the City newsletter.</u></p> <p><b>City Action:</b> In coordination with current landlord outreach efforts being undertaken by the San Gabriel Valley COG, twice during this planning period (2022 and 2025), reach out to <u>management companies and</u> landlords of apartment complexes to provide education and materials about the Housing Choice Voucher program <u>and available incentives to expand the location of participating voucher properties.</u> (HE Program #10)</p> <p><b>City Action:</b> By 2022, adopt higher density multi-family zoning, a Religious Housing Overlay, and incentives for creation of ADUs to provide opportunities for modest income residents to remain in Sierra Madre.</p> <p><b>Action Outcomes:</b> <u>Through the above steps, the City's goal will be to increase the distribution of information on available tenant protections by at least 25 percent and to increase</u></p>

			<p><u>awareness among</u> existing residents at risk of displacement.</p> <p><i>Planning &amp; Community Preservation</i></p>
<p><b>D. Conservation of Existing Housing Stock</b></p> <p><i>(Displacement, Substandard Housing Conditions)</i></p>	<ul style="list-style-type: none"> <li>• Age of housing stock</li> <li>• Cost of repairs and/or rehabilitation</li> </ul>	Medium	<p><b>City Action:</b> By 2022 initiate program guidelines for a Minor Home Repair Program and advertise through the Senior Center, Senior Community Commission, City newsletter, City website and social media (HE Program 3). Seek to assist six extremely low, very low and low income households annually, for a total of 48 during the planning period</p> <p><b>City Action:</b> Beginning in 2023, conduct targeted outreach on the Home Repair Program in Sierra Madre’s low and moderate income census block groups as identified in Figure B-11</p> <p><b>Action Outcomes:</b> The above actions will help modest income homeowners, the majority of which are seniors, to maintain their homes.</p> <p><i>Planning &amp; Community Preservation</i></p>

Based on this assessment and the contributing factors to fair housing, the City has identified housing mobility strategies, providing new affordable housing opportunities, place based and anti-displacement strategies as priorities to further fair housing. These actions identified in the Table above have been included to affirmatively further fair housing and to address disparities in access to affordable rental and ownership opportunities and disparities in access to suitable housing.

## Appendix C

### Residential Sites Inventory

**Table C-1 RESIDENTIAL SITES INVENTORY**

Site 1								
APN	Address	Parcel Size (Sq Ft)	Existing Use	Bldg Sq. Ft.	Year Built	Improvement to Land Value Ratio	Unit Potential (30 du/ac)	Notes
5768-020-011	261 Mariposa Ave	11,489	2 single-family units	448 sf, 1,198 sf	1922	61%	8 units (6 net)	Property contains substandard structure. Owner rep. previously contacted city re: interest in selling.
5768-020-012	271 Mariposa Ave	11,519	2 single-family units	900 sf, 944 sf	1906, 1942	59%	24 units (20 net)	Previous HE cycle. Single owner. Owner interest in redevelopment.
5768-020-013	293 Mariposa Ave	23,156	2 single-family units	1,860 sf, 2,241 sf	1901, 1960	95%		
5768-020-014	297 Mariposa Ave	11,581	2 Units (Duplex)	1,905 sf	1926	88%	8 units (6 net)	Owner interest in redevelopment.
5768-020-038	307 Mariposa Ave	11,665	single-family unit, 4-plex	1,110 sf, 3,618 sf	1914, 1963	127%	n/a	Not assumed to redevelop
5768-020-016	313 Mariposa Ave	12,324	single-family unit, 4-plex	1,148 sf, 3,803 sf	1895, 1962	178%	n/a	Not assumed to redevelop
5768-020-017	30 Lima Street	11,584	single-family unit, 4-plex	1,504 sf, 3,102 sf	1909, 1962	255%	18 units (10 net)	Single owner. Contacted city re: interest in redevelopment.
5768-020-018	46 Lima Street	7,473	single-family unit	792 sf	1922	63%		
5768-020-019	54 Lima Street	6,735	2 units (Duplex)	1,344 sf	1948	100%		
							<b>42 net units</b>	

Site 2								
APN	Address	Parcel Size (Sq Ft)	Existing Use	Bldg Sq. Ft.	Year Built	Improvement to Land Value Ratio	Unit Potential (20 du/ac)	Notes
5767-026-005	80 Baldwin Avenue	13,703	Dentist Office	1,792 sf	1942	25%	9 units (6 net)	Recently sold together. Owner interested in combining with adjacent lot and redeveloping with housing.
5767-026-035	18 Suffolk Avenue	4,676	3 attached units	4,134 sf	1997	25%		
5767-026-036	30 Suffolk Avenue	3,064	detached structure	378 sf	1947	30%	5 units (4 net)	5 apartment units under construction. 1 deed restricted
5767-026-008	30 Suffolk Avenue	11,482	single family unit	1,096 sf	1940	43%		
5767-026-009	40 Suffolk Avenue	12,350	single-family unit	990 sf	1939	74%	n/a	Not assumed to redevelop
5767-026-010	56 & 58 Suffolk Avenue	11,402	2 single-family detached units	1,252 sf, 2,205 sf	1941, 2007	67%	n/a	Not assumed to redevelop
5767-026-011	62, 64, 66 Suffolk Avenue	11,406	single-family unit and duplex	1,270 sf, 2,282 sf	1922, 1985	100%	n/a	Not assumed to redevelop
5767-026-012	68 Suffolk Avenue	11,405	2 story single-family unit		1941		n/a	Not assumed to redevelop
5767-026-013	90 Suffolk Avenue	19,006	12 unit apartment building		1970		n/a	Not assumed to redevelop
5767-026-033	92 & 100 Suffolk Avenue	23,750	2 small single-family detached units and 375 sf guest house	376 sf, 912 sf, 1,150 sf	1902, 1914, 1924	33%	10 Units (7 net units)	Owner interest in developing
							<b>17 net units</b>	

Site 3								
APN	Address	Parcel Size (Sq Ft)	Existing Use	Bldg Sq. Ft.	Year Built	Improvement to Land Value Ratio	Unit Potential (30 du/ac)	Notes
5768-017-017	491 W Sierra Madre Blvd	40,181	17 apt units in four 2 story buildings	12,369 sf	3 bldgs 1960. 1 bldg 1935	25%	27 unit (10 net)	Owner interested in upzone. New owner (2019) recently purchased adjacent 0.65 acre parcel.
							<b>10 net units</b>	

Potential Site 4								
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Improvement to Land Value Ratio	Unit Potential (20 du/ac)	Notes	
5767-003-035	215 N Baldwin	14,906	single family unit	1,830 sf	1947	30%	6 (5 net)	Owner interest in development
							<b>5 net units</b>	

Sites 1 - 4 Subtotal Units **74**

**RELIGIOUS HOUSING OVERLAY SITES**

Potential Site A							
APN	Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (42 du/ac)	Existing Zoning	Notes
5767-022-011	191 W SIERRA MADRE BLVD	10,912	Institutional; Church	1901	20 units	I	Inside Measure V Inside Measure V Development on Parking Area only
5767-022-052	201 W SIERRA MADRE BLVD	14,974	Institutional; Church	1910			
5767-022-053	191 W SIERRA MADRE BLVD	10,800	Parking	1963			
5767-022-027	40 N Hermosa Avenue	12,281	Single Family Home under Church ownership	1926		R-3	Primarily vacant parcel with 900 sf church-owned unit

