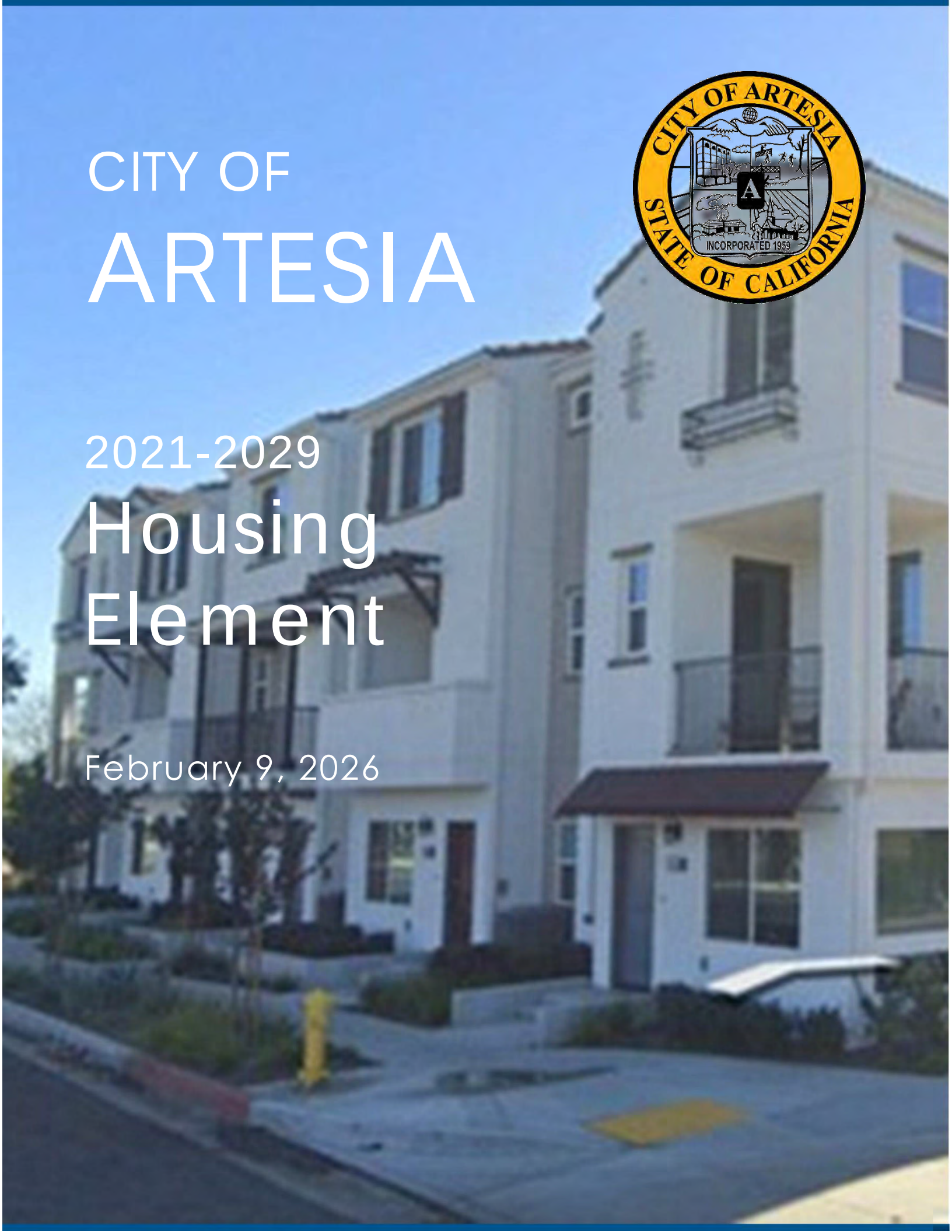

CITY OF ARTESIA

2021-2029 Housing Element

February 9, 2026

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Introduction

Purpose and Content

The City of Artesia's Housing Sub-Element is the component of the City's General Plan that addresses housing needs and opportunities for present and future Artesia residents for the 8-year period from October 2021 through October 2029. The Housing Sub-Element provides the primary policy guidance for local decision-making related to housing. The Housing Sub-Element of the General Plan is the only General Plan Element that requires review and certification by the State of California.

The Housing Sub-Element provides a detailed analysis of Artesia's demographic, economic, and housing characteristics as required by State law. The Sub-Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation, and rehabilitation. Based upon the community's housing needs, available resources, constraints, opportunities and past performance, the Housing Sub-Element identifies goals, policies, actions, and objectives that address the housing needs of present and future Artesians.

Housing Element Update Process

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important role that local governments play in pursuit of this goal; the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan (California Government Code §65580 et seq.).

State law requires each jurisdiction in the Southern California Association of Governments (SCAG) region to update its Housing Element for the 2021-2029 planning period.

State Planning Requirements

The Housing Element is one of the General Plan elements mandated by State law. The Housing Element must include "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element addresses the provision of housing for all economic segments of the population and persons with special needs.

This Housing Sub-Element is one component of the City's overall long-range planning strategy. The General Plan must contain an integrated, consistent set of goals and policies. The Housing Sub-Element is affected by policies contained in other elements of the General Plan. For example, the Land Use Sub-Element designates land for residential development and indicates the type, location and density of the residential development permitted in the City. Within this framework, the Housing Sub-Element identifies goals, policies, actions, and objectives for the planning period that directly

addresses the housing needs of Artesia's existing and future residents. The policies contained within other elements of the General Plan affect many aspects of life that residents enjoy – the amount and variety of open space, the preservation of natural, historic, and cultural resources, the permitted noise levels in residential areas and the safety of the residents in the event of a natural or human-caused disaster.

The Housing Sub-Element policies must be consistent with policies identified in other Elements of the General Plan. The Housing Sub-Element has been reviewed for consistency with the City's other General Plan Elements. The policies and programs in this Sub-Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Sub-Element will be reviewed to ensure that internal consistency is maintained.

Housing Sub-Element Organization

This Housing Sub-Element is organized into four chapters:

1. Introduction – Explains the purpose, process, and contents of the Housing Sub-Element.
2. Housing Needs Assessment – Describes the demographic and housing characteristics of Artesia and analyzes the city's current and projected housing needs, including an assessment of fair housing,
3. Resources and Constraints Analysis – Analyzes potential governmental and non-governmental constraints to the provision of housing for all economic segments of the community and persons with special needs.
4. Housing Plan – Details policies, programs, and actions the City of Artesia will carry out over the planning period to address the City's housing needs and goals.

Supporting background material is included in the following appendices:

Appendix A: Evaluation of the Prior Housing Element
Appendix B: Residential Land Inventory
Appendix C: Affirmatively Furthering Fair Housing
Appendix D: Contributing Factors and Meaningful Actions
Appendix E: Public Participation Summary

Citizen Participation

During preparation of this Housing Sub-Element, the City sought input on the concerns and ideas of community members and housing stakeholder groups through community outreach activities. Details regarding outreach activities and how community input has been addressed, including how community input will be solicited and received throughout the implementation period, are provided in Appendix E.