APN

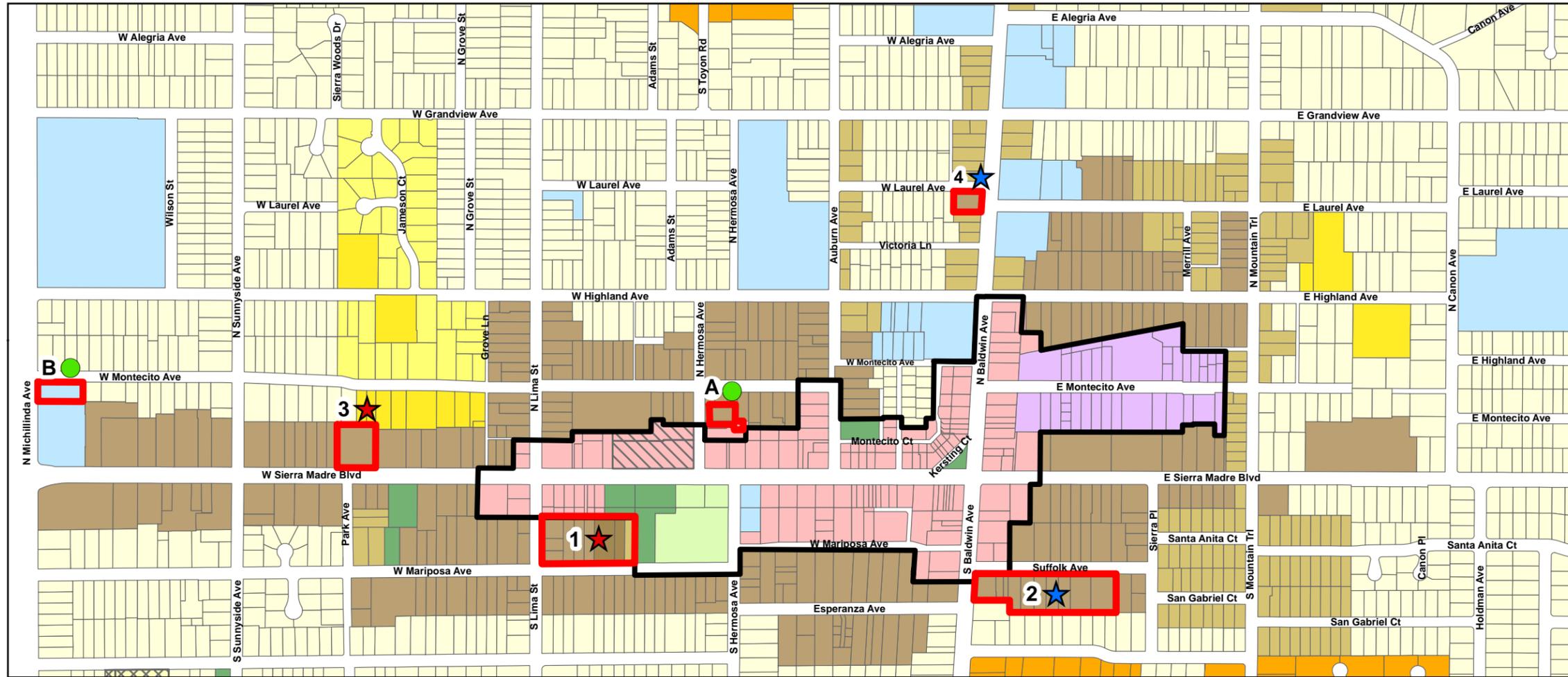
5768-015-032

Potential Site B						
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (42 du/ac)	Existing Zoning	Notes
United Methodist Church						
695 W Sierra Madre Blvd	95,544	Institutional; Church	1956		I	
Parking Area Estimate	28,500	Parking Lot		24 units		

Sites A - B Subtotal Units 44

# Multi-family Sites Inventory

## 2021 - 2029 Sierra Madre Housing Element Update



### Legend

- Potential Sites
- Measure V Area
- R-1 - Residential Single Family (7,500 sqft min.)
- R-1-9 - Residential Single Family (9,000 sqft min.)
- R-1-11 - Residential Single Family (11,000 sqft min.)
- R-1-15 - Residential Single Family (15,000 sqft min.)
- R-2 - Two Family Residential
- R-3 - Multiple Family Residential
- R-3H - Multiple Family Residential High Density
- RC - Residential Canyon
- H - Hillside Residential
- OS - Open Space
- C/CP - Civic and City Park
- C - Commercial
- M - Manufacture
- I - Institutional
- BHSP - British Home Specific Plan Overlay
- KSPO - Kensington Specific Plan Overlay
- ★ R-3-20
- ★ R-3-30
- RHO 20-42 du/acre

**Site 1**  
 261 Mariposa Ave  
 271 Mariposa Ave  
 293 Mariposa Ave  
 297 Mariposa Ave  
 307 Mariposa Ave  
 313 Mariposa Ave  
 30 Lima Street  
 46 Lima Street  
 54 Lima Street

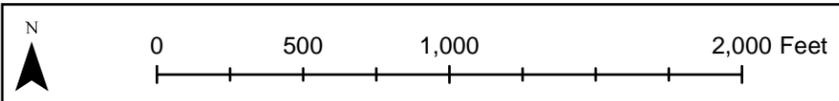
**Site 2**  
 80 Baldwin Ave  
 18 Suffolk Ave  
 30 Suffolk Ave  
 40 Suffolk Ave  
 56 & 58 Suffolk Ave  
 62, 64, 66 Suffolk Ave  
 68 Suffolk Ave  
 90 Suffolk Ave  
 92 & 100 Suffolk Ave

**Site A**  
 Old North Church  
 191 W Sierra Madre Blvd  
 40 N Hermosa Ave

**Site B**  
 United Methodist Church  
 695 W Sierra Madre Blvd

**Site 3**  
 491 W Sierra Madre Blvd

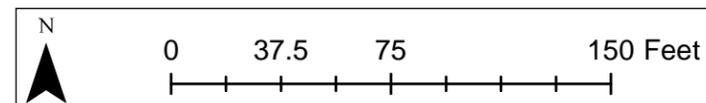
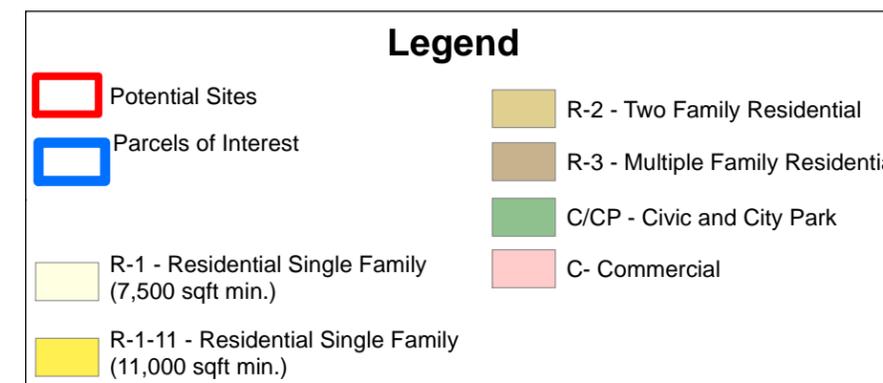
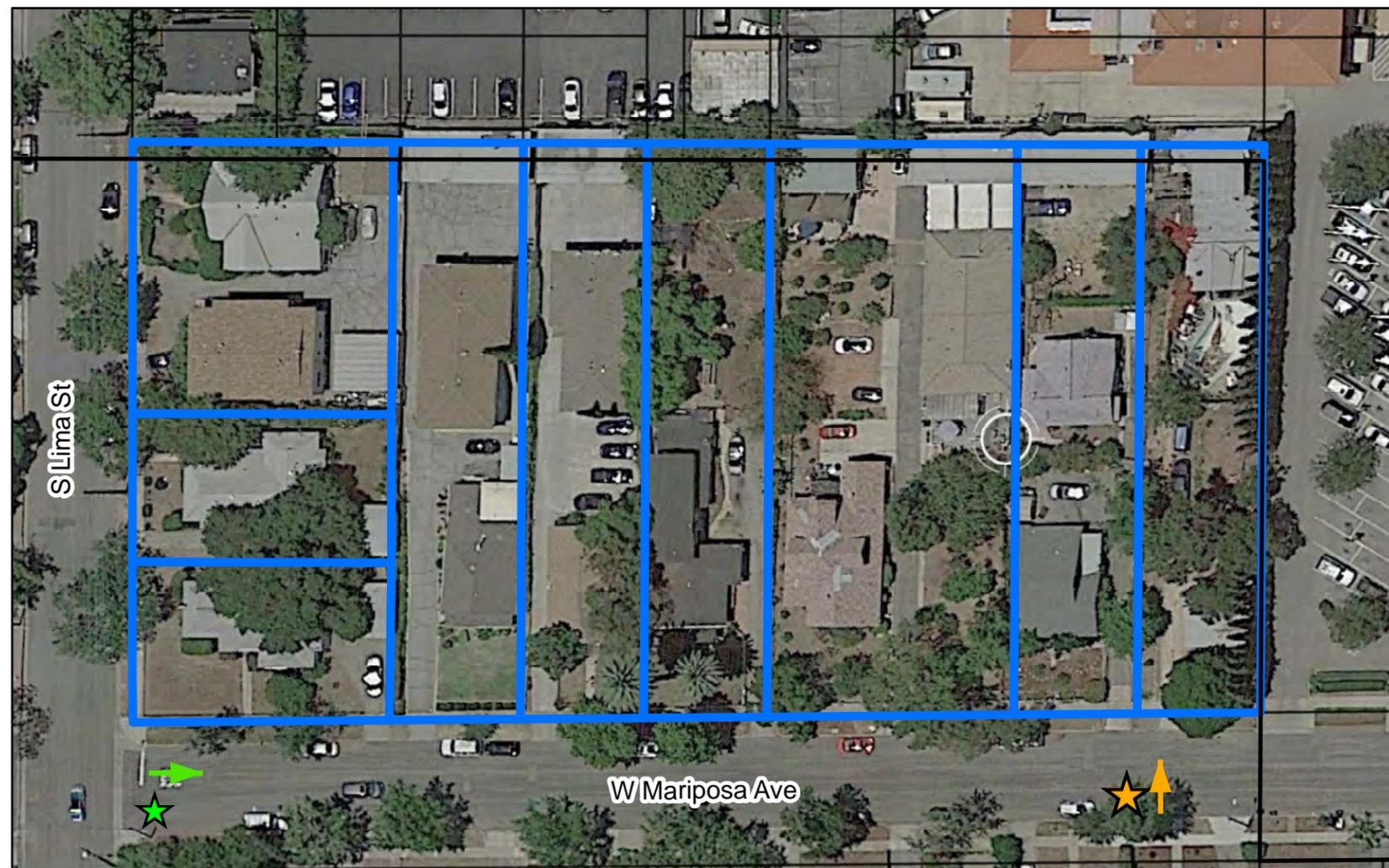
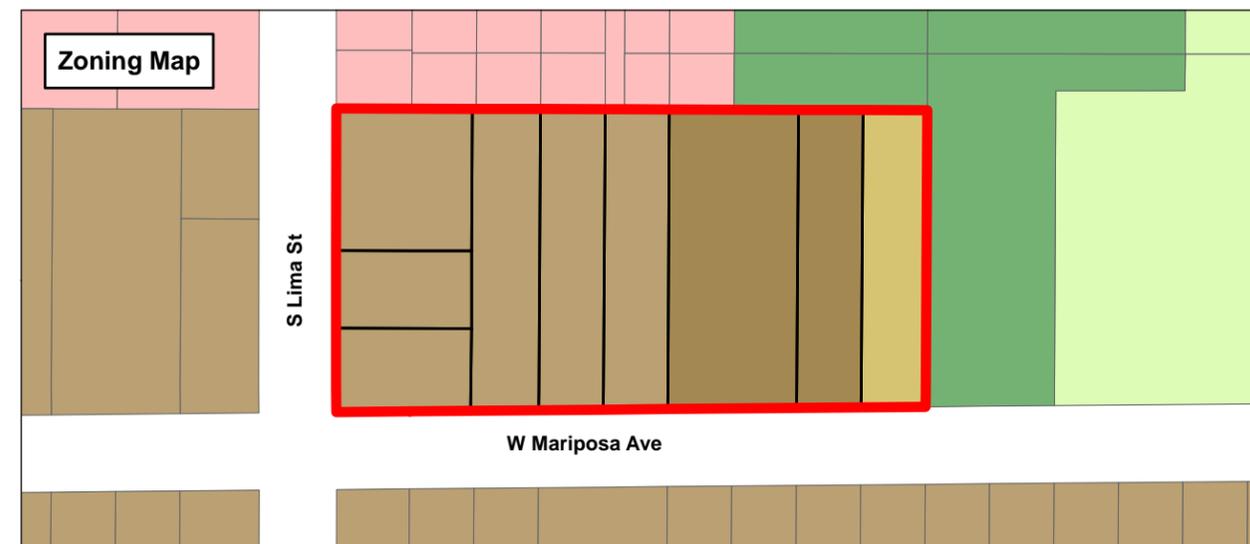
**Site 4**  
 215 N Baldwin Ave



# Multi-family Site 1

## 2021 - 2029 Sierra Madre Housing Element Update

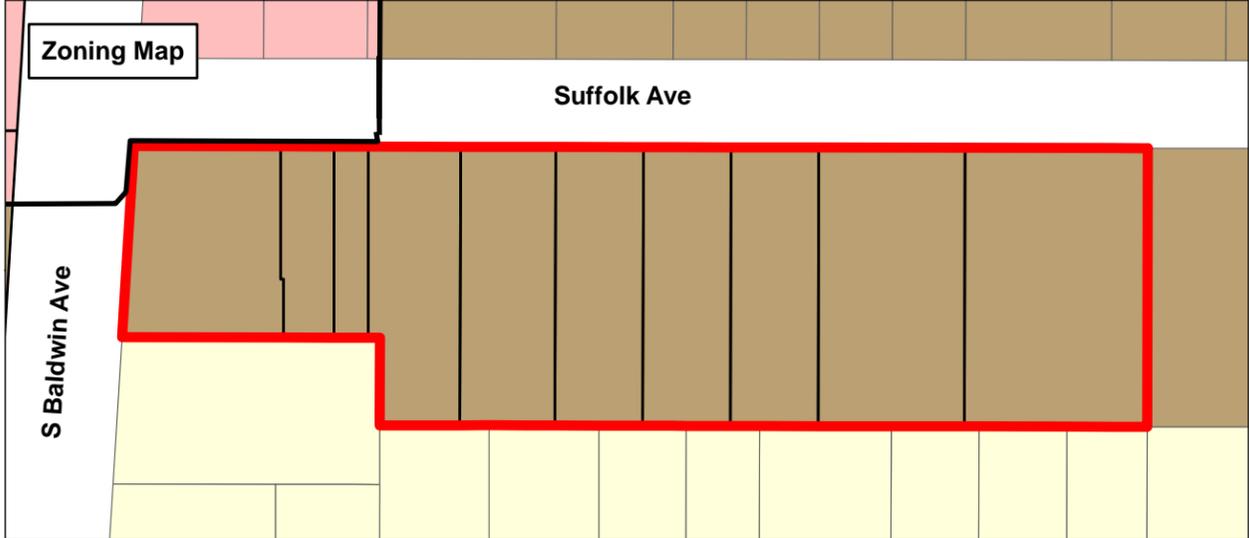
Site 1					
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (30 du/ac)	Notes
261 Mariposa Ave	11,489	2 single-family units	1922	73 Units (48 net units)	Previous Housing Element cycle
271 Mariposa Ave	11,519	2 single-family units	1906, 1942		
293 Mariposa Ave	23,156	2 single-family units	1901, 1960		
297 Mariposa Ave	11,581	2 Units (Duplex)	1926		
307 Mariposa Ave	11,665	single-family unit, 4-plex	1914, 1963		
313 Mariposa Ave	12,324	single-family unit, 4-plex	1895, 1962		
30 Lima Street	11,584	single-family unit, 4-plex	1909, 1962		
46 Lima Street	6,303	2 units (Duplex)	1948		
54 Lima Street	6,735	2 units (Duplex)	1948		