Housing Needs Assessment

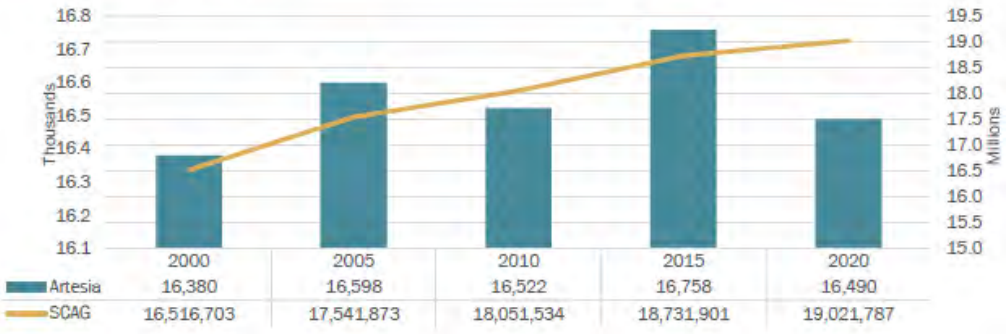
An accurate assessment of existing and future housing needs in the City of Artesia is the basis for establishing goals, policies, actions, and objectives in the Housing Element. This section presents demographic, economic, and housing factors that influence the demand for and availability of housing.

Population Trends and Characteristics

Historical, Existing, and Forecast Growth

As indicated in Table H-1, Artesia had a 2020 population of approximately 16,490 including 613 living in group quarters according to the California Department of Finance. Over the 2000-2020 period Artesia's population growth was negligible compared to 0.7% for the region as a whole.

Table H-1. Population Trends – Artesia vs. SCAG Region

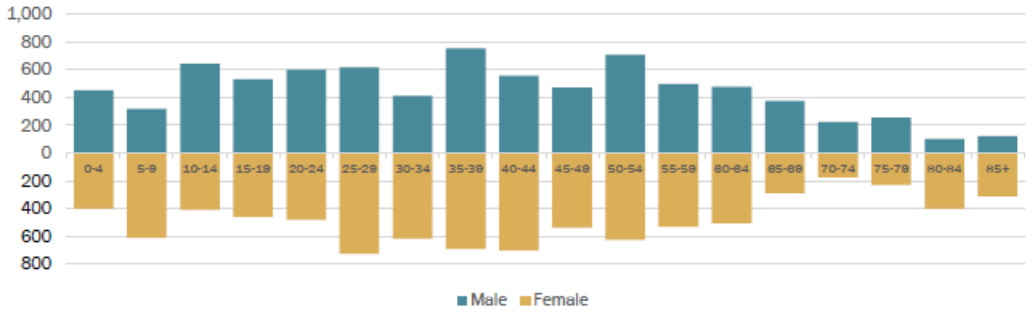


CA DOF E-5 Population and Housing Unit Estimates

Age Composition

As shown in Table H-2, recent Census estimates reported that the population of Artesia is 48.3% male and 51.7% female. The share of the population of Artesia under 18 years of age is 21%, which is lower than the regional share of 23.4%. Artesia's seniors (65 and above) make up 14.8% of the population, which is higher than the regional share of 13%.

Table H-2. Population by Age and Gender – Artesia

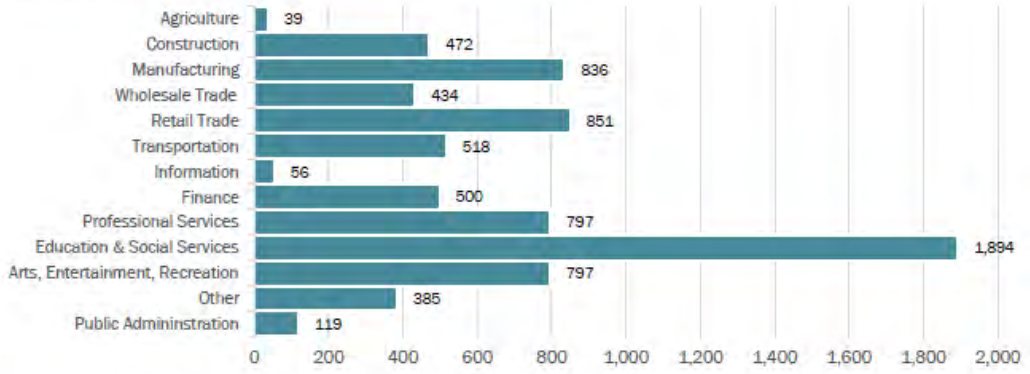


American Community Survey 2014-2018 5-year estimates

Employment Trends

Artesia is surrounded by industry, and larger cities in Los Angeles County. Artesia has 7,698 workers living within its borders who work across 13 major industrial sectors. Table H-3 shows recent employment estimates for Artesia residents. The most prevalent industry is Education & Social Services, with 25% of employees and the most prevalent industry is Retail trade with about 11% of the total.

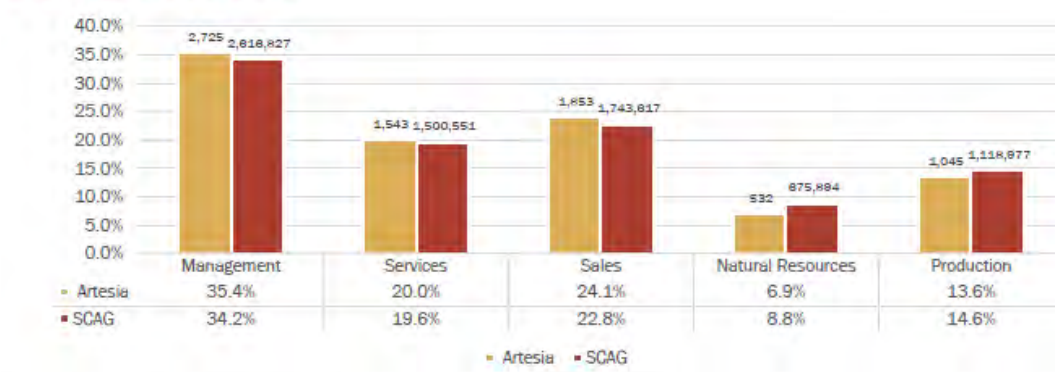
Table H-3. Employment by Industry – Artesia



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Table H-4 indicates that the most prevalent occupational category in Artesia is Management, in which 35% of employees work, while the second-most prevalent type of work is in Sales, which employs about 24% of Artesia residents.

Table H-4. Employment by Occupation – Artesia



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

Household Characteristics

By definition, a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children and an unrelated tenant living in the same dwelling unit is considered a household.

Household Size

Table H-5 illustrates the range of household sizes in Artesia for owners, renters, and overall. The most commonly occurring household size is two people (23.5%) and the second-most commonly occurring household is three people (20.6%). Artesia has a lower share of single-person households than the SCAG region overall (13.6% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2% vs. 3.1%).