# Multi-family Site 2

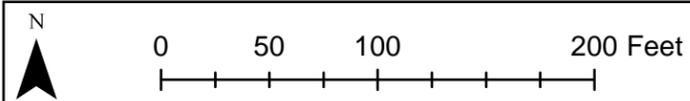
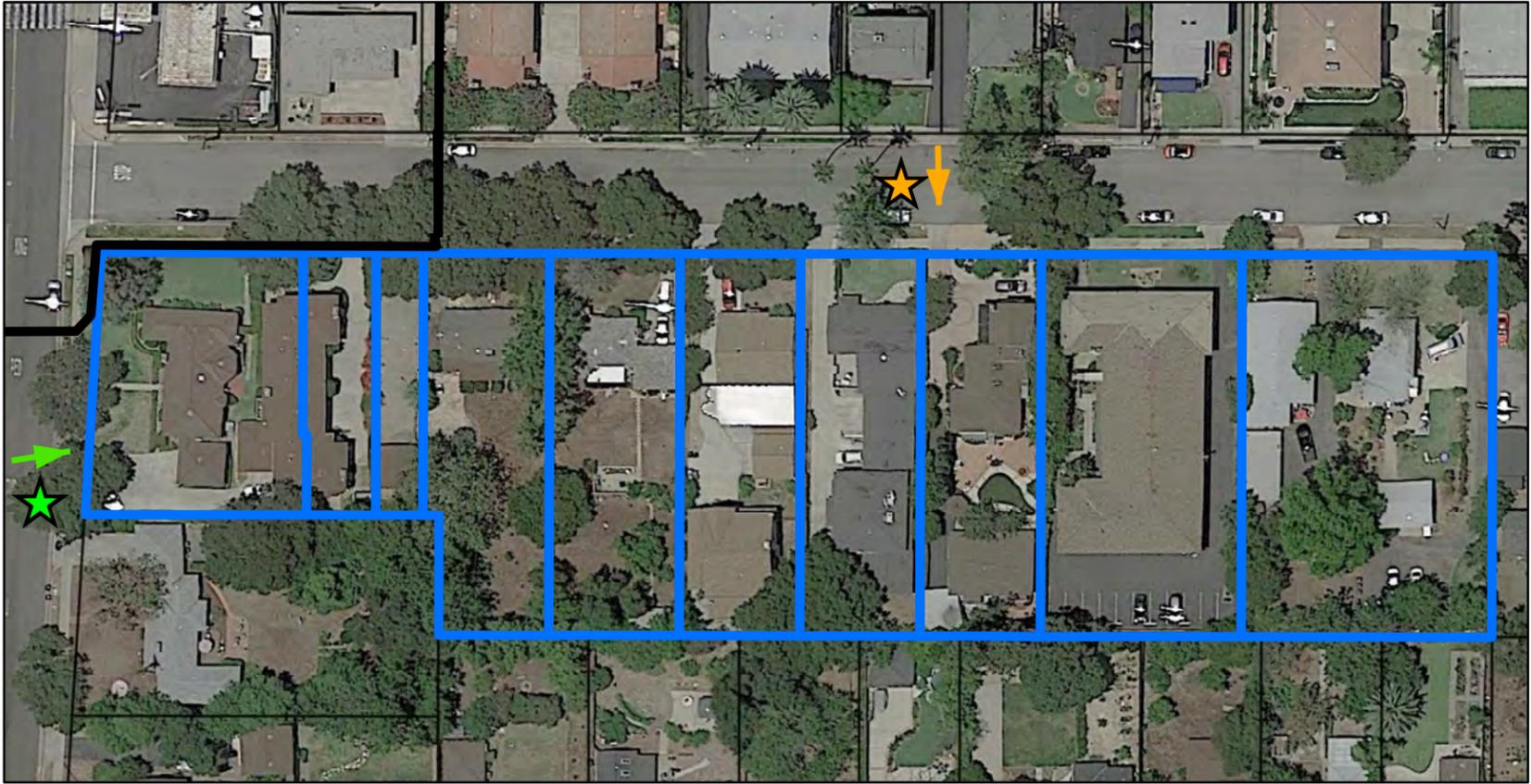
## 2021 - 2029 Sierra Madre Housing Element Update

Site 2					
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/acre)	Notes
80 Baldwin Avenue	13,703	Dentist Office	1942	31 units (20 net units)	Recently sold together. Owner interested in combining with adjacent lot and redeveloping with housing.
18 Suffolk Avenue	4,676	3 attached units	1997		Owner interested in selling
30 Suffolk Avenue	3,064	378 sf single-family unit	1947		
30 Suffolk Avenue	11,482	1,096 sf single family unit	1940		
40 Suffolk Avenue	12,350	single-family unit	1939		
56 & 58 Suffolk Avenue	11,402	2 single-family detached units	1941, 2007		2 story unit on rear of parcel looks relatively new
62, 64, 66 Suffolk Avenue	11,406	single-family unit and duplex	1922		
68 Suffolk Avenue	11,405	2 story single-family unit	1941	n/a	in excellent condition
90 Suffolk Avenue	19,006	12 unit apartment building	1970	n/a	Not assumed to redevelop
92 & 100 Suffolk Avenue	23,750	2 small single-family detached units and 375 sf guest house	1902, 1914, 1924	10 Units (7 net units)	



**Legend**

- Potential Sites
- Parcels of Interest (Site 2)
- R-1 - Residential Single Family (7,500 sqft min.)
- R-3 - Multiple Family Residential
- C- Commercial



# Multi-family Site 3

## 2021 - 2029 Sierra Madre Housing Element Update

Site 3						
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/ac)	Unit Potential (30 du/ac)	Notes
491 W Sierra Madre Blvd	40,181	17 apt units in four 2 story buildings	3 bldgs 1960. 1 bldg 1935	18 units (1 net)	27 unit (10 net)	Owner interested in upzone. Sold to new owner in 2019

### Legend

Potential Sites

Parcels of Interest (Site 3)

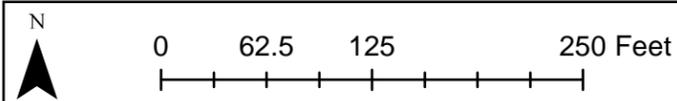
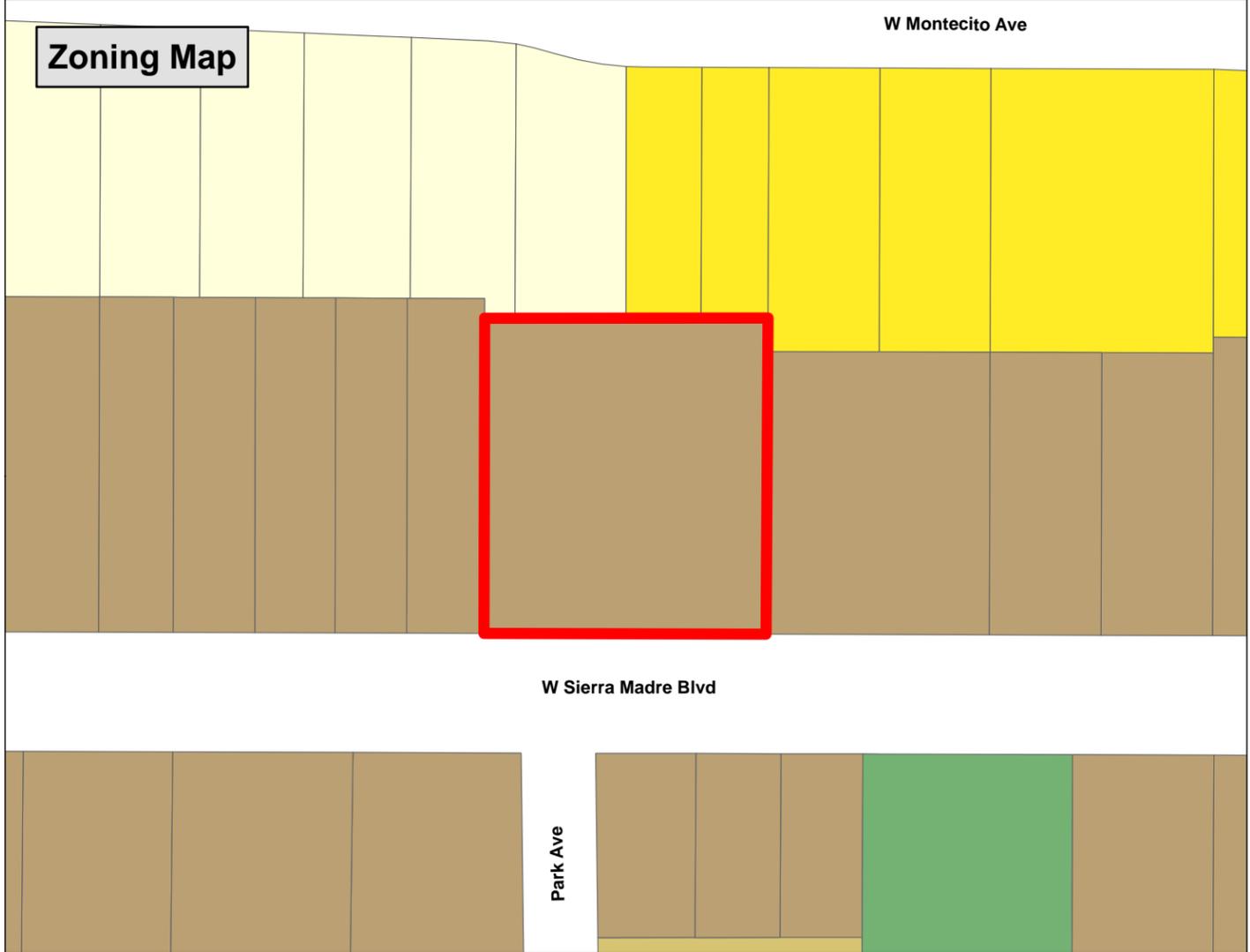
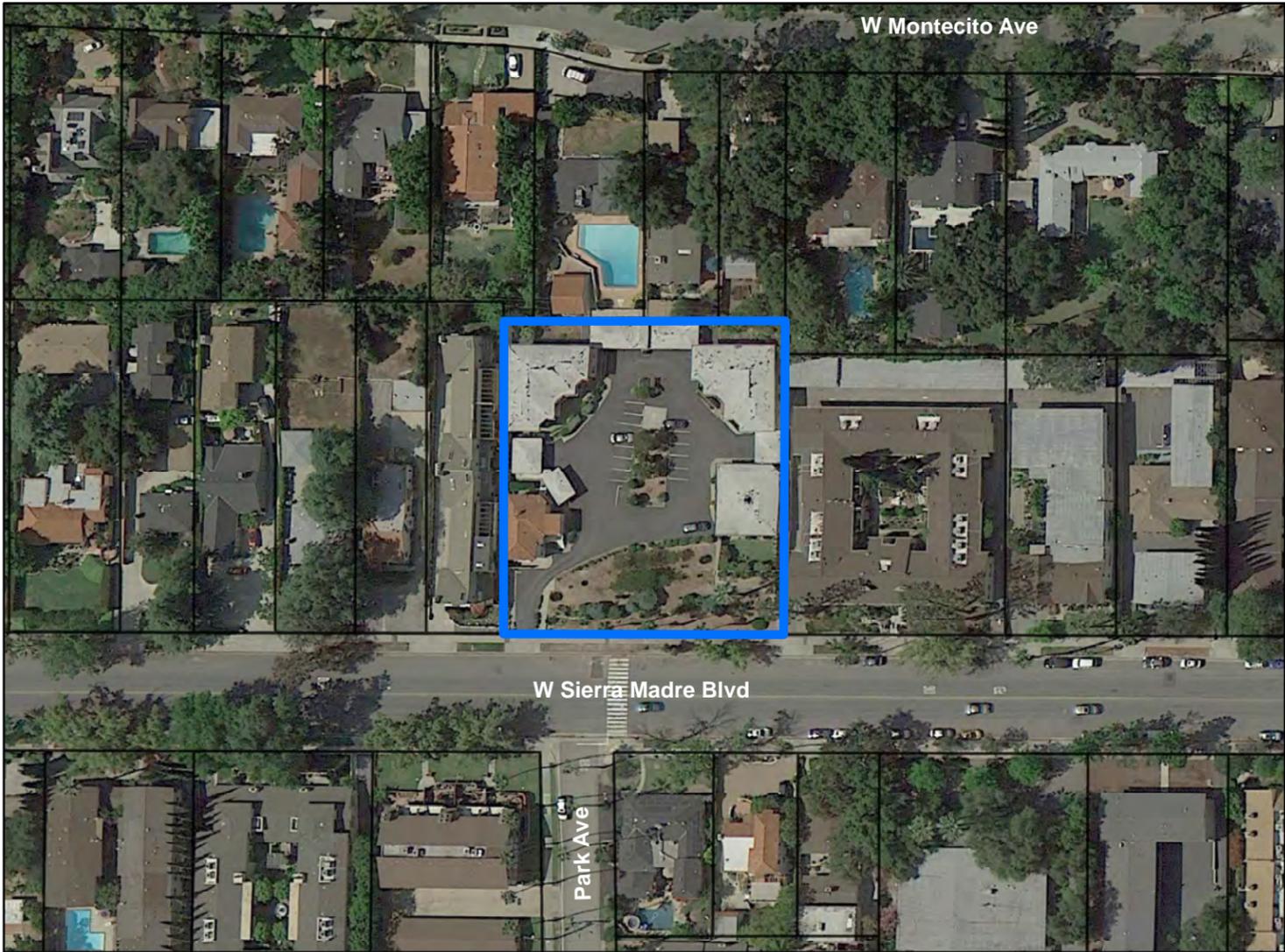
R-1 - Residential Single Family (7,500 sqft min.)

R-1-11 - Residential Single Family (11,000 sqft min.)