Table H-5. Household Size by Tenure – Artesia

American Community Survey 2014-2018 5-year estimates.

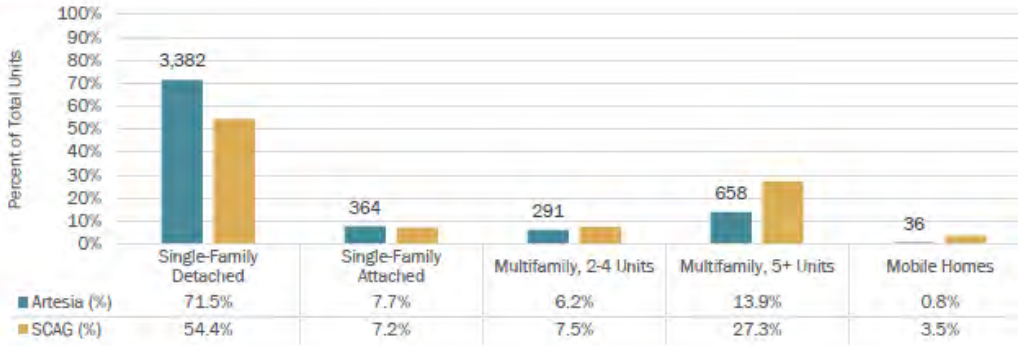
Housing Characteristics

This section summarizes the current housing characteristics and prevailing market conditions in Artesia.

Housing Type

Table H-6 shows recent estimates of the housing stock in Artesia. The most prevalent housing type in Artesia is single-family detached with about 72% of all units, which is significantly higher than for the SCAG region as a whole. Single-family attached units represent about 8% of Artesia's housing units. The average household size is about 3.5 persons.

Table H-6. Housing Type – Artesia vs. SCAG Region

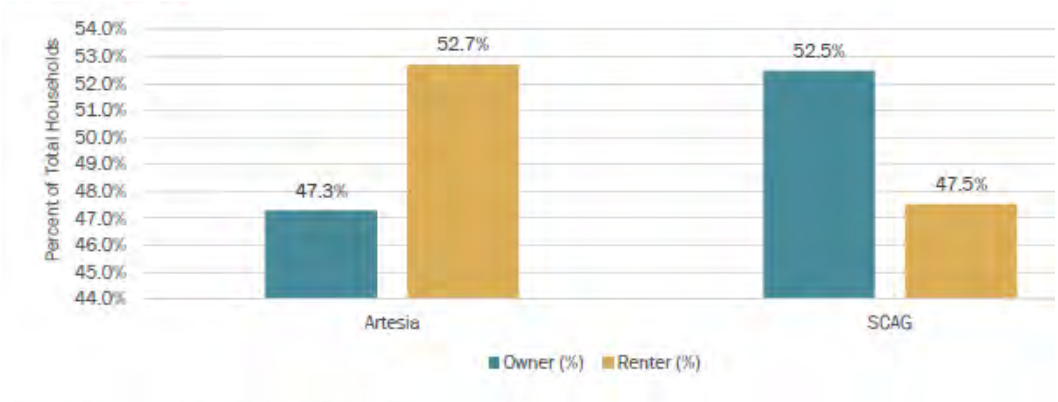


CA DOF E-5 Population and Housing Unit Estimates

Tenure

Housing security can depend heavily on housing tenure, i.e., whether homes are owned or rented. According to recent Census estimates, about 53% of Artesia's housing stock was renter-occupied as compared to about 48% for the SCAG region overall (Table H-7).

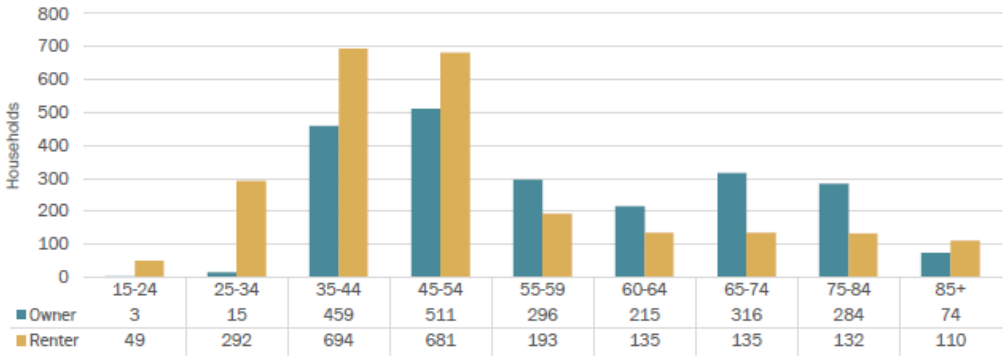
Table H-7. Housing Tenure – Artesia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

As shown in Table H-8 below, older residents over age 55 are more likely to be homeowners.

Table H-8. Housing Tenure by Age of Householder – Artesia

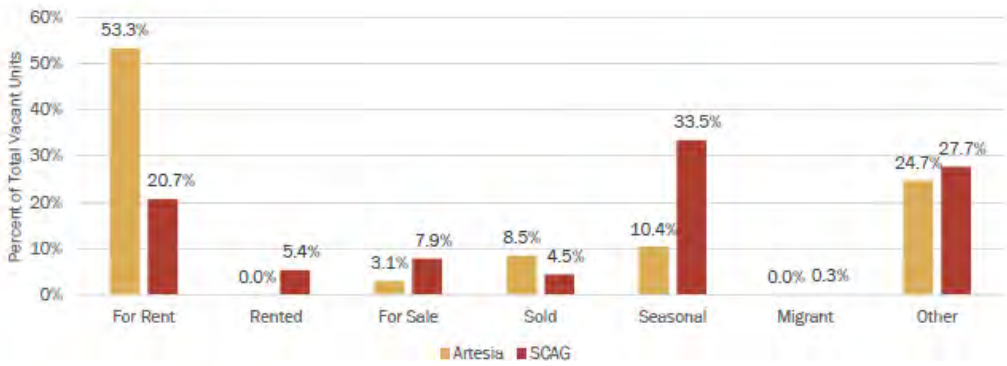


American Community Survey 2014-2018 5-year estimates.

Vacancy Rates

Recent Census estimates reported that vacant units for rent were the most common type of vacancy in Artesia while seasonal vacancies were most common in the region as a whole (Table H-9).