R-2 - Two Family Residential

R-3 - Multiple Family Residential

C/CP - Civic and City Park



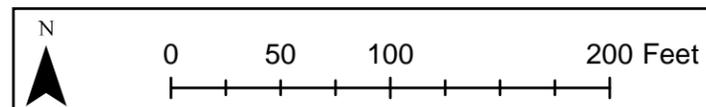
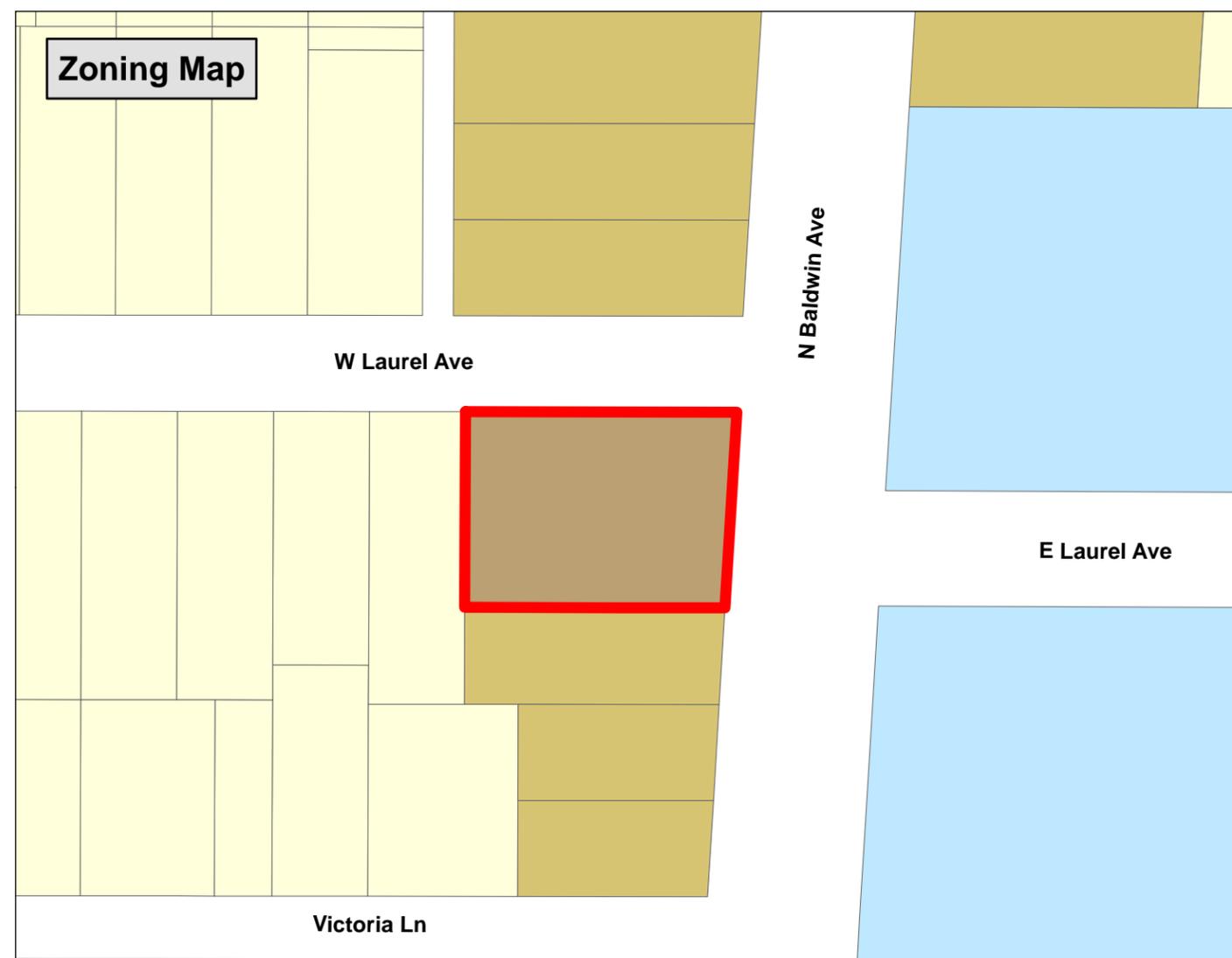
# Multi-family Site 4

## 2021 - 2029 Sierra Madre Housing Element Update

Site 4						
Address	Parcel Size (Sq Ft)	Existing Use	Year Built	Unit Potential (20 du/ac)		Notes
215 N Baldwin Avenue	14,096	Single-family unit	1947	6 units (5 net)		Owner interested in development

### Legend

Potential Site	R-1 - Residential Single Family (7,500 sqft min.)
Parcel of Interest	R-2 - Two Family Residential
	R-3 - Multiple Family Residential
	I - Institutional



**261-271 Mariposa Avenue – Option 1 Multifamily Housing**

Lot Area: 0.53 acres (22,988 sf)

Building type: 2 story building, parking at grade on rear

Current Zoning: R-3 Multiple Family Residential

FAR: 0.81

Lot Coverage: 41% (9,339 sf)

Residential Units: 2 studio (500 sf)  
3 1-bedroom (700 sf)  
4 2-bedroom (1,000 sf)  
18 total units

Density: 34 du/ac

Height Above Grade: Under 30' (2 stories)

Parking: 20 spaces (18 residential requirement & 2 spaces for visitors)

Open Space: 270 sf (sf/unit) ground-level & courtyard



Figure 1 Multifamily Housing Plan



**491 W Sierra Madre Boulevard – Option 1 Higher Density Multifamily Housing**

Lot Area: 0.94 acres (40,863 sf)

Building type: 2 story building, parking at grade on rear

Current Zoning: R-3 Multiple Family Residential

FAR: 0.71

Lot Coverage: 36% (14,616 sf)

Residential Units: 8 studio (500 sf)  
8 1-bedroom (700 sf)  
16 2-bedroom (1,000 sf)  
32 total units

Density: 34 du/ac

Height Above Grade: Under 30' (2 stories)

Parking: 38 spaces (32 residential requirement & 6 spaces for visitors)

Open Space: 289 sf (sf/unit) ground-level & courtyard



*Figure 2 Multifamily Housing High Density Option*



**491 W Sierra Madre Boulevard – Option 2 Lower Density Multifamily Housing**

Lot Area: 0.94 acres (40,863 sf)

Building type: 2 story building, parking at grade on rear

Current Zoning: R-3 Multiple Family Residential

FAR: 0.68

Lot Coverage: 34% (14,080 sf)

Residential Units: Existing Units (17)

15 1-bedroom

2 2-bedroom

New Units (11)

2 studio (500 sf)

4 1-bedroom (700 sf)

5 2-bedroom (1,000 sf)

28 total units

Density: 30 du/ac

Height Above Grade: Under 30' (2 stories)

Parking: 32 spaces (30 residential requirement & 2 spaces for visitors)

Open Space: 385 sf (sf/unit) ground-level



*Figure 3 Existing Apartments and New Multifamily Housing*



## Sierra Madre Congregational Land Overlay Zone

### Sierra Madre UMC – Option 1 Multifamily Residential Building

Lot Size:	0.66 acres (28,762 sf)
Building type:	2 story + podium parking residential building with courtyard on top of podium.
Current Zoning:	I Institutional
Residential Units:	8 studio (400 sf) 12 1-bedroom (600 sf) 20 2-bedroom (800 sf) <u>10 3-bedroom (1000 sf)</u> 50 total units
Target Population:	Families
Density:	23 du/ac campus lot 76 du/ac development lot (42 du/ac + 80% density bonus)
Height Above Grade:	~27' to roof plate (2 stories + podium parking level) @ south end of development, ~20' to roof plate @ Montecito.
Parking:	80 spaces: <ul style="list-style-type: none"><li>• 50 spaces for residential, exceeds code minimum of 40</li><li>• 30 spaces for church, likely tandem</li></ul>
Setbacks:	15' on Montecito 5' on Michillinda
Open Space:	180 sf (sf/unit) ground-level + potential balcony/stoop
Likely Funding Source:	Public (LIHTC with City/County contribution)

# Sierra Madre Congregational Land Overlay Zone



Figure 1 UMC Campus & First Floor Parking Plan



Figure 2 UMC Campus & Multifamily Residential Building

## Sierra Madre Congregational Land Overlay Zone

### Old North Church – Option 1 Multifamily Housing

Lot Area:	0.47 acres (20,437 sf)
Building type:	2 story building on top of parking podium located below grade in north side, at grade on south side
Current Zoning:	I Institutional / R-3 Multiple Family Residential
Residential Units:	16 studio (400 sf) 14 1-bedroom (600 sf) 6 2-bedroom (800 sf) <u>4 3-bedroom (1000 sf)</u> 40 total units
Target Populations:	Smaller Households
Density:	30 du/ac campus lot 85 du/ac development lot (47 du/ac + 80% density bonus)
Height Above Grade:	30' to roof plate (2 stories + podium) @ south end of development, 20' @ Hermosa Ave
Parking:	35 spaces (25 residential requirement & 10 spaces for visitors)
Open Space:	370 sf (sf/unit) ground-level + potential balcony/stoop
Likely Funding Source:	Public (LIHTC + City/County contribution)

# Sierra Madre Congregational Land Overlay Zone



Figure 3 Old North Campus & Parking Level Semi Podium Plan



Figure 4 Old North Church & Multifamily 2 Story Residential Building

## Appendix D

### Community Participation



# VIRTUAL COMMUNITY WORKSHOP

## 2014-2021 HOUSING ELEMENT UPDATE AND POTENTIAL SITES

The City of Sierra Madre Planning & Community Preservation Department will be hosting a Community Workshop regarding the 2021-2029 Housing Element Update to be conducted online via Zoom.

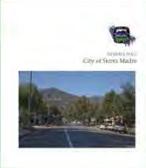
Community members are invited to participate and learn more about the Housing Element Update, including Sierra Madre's existing and projected housing needs, identification of sites for new housing, and potential housing strategies. There will be opportunities to ask questions, share ideas, and provide input on **Tuesday, December 1st, 2020 at 6:00 pm.**

This community workshop will be held online as the City balances the health risks associated with COVID-19 during the current State of Emergency and in the interest of public health and safety.

If you like to RSVP for the workshop, or if have any questions concerning the workshop, or wish to submit comments, please visit [www.cityofsierramadre.com/HousingElement](http://www.cityofsierramadre.com/HousingElement) for more information.



# Community Workshop Presentation

 <p><b>2021-2029 6<sup>th</sup> Cycle Housing Element Update</b></p> <p>Community Meeting December 1, 2020</p> <p><a href="http://www.cityofsierramadre.com/HousingElement">www.cityofsierramadre.com/HousingElement</a></p> <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>	<h3>Presentation Overview</h3> <ul style="list-style-type: none"> <li>What is the Housing Element? <a href="http://www.cityofsierramadre.com/HousingElement">www.cityofsierramadre.com/HousingElement</a></li> <li>Regional Housing Needs Assessment (RHNA)             <ul style="list-style-type: none"> <li>Potential Housing Element Sites                 <ul style="list-style-type: none"> <li>Multi-family Infill</li> <li>Housing on Congregational Land</li> <li>Accessory Dwelling Units</li> </ul> </li> </ul> </li> <li>Community Comments</li> <li>Next Steps</li> </ul>  <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>
<h3>Live Polling Questions</h3> <p>How long have you lived in Sierra Madre?</p> <p>What type of housing unit do you live in?</p> <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>	<h3>What is the Housing Element?</h3> <ul style="list-style-type: none"> <li>Part of Sierra Madre's General Plan</li> <li>Local governments mandated to "plan to meet existing and projected housing needs of all economic segments of the community"</li> <li>5 Major Components:             <ul style="list-style-type: none"> <li>Review of accomplishments</li> <li>Housing needs assessment</li> <li>Evaluation of constraints to housing</li> <li>Identification of housing sites</li> <li>2021-2029 program strategy</li> </ul> </li> <li>Requires review by State HCD for statutory compliance</li> </ul>  <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>
<h3>Benefits of State HCD Compliance</h3> <ul style="list-style-type: none"> <li>Presumption of legally adequate Housing Element in courts             <ul style="list-style-type: none"> <li>If courts invalidate Element, loss of local control</li> <li>Moratorium on building permits</li> <li>Suspension of discretionary land use authority</li> </ul> </li> <li>Potential settlement agreements with litigants             <ul style="list-style-type: none"> <li>Mandatory rezonings, affordable production requirements</li> </ul> </li> <li>Protection from Attorney General litigation on Housing Element</li> <li>Maintain discretionary review over affordable housing projects</li> <li>Maintain eligibility for State housing funds</li> <li>Don't face RHNA carry-over into next Housing Element cycle</li> </ul>  <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>	<h3>The Housing Element does not:</h3> <ul style="list-style-type: none"> <li>Require the City to build the units planned for             <ul style="list-style-type: none"> <li>However, projects may be eligible for a streamlined approval process in cities that have not made sufficient progress in addressing growth needs</li> </ul> </li> <li>Provide funding             <ul style="list-style-type: none"> <li>Though eligibility for State housing funds require an HCD approved Element</li> </ul> </li> <li>Authorize construction on Housing Element sites             <ul style="list-style-type: none"> <li>Development projects still need to go through City approval processes</li> </ul> </li> </ul> <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>
<h3>Who Needs Affordable Housing in Sierra Madre?</h3> <ul style="list-style-type: none"> <li>People who work in town and cannot afford to live here             <ul style="list-style-type: none"> <li>Teachers, nurses, retail and hospitality workers, childcare providers</li> </ul> </li> <li>Special needs households             <ul style="list-style-type: none"> <li>Senior citizens, disabled persons, single-parent households</li> </ul> </li> <li>Children of long-time Sierra Madre residents</li> </ul>  <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>	<h3>Regional Housing Needs Assessment (RHNA)</h3>  <p>The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve HCD support of the Housing Element.</p> <p><small>www.CityOfSierraMadre.com City of Sierra Madre</small></p>



# City of Sierra Madre 2021-2029 Housing Element Update *Community Workshop Input*

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On December 1<sup>st</sup> 2020, City Planning and Preservation Department staff and consultants conducted a virtual community workshop to solicit public input on the Housing Element update. Twenty-five members of the public participated in the workshop, and provided feedback via on-line polling and question and answers. The following summarizes the input received at the workshop, including staff responses to participant questions.

## **Polling Questions**

### **1. How long have you lived in Sierra Madre?**

<u>1 person</u>	1-2 years
<u>1 persons</u>	6-10 years
<u>0 persons</u>	11-20 years
<u>23 persons</u>	21+ years

### **2. What type of housing unit you live in?**

<u>13 persons</u>	Detached single-family house
<u>2 persons</u>	Duplex/triplex/fourplex
<u>1 person</u>	Apartment

### **3. What strategies should Sierra Madre pursue to meet its RHNA obligations?**

<u>6 persons</u>	Provide increased densities in select multi-family neighborhoods
<u>4 persons</u>	Allow housing on select commercial sites
<u>4 persons</u>	Provide incentives for accessory dwelling units
<u>2 persons</u>	Build housing on public parking lots
<u>1 person</u>	Allow housing on church sites

## **Questions and Answers**

### **1. Will we be hearing from the Planning Commission in this discussion tonight?**

*The Planning Commission was invited but will not be participating this evening. The Planning Commission will have a public meeting on the matter in the near future, tentatively scheduled for January 21<sup>st</sup>.*

### **2. When can we get a copy of this Draft?**

*The Draft 2021-2029 Housing Element is targeted for public review in March of next year. The City's current 2014-2021 Housing Element is available on the website [cityofsierramadre.com/HousingElement](http://cityofsierramadre.com/HousingElement)*

### **3. Should the City consider appealing the RHNA requirement? I fear that the increase will continue exponentially to the point that there will be no more single-family housing. We have limited land in Sierra Madre, we cannot go out, only up.**

*The deadline for filing RHNA appeals has passed. In the past, SCAG has granted very few appeals. It should be noted that a reduction in any jurisdiction's RHNA will be redistributed across all SCAG jurisdictions.*

### **4. I don't understand... building does not have to happen, yet building permits have been issued?**

*The information presented on building permits issued is in reference to the City's review of its progress in addressing the RHNA under its current 2014-2021 Housing Element. As part of the updated Element, the City must provide adequate sites through appropriate zoning to address its future RHNA, but the City is not required to build the housing that is planned for.*

### **5. Could you please explain the "default density" formula?**

*State statutes allow jurisdictions to use higher density as a proxy for lower income affordability in the Housing Element sites inventory. The concept is that parcels that are zoned to the minimum "default density" corresponding to a jurisdiction's population size can accommodate the economies of scale needed to produce affordable housing. Per AB 2348, the default density for small suburban jurisdictions such as Sierra Madre is a minimum of 20 units/acre for very low and low income sites.*

### **6. Will rents be controlled if someone builds more units on their property?**

*No. Unless a property owner takes advantage of density bonus or other regulatory or financial incentives for affordable housing, rents on new development are not restricted.*

### **7. Do the numbers mean apartments?**

*The multi-family sites being evaluated could be apartments or condominiums, and in the commercial and manufacturing zones, mixed use development.*

**8. Would there be underground parking on any site, especially site 1?**

*Yes, due to the lay of the land in Sierra Madre sloping from north to south, there is an opportunity for underground and semi-subterranean parking.*

**9. We're losing population, so why do we have to do this?**

*The Regional Housing Needs figures (RHNA) are based on household growth projections from the State and distributed to jurisdictions by SCAG based on an approved methodology. State statutes require all jurisdictions to provide for their fair share of this regional housing need.*