Table H-9. Vacant Housing Units by Type – Artesia vs. SCAG Region



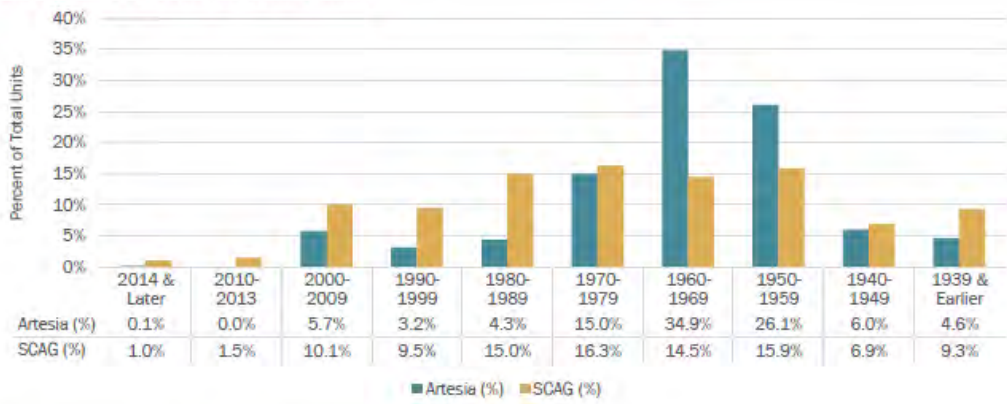
American Community Survey 2014-2018 5-year estimates.

Housing Age and Condition

Table H-10 shows recent Census data regarding the age of the City's housing stock compared to the SCAG region as a whole. Age can be an indicator of general housing stock conditions and a factor in determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. The older the units, the more likely they will need major repairs. Additionally, older housing units may not be built to current building codes including fire safety standards.

In general, housing that is 30+ years old may need minor repairs. Housing units over 50 years old are more likely to need major repairs. In Artesia, most housing units were built between 1950 and 1970 and are more than 50 years old.

Table H-10. Housing Units by Age – Artesia vs. SCAG Region



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Artesia (%)	0.1%	0.0%	5.7%	3.2%	4.3%	15.0%	34.9%	26.1%	6.0%	4.6%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

American Community Survey 2014-2018 5-year estimates.

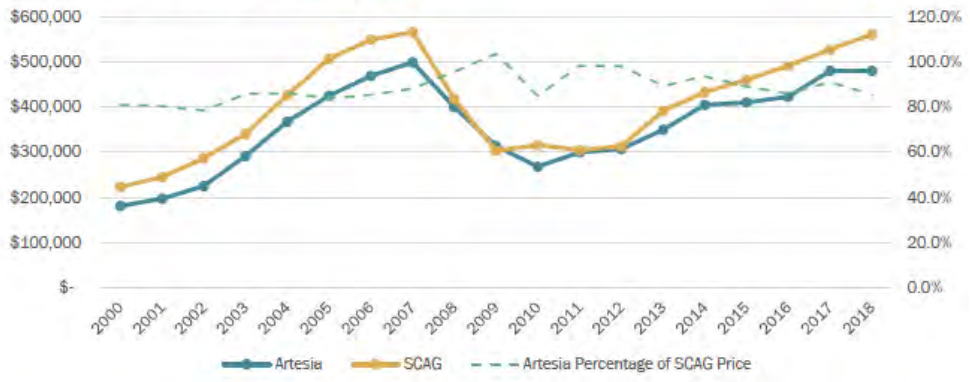
Based on the observations of City building inspectors and code enforcement staff, it is estimated that about 10% of housing units need minor repairs while 2% to 3% may need more substantial rehabilitation. Generally, housing in the northern portion of the city is more likely to require maintenance and repairs.

Housing Costs and Rents

a. Existing and New Home Price Trends

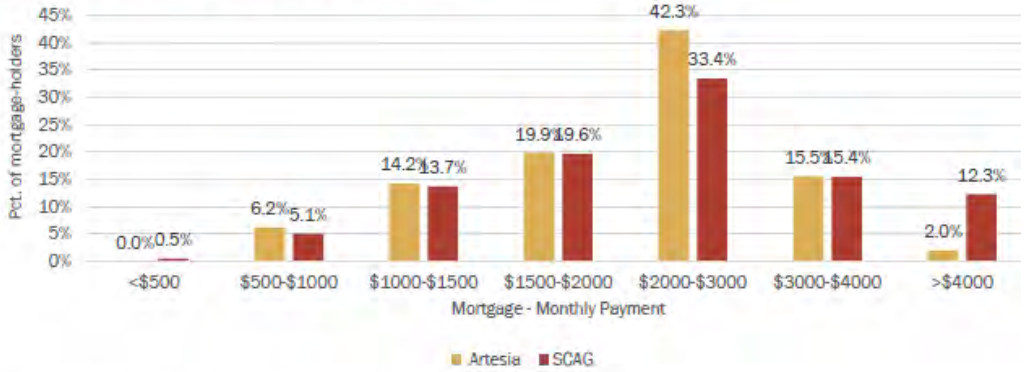
Between 2000 and 2018, median home sales prices in Artesia increased 165% while prices in the SCAG region increased 151%. 2018 median home sales prices in Artesia were $480,000 and the highest experienced since 2000 was $499,000 in 2007 (Table H-11).

Table H-11. Median Existing Homes Sales Prices 2000-2018 – Artesia vs. SCAG Region



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

Table H-12. Monthly Owner Costs for Mortgage Holders – Artesia vs. SCAG Region



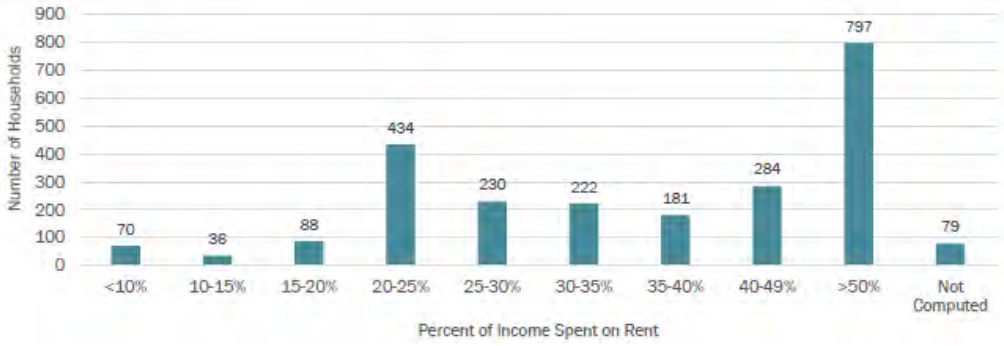
American Community Survey 2014-2018 5-year estimates.

The most common mortgage payment in Artesia as well as the region as a whole is $2,000-$3,000 per month (Table H-12).

b. Rental Costs

About 61% of Artesia's spend 30% percent or more of gross income on housing cost, compared to 55% in the SCAG region (Table H-13). Additionally, about 33% of Artesia renters spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region. According to recent Census data, median rent in the city was estimated to be approximately $1,508 per month.

Table H-13. Percentage of Income Spent on Rent – Artesia



c. Overpayment

Overpayment refers to households that pay more than 30 percent of their gross income for housing. High housing costs can cause a household to spend a disproportionate percentage of its income on housing and lead to other problems, including overcrowding and a deterioration of housing stock because costs associated with maintenance must be sacrificed for more immediate expenses (i.e., food, clothing, medical care, and utilities).

Recent estimates of overpayment by income category in Artesia based upon 2014-2018 Census data are shown in Table H-14. This table shows that households in the lowest income categories typically experience higher rates of cost burden.

Table H-14. Overpayment by Tenure and Income Category – Artesia

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	380	370	410
Household Income >30% to less-than or= 50% HAMFI	560	360	560
Household Income >50% to less-than or= 80% HAMFI	415	40	715
Household Income >80% to less-than or= 100% HAMFI	55		275
Household Income >100% HAMFI			455
Total	1,410	770	2,420
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income less-than or= 30% HAMFI	120	105	195
Household Income >30% to less-than or= 50% HAMFI	175	160	275
Household Income >50% to less-than or= 80% HAMFI	75	55	375
Household Income >80% to less-than or= 100% HAMFI	85		260
Household Income >100% HAMFI	75	10	1,070
Total	530	330	2,175

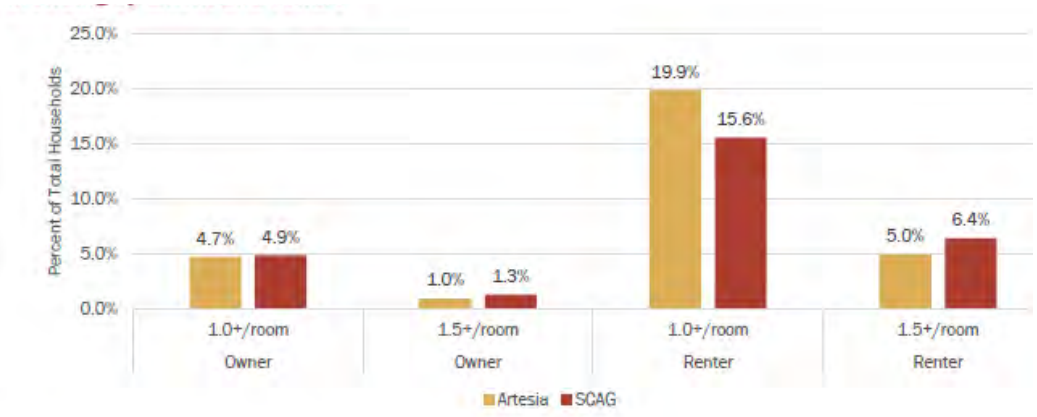
Source: HUD CHAS, 2014-2018. "HAMFI" refers to Housing Urban Development Area Median Family Income

d. Overcrowding

Overcrowding is defined as a housing unit having more than one person per room, not including bathrooms, kitchens, and hallways. Effects of overcrowding include strain on public facilities and services and accelerated deterioration of the housing stock.

According to recent Census estimates, about 6% of owner-occupied households and 25% of renter-occupied households in Artesia had more than 1.0 occupants per room, while 1% of owner-occupied households and 5% of renter-occupied households were severely overcrowded with more than 1.5 occupants per room.

Table H-15. Overcrowding by Tenure – Artesia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

Special Needs Groups

Certain groups may experience more difficulty in finding decent, affordable housing due to special circumstances, including the elderly, large families (5 or more persons), female-headed households, persons with disabilities, homeless persons, and farm workers.

Elderly Persons

Federal housing data define a household type as "elderly family" if it consists of two persons with either or both persons aged 62 and over. The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed incomes. In addition, the elderly may have special needs related to housing construction and location. Elderly persons may require ramps, handrails, lower cabinets and counters to allow greater access and mobility, or special security devices for self-protection. Due to limited mobility, the elderly also typically desire access to services and amenities such as medical offices, shopping, and public transit.

Recent HUD data reported that approximately 30% of Artesia's elderly households had extremely low incomes (i.e., less than 30% of median income) compared to 24% in the SCAG region as a whole, and an additional 17% of Artesia senior households had very-low incomes between 30% and 50% of median income. Seniors who rent may also be at greater risk for housing challenges than those who own due to income differences between these groups.

Table H-16. Elderly Households by Income and Tenure – City of Artesia

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	140	135	275	29.8%
	30-50% HAMFI	125	30	155	16.8%
	50-80% HAMFI	90	64	154	16.7%
	80-100% HAMFI	40	45	85	9.2%
	> 100% HAMFI	245	10	255	27.6%
	TOTAL	640	284	924	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Between 2010 and 2020, the over 65 age group experienced the largest increase in the share of total Artesia population, growing from 11.6% to 16.3% which is higher than the regional (Los Angeles County) share of 15.7%. Of the senior (over 65) population, 15% live alone and 36% live with relatives.

(US Census – ACS and Demographic & Housing Estimates – 2023).

a. Existing Resources

In the City of Artesia, there are two licensed assisted living facilities:

(California Department of Social Services 2025)

- Narra Tree Inc./IBEX Home (6 beds)
  - 18918 Ibex Avenue
- The Oasis (6 beds)
  - 17923 Horst Avenue

In addition, there are currently four senior housing facilities located within the City:

- The Christian Home for the Aged
- Windsor Palms (formerly Twin Palms Care Center)
- Founder's House of Hope
- New Man Horizons

The City of Artesia's website provides information, including contact information for the area senior service providers, including Food and Health Services, the Los Angeles County Aging & Disabilities Department, and alternative transportation services.

b. Gaps in Resources (Needs)

Between 2000 and 2018, the 55-64 age group experienced a significant increase in the share of total Artesia population, growing from 8.4% to 11.9% of the City's population (Census, ACS 2000 & 2018). This would support the conclusion that the senior population will continue to gradually increase as a percentage of total City population. Therefore, it is anticipated that senior services should be expanded depending on resource and funding capacity during the 2021-2029 planning period (6th Housing Element Cycle.

Given that approximately 47% of the City's senior population is considered very low or extremely low income, the limited supply of rental or for-sale housing, which is affordable to this population is a critical need.

c. Proposed Polices, Programs and Actions to Help Address Gaps

For the 2021-2029 planning period, the following policies and programs are included herein to address senior population needs:

- Policy HE 1.2: Increase the extremely low, very low- and moderate-income housing stock.
  - Action 1.2a: Maximize external funding resources.
  - Action 1.2d: Accessory Dwelling Units (ADUs)
  - Action 1.2e: Housing for lower income households.
  - Action 1.3a: Mixed Use Overlay Zone
  - Action 1.4a: Expedited process for Special Needs housing.
  - Action 1.4b: Technical assistance for Special Needs housing.
  - Action 1.4c: Variety of housing types.

- Policy HE 2.1: Maintain and improve housing stock.
  - Action 2.1a: Mobile Home Park/Manufactured Home Zoning District
  - Action 2.1b: No net loss and replacement of affordable housing units.
  - Action 2.2a: Code Enforcement actions.

- Policy HE 3.1: Identify properties within the City that are suitable for housing development.
  - Action 3.1a: Land Inventory for Infill Housing Opportunities.
  - Action 3.1b: Transit Oriented Development (TOD).