**10. Do we have existing housing stock at 30 units/acre in Sierra Madre?**

*The Wisteria Garden Apartments on Sierra Madre Boulevard is 29 units/acre. There are likely other older apartment complexes at similar densities. As Wisteria Gardens illustrates, 30 units/acre doesn't necessarily require podium parking, but can be achieved with tuck under parking.*

**11. Ascension supports this? They don't have parking on site, but do have a school (that two of my kids attended). Would that be sacrificed for housing?**

*Ascension previously looked at purchasing a large parcel of land to the east of their property, and indicated this could be a suitable location for church sponsored housing. They stated their current property is pretty well utilized, and the parking lot isn't suitable for redevelopment as it is used for the school.*

**12. Are there incentives/subsidies/financing for the owner to develop affordable housing on one of the proposed sites?**

*Yes. There are regulatory incentives and concessions available through the City's Affordable Housing Ordinance (Zoning Code Chapter 17.34), which implements State density bonus law. The State has numerous funding programs to support affordable housing, such as the low income housing tax credit.*

**13. For private multi-family additions, would the City loosen restrictions on setbacks and parking requirements to achieve moderate or very low income level housing?**

*As stated above, the City's Affordable Housing Ordinance allows for modified development standards in exchange for the provision of a portion of the units as affordable.*

**14. I love Taylors but the site is a natural for high-density housing. Could it be added to the list of sites with a covenant that the developer would have to provide a lease at the same terms as now for Taylors to occupy the first floor of a development?**

*Staff did initially identify the Taylors site as a housing opportunity site. City Council discussed and determined they did not want to include, along with the adjacent City owned lot. However, if there was enough support, staff could go back and re-visit. And similar to what we mentioned on the Post Office site, if the Taylors site was proposed for mixed use*

*development, the development agreement could specify that Taylors maintains the option to go back in as part of the project at the same rate level.*

**15. What would the unit capacity be at the Taylor’s Market site if it were redeveloped at 40 units/acre, integrating Taylors as part of a mixed-use project?**

*Prior analysis of redevelopment of the entire Taylor’s Meats site and adjoining vacant parking lots yielded 28 units at 20 unit/acre and 43 units at 30 units/acre. Integrating Taylor’s as part of a mixed use project at 40 units/acre could potentially yield up to 56 units on the site, depending on the design of the project. (Refer to attached aerial of site with different density options and yields).*

**16. Some of these lots identified as potentially denser opportunities are privately-owned properties. Have the owners indicated they are willing to re-develop? Or is the City considering acquiring them via eminent domain?**

*The City has sent letters to all affected property owners about their property being discussed for potential upzoning, and has heard back from just a few. While ideally property owners will support any change in zoning, it is part of the Police Power of the City to rezone properties. In the prior Housing Element where the City only needed to zone one 20 unit/acre site, the City did not include properties where the property owner wasn’t in support.*

**17. What’s the plan for parking if City parking is used for housing? The parking lots identified in Site 1 are not underutilized. How would the parking be replaced? Would the business customers park underneath the units?**

*Parking would be paired up with the building itself, either fully or semi-subterranean. There would be an area cordoned off for residents, and a separate area for retail users. If the housing had an affordable component, it would be eligible for a reduction in parking requirements.*

**18. It was helpful to know that the planning is required by the state not the actual construction.**

*Thank you for your input.*

**19. If the Housing Element is accepted by the State but no new housing is built to address the RHNA, what will the State do?**

*As shown previously, the City didn’t meet its RHNA goals during the current 5<sup>th</sup> cycle Housing Element. However, under SB 35, if a City is well underproducing, there is an opportunity for development of housing by right if it includes a specified % of affordable units. Recent changes in housing law give the State more oversight and enforcement authority to hold cities accountable for their housing goals. The City is required to report annually to the State on its progress in implementing the housing element. If a city wasn’t producing any housing, the State may look further into if there are any local constraints preventing development.*

**20. Are improved public transit options or traffic flow improvements being considered to accommodate additional residents? Would there be a need for a traffic light at the major street intersections?**

*A programmatic environmental impact report will be prepared that generally evaluates the traffic impacts under the Housing Element. Detailed traffic analysis is conducted once actual projects are proposed, and determination is made as to any necessary improvements.*

**21. Will there be CEQA requirements for additional density?**

*The Housing Element triggers minor updates to several additional General Plan elements. A programmatic environmental impact report (EIR) will be prepared for all the elements being updated, including any increase in densities under the Housing Element.*

**22. Is there a height limit for new units? Is a three-story unit acceptable?**

*If the City adopts 30 unit/acre densities on certain sites, there would need to be a new zoning category and General Plan land use designation to implement. Height standards for 30 units/acre would likely be three stories.*

**23. In the future would the state/city encourage (or demand) lots that are designated as single-family lots to become multi-family lots?**

*It is clear in the City's General Plan that Sierra Madre wants to preserve its single-family neighborhoods as such. The only current exception to this is the requirement to allow accessory dwelling units on single-family properties.*

**24. Senator Wiener is aggressively pushing for the State to override single family zoning for all cities. How will Sierra Madre respond to that?**

*There were a couple bills that didn't pass that would have impacted single-family zoning, such as requiring jurisdictions to allow up to four units on single-family parcels. If these bills come back, the City Council will likely take a position on.*

**25. Please explain Housing by Right.**

*Housing by right means there is no discretionary action required by the City, and it is not a project under CEQA. Such housing still needs to meet General Plan and zoning standards and can be subject to design review.*

**26. If your property was selected and there is a huge oak tree on the property would it be allowed to be removed without penalties.**

*An arborist report would need to determine if it was a healthy tree. Even if it was healthy, it could potentially be removed with mitigation, such as replacement or payment into a fund back to plant trees elsewhere.*

**27. For site 5 (Montecito Avenue), our extremely limited manufacturing zoning would be reduced further, isn't that zoning diversity needed for a healthy local economy?**

*While the sites inventory shows a series of potential sites on Montecito, it is unlikely all would be converted to housing. The properties identified were pretty underutilized and likely not contributing much tax base to the local economy.*



## Sierra Madre Senior Housing Needs Survey - Responses

**A total of 70 senior citizen residents completed the Housing Needs Survey, with 48 responding on-line via the City's Housing Element website, and 22 completing paper copies of the survey. The following presents the aggregated response to the survey questions.**

1. Do you currently rent or own your home?

21% Rent 79% Own

2. Prior to its temporary closure during the pandemic, do you visit the Hart Park Senior Center and/or receive the *Senior Newsletter*? 44% Yes 56% No

If yes, do you believe adequate information is provided about housing programs for seniors, such as senior housing, rental assistance, and help with housing maintenance? 28% Yes 72% No

3. Please indicate if you are interested in learning more about any of the following programs for seniors:

36% Rental or home buying options for seniors

17% Financial assistance for renters

44% Assistance for home and property maintenance

4. From 1-5, (5 being most important), please indicate how important the following issues are to you: (score represents weighted average)

4.13 Additional affordable senior housing in Sierra Madre

3.69 Having senior housing located near medical facilities and shopping

3.60 Having senior housing located near transit (such as bus routes)

3.0 Having senior housing located near the Sierra Madre Senior Center in Hart Park

5. Accessory dwelling units (ADU)s, or "granny flats", are small, self-contained units either attached or detached to a single-family dwelling. They can provide lower cost rental options for seniors, and provide senior homeowners with added rental income. Would you like information on how to provide an ADU on your property? 30% Yes 70% No

6. How would you like information about senior housing opportunities and programs to be provided?

66% Online/email

34% Written newsletter mailed to your home

16% Information posted at the Senior Center

7. Please identify your age range:

8% 55-61

51% 62-75

41% 75+

**SIERRA MADRE 2021-2029 HOUSING ELEMENT NOTIFICATION LIST**

<b>AGENCIES</b>	
CLIMB Work Activity Center 171 W. Sierra Madre Blvd. Sierra Madre, CA 91024	Podley Realtors 30 N. Baldwin Ave. Sierra Madre, CA 91024
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