- Policy HE 4.1: Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.
  - Action 4.1a: Affirmatively Furthering Fair Housing (AFFH)
  - Action 4.3a: Section 8 Housing Choice Vouchers

- Policy HE 5.2: Provide efficient development permit processing.
    - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: The Housing Element goals, policies and actions involve primarily revisions to ordinances, proactively providing information to residents and increasing permit processing efficiencies. Such actions will be funded primarily through the General Fund, supported as feasible and available, by planning grants.

Large Households

Large households (5 or more persons) typically require dwellings with more bedrooms. These households report a higher cost burden and a higher percentage of housing problems. This is especially true for renter households because multi-family units are typically smaller than single-family homes. Table H-17 shows that according to recent Census estimates approximately 20% of owner households and 24% of renter households in Artesia had five or more persons. This compares to the Los Angeles County large household percentages of 16% owner households and 13% renter households.

Table H-17. Large Households by Tenure Size, City of Artesia

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	306	328	634
Six	105	181	286
Seven or More	27	63	90
Total Households	2,173	2,421	4,594
Percent of Total Households	20.2%	23.6%	22.0%

Source: US Census, 2014-2018 ACS

This represents approximately 3.4% of the total housing stock.

a. Existing Resources

The City's housing stock includes 1,360 homes (apartments and rental units) with 4 or more bedrooms. (Census.gov – ACS 2023).

b. Gaps in Resources (Needs)

The housing stock with 4 or more bedrooms represents only 3.4% of total units. However, 21% of the households (owners + renters) in the City of Artesia are considered large households (5 or more persons).

c. Proposed Policies, Programs and Actions to Help Address Gaps

The following policies and actions items for the 2021-2029 planning period are most applicable to increasing housing stock to accommodate large households:

- Policy HE 1.2: Increase the extremely low, very low- and moderate-income housing stock.
  - Action 1.2a: Maximize External Funding Resources.
  - Action 1.2e: Housing for Lower Income Households.
  - Action 1.4c: Variety of Housing Types.

- Policy HE 2.1: Maintain and improve housing stock.
  - Action 2.1a: Mobile Home Park/Manufactured Home Zoning District
  - Action 2.1b: No net loss and replacement of affordable housing units.
  - Action 2.2a: Code Enforcement.

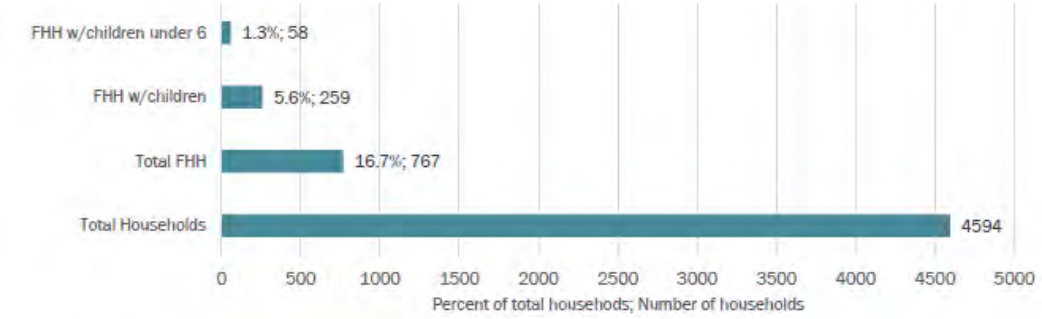
- Policy HE 5.2: Provide efficient development permit processing.
  - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: The Housing Element goals, policies and actions involve primarily revisions to ordinances, proactively providing information to residents and increasing permit processing efficiencies. Such actions will be funded primarily through the General Fund, supported as feasible and available, by planning grants.

Female-Headed/Single Parent Households

Female-headed and single-parent households are included as a special needs group because of their typically lower rate of homeownership, lower incomes, and higher poverty rates. Table H-18 shows recent Census estimates for female-headed households in Artesia. Approximately 17% of households in Artesia are female-headed (compared to 14% in the SCAG region), 6% are female-headed with children (compared to 7% in the SCAG region), and 1% are female-headed with children under 6 (compared to 1% in the SCAG region).

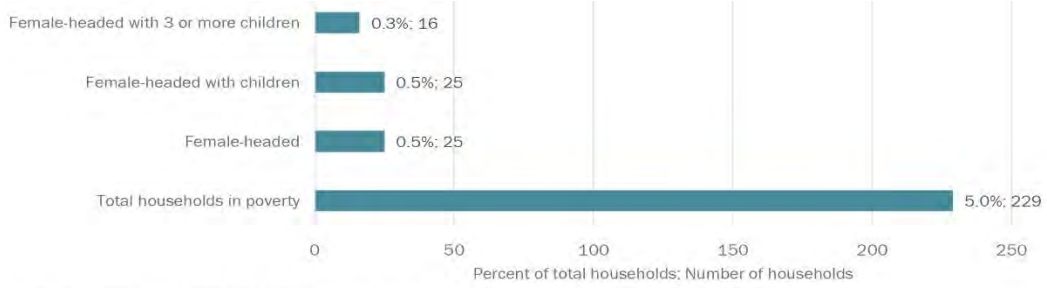
Table H-18. Female Headed Households – Artesia



American Community Survey 2014-2018 5-year estimates.

About 5% of all Artesia households are experiencing poverty, compared to 8% percent of households in the SCAG region as a whole, and approximately 11% of Artesia households below the poverty line were female headed as demonstrated in Table H-19. In 2018, the poverty threshold for a family of 2 adults and 2 children was $25,465/year.

Table H-19. Poverty Status for Female Headed Households – Artesia



American Community Survey 2014-2018 5-year estimates.

Given that the percentage of female-headed households below the poverty level is equivalent to the citywide population – 5%, the policies and action items included herein for extremely low-income households would also apply to female-headed/single parent households in this income category.

Persons with Disabilities

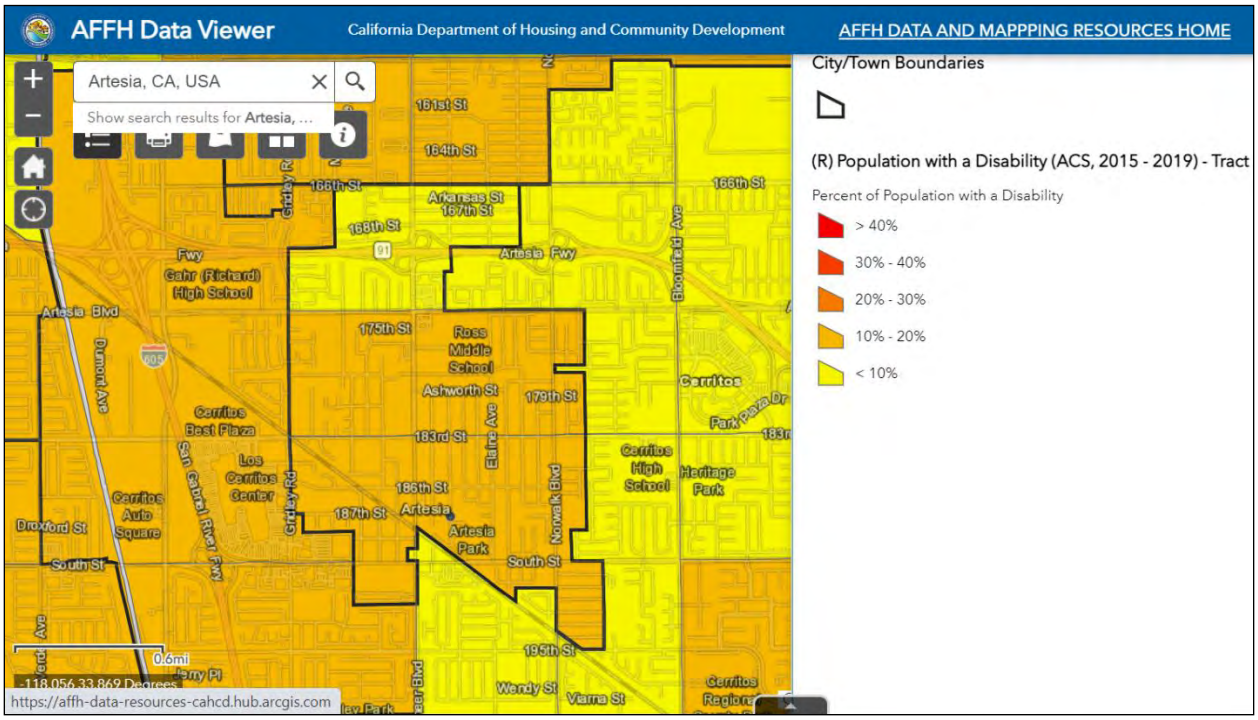
Access and affordability are two major housing needs of persons with disabilities. Access is particularly important for those with physical disabilities, and they may require specially designed housing.

California Administrative Code Title 24 sets forth housing access and adaptability requirements for persons with disabilities. These regulations apply to public buildings (e.g., offices, stores, hotels), employee housing, factory-built housing, and new apartment buildings containing five or more dwelling units. The regulations also require that features such as ramps, doorways, and restrooms be designed to enable free access to persons with a disability. These standards are not required in new single-family residential construction and are incorporated into the City's Building Code.

In addition to State and local laws assisting person with disabilities, there are also Federal Laws. The Americans with Disabilities Act of 1990 (ADA) is a federally established inclusion of accessible development standards, and it establishes clear and comprehensive restrictions on discrimination based on disability. The ADA requirements also create expectations that reasonable accommodation be provided, which can include waivers from existing design standards in order for people with a disability to have equal access to their homes and work environments. The ADA mandates apply to all public agencies and guarantees access to all programs, services and activities provided by a public agency.

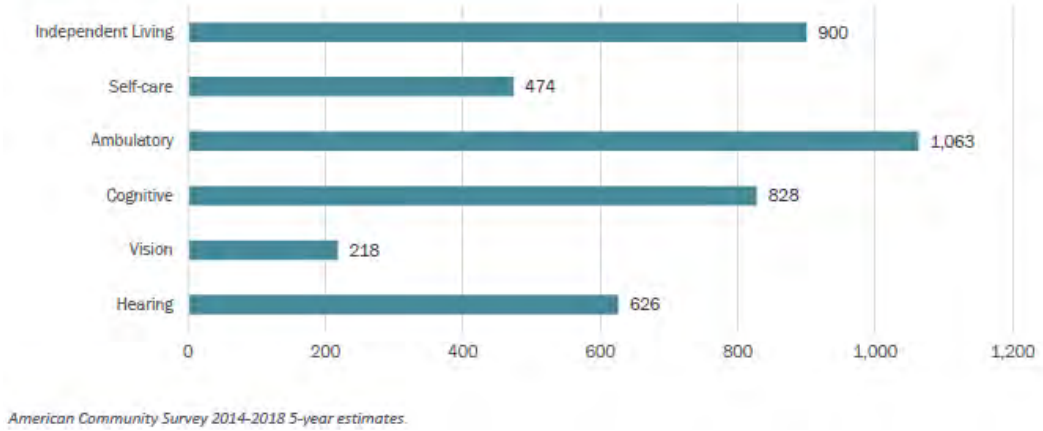
Approximately 10 to 20% of Artesia's population reported one or more disabilities in the most recent U.S. Census American Community Survey (Figure H - 1).

Figure H - 1 Population with a Disability - Artesia



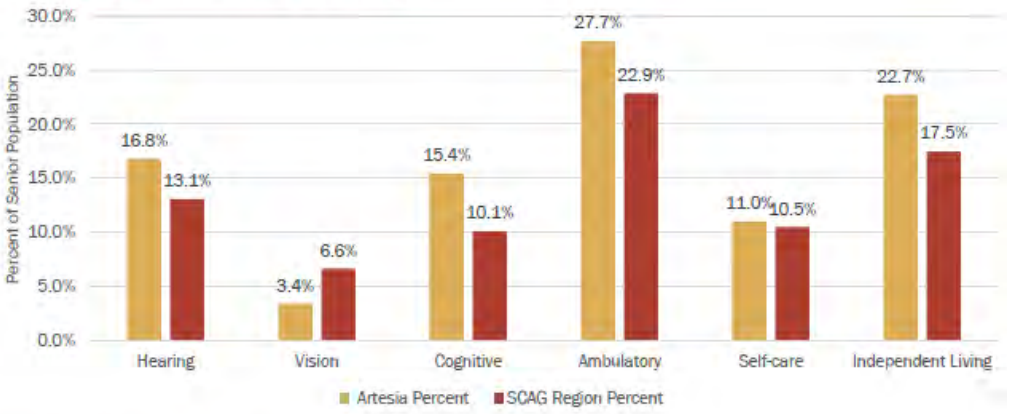
The most common types of disabilities for Artesia residents were ambulatory, independent living and cognitive.

Table H-20. Disabilities by Type – Artesia



In Artesia, the most commonly occurring disability among seniors 65 and older was an ambulatory disability, experienced by 27.7% of Artesia's seniors and 22.9% of seniors in the SCAG region.

Table H-21. Disabilities by Type for Seniors – Artesia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

About 32% of Artesia residents with a disability are in the labor force as demonstrated in Table H-22.

Table H-22. Disabilities by Employment Status – Artesia

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	192	24%	7,229	73%
Unemployed	66	8%	367	4%
Not in Labor Force	539	68%	2,264	23%
TOTAL	797		9,860	

American Community Survey 2014-2018 5-year estimates.

The US Census does not compile data for developmental disabilities; however, the California Department of Developmental Services (DDS) maintains data for the number of persons served by the network of regional centers. The Harbor Regional Center serves the residents of the City of Artesia, along with the surrounding cities. Recent DDS statistics for persons with developmental disabilities living in Artesia are shown below.

Table H-23. Artesia Residents with Developmental Disabilities Served by Harbor Regional Center

		Artesia
By Residence:	Home of Parent/Family/Guardian	155
	Independent/Supported Living	5
	Community Care Facility	36
	Intermediate Care Facility	22
	Foster/Family Home	5
	Other	5
By Age:	0 - 17 Years	228
	18+ Years	78
TOTAL		534

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

a. Existing Resources

The City currently maintains a policy of "reasonable accommodation" and abides by all state, federal and local reasonable accommodation laws.

Artesia is served by the Los Angeles County Aging and Disabilities Department. Contact information for the local service area is provided on the City's website.

Artesia provides a Dial-A-Ride service that provides local trips for seniors and disabled persons. Dial-A-Ride registration, schedules and routes are listed on the City's website.

b. Gaps in Resources (Needs)

- The City currently does not have formal procedures for processing reasonable accommodation requests for persons with disabilities. The City currently handles such requests on a case-by-case basis through an administrative review process when possible.
- The City's current ordinances do not include ministerial provisions for group homes or procedures for removing or reducing parking count requirements for special needs populations.

c. Proposed Policies, Programs and Actions to Help Address Gaps

- Policy HE 1.2: Increase the extremely-low-, very-low-, low- and moderate-income housing stock.
    - Action 1.3a: Mixed Use Overlay (MUO). The new MUO zone will require that affordable units "comply with federal and state requirements to build units accessible to people with developmental disabilities;" that homes built within the MUO zone include "a variety of housing types;" and that "properties accommodating senior residents or people with disability may apply for a reasonable accommodation procedure to remove parking count requirements."

- Action 1.4a: Expedited Processing for Special Needs Housing.
- Action 1.4b: Technical Assistance for Special Needs Housing Development. This Action commits the City to continue assisting developers proposing special needs housing in applying for federal and state funding, processing development code amendments in order to comply with State standards (e.g., group homes); ensuring that development applications for residential and commercial permits are reviewed for compliance with ADA/accessibility standards; and that older buildings are updated to current accessibility standards when possible.
- Action 1.4c: Variety of Housing Types. Code updates to support State expectations include permitting Transitional and Supportive Housing to be permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone. (Gov. Code, § 65583, subd.(a)(5)).
- Action 1.4e: Reasonable Accommodation. These actions include amending zoning laws and other land use regulations when necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. Flyers explaining the reasonable accommodation process will be posted in City Hall, on the City's website, and at the City's recreational center by October 2025, as well as periodically included with utility bills mailed to residents of the City. To further minimize constraints to persons with disabilities, the City will update regulations for residential care facilities in conformance with current State law by October 2025. A Reasonable Accommodation Procedure will also be written to document existing procedures and adding a process for senior citizens and people experiencing disability to waive parking standards based on residents that do not utilize vehicles.

- Policy HE 4.1: Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.
  - Action 4.1b: Definition of Family (amend Zoning Code to define "family" consistent with state law).

- Policy HE 5.2: Provide efficient development permit processing.
  - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: In addition to General Fund commitments for code amendments and reasonable accommodation procedures, the City will seek funds from available grant programs, including CDBG allocations to support these efforts.

Homelessness

The most recent enumeration of homeless persons in the Greater Los Angeles area, including the City of Artesia, was conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020. Artesia is part of LAHSA's East Los Angeles Service Planning Area (SPA 7). LAHSA's most recent point-in-time

survey report estimated that there were 4,586 homeless persons in SPA 7 and 24 homeless persons in Artesia. Of the 24 homeless persons, 16 were determined to be unsheltered and the remaining were sheltered in temporary dwellings (cars, vans, and makeshift shelters).

Certain groups may experience more difficulty in finding decent, affordable housing due to special circumstances, including the elderly, large families (5 or more persons), female-headed households, persons with disabilities, homeless persons, and farm workers.

a. Existing Resources For People Who Are Experiencing Homelessness

Homeless persons are currently referred to the Los Angeles County Sheriff's Department (LASD), social service programs in the nearby cities of Long Beach and Los Angeles, and service providers within SPA 7.

The following non-profit service providers serve homeless persons within SPA-7 (shelters and shelter referrals), per Los Angeles Homeless Services Authority/Homeless Access Centers:

- American Family Housing (Families)
- Jovenes, Inc. (youth – host home referrals)
- PATH (families)
- The Whole Child (families and pregnant adults)

As a member of the Gateway Cities Council of Governments (COG), the City also participates in the Gateway region's Homeless Initiative." This Initiative has developed a plan with specific steps to reduce and end homelessness: "The Roadmap to Ending Homelessness (2021-2026)." The Roadmap includes additional resources, including shelters within the Gateway region. These include:

- Kingdom Causes Bellflower (support resources to those at risk of homelessness)
- Whittier First Day (help for homeless persons and at-risk individuals toward self-sufficiency)
- Whittier Navigation Center
- New Hope Bellflower Shelter
- Salvation Army Bell Shelter
- Century Village at Cabrillo-Long Beach

The City also collaborates with Los Angeles County in "Encampment Resolution Effort - Pathway Home." This effort takes actions to move unsheltered persons into low-barrier temporary, transitional and permanent housing.

b. Gaps in Resources (Needs)

There are currently no homeless shelters or homeless service centers in Artesia, and the City relies solely on referrals. Shelters and homeless services providers are not located in close proximity (with 1-2 miles) to the City.

c. Proposed Policies, Programs and Actions to Help Address Gaps

- Policy HE 1.3: Encourage mixed-use (residential/commercial) development in existing commercial areas.
    - Action 1.3a: Mixed Use Overlay: AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.

The MUO will accommodate a variety of housing types, including Single Room Occupancy (in accordance with Government Code Section 65583 and 65583.2), emergency shelters, employee housing, transitional housing, supportive housing, and low barrier navigation centers.

- Policy HE 1.4: Provide housing opportunities for special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).
    - Action 1.4a: Expedited Processing for Special Needs Housing
    - Action 1.4b: Technical Assistance for Special Needs Housing Development
    - Action 1.4c: Variety of Housing Types (Currently allowed only in the M-1 zone subject to the same standards as emergency shelters. However, shelters will also be permitted in the Mixed-Use Overlay)
    - Action 1.4d: Emergency Shelters and Low Barrier Navigation Centers.

The Municipal Code only allows emergency shelters by-right in the M-1 zone. Code updates will include:

- Ensure parking standards are not more intense than commercial and residential uses in the same zone.
- Code clean-up to remove any conditional entitlement procedure for Emergency Shelters.
- The addition of emergency shelters to the permitted uses in the Mixed-Use Overlay.
- AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq. The Development Code will be updated including adding low-barrier navigation centers to the mixed-use overlay.
- Policy HE 4.2: Support local, non-profit agencies near Artesia that serve the homeless.
    - Action 4.2a Coordination with Homeless Service Providers
- Policy HE 5.2: Provide efficient development permit processing.
    - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: Referral activities, code amendments and collaboration on regional homeless initiatives (e.g., Los Angeles Homeless Services Authority, Gateway Cities' "Roadmap to Ending Homelessness," and Pathway Home are funded through the General Fund. Should the City receive development application(s) from a homeless services provider, the City will participate in related grant applications, bond revenue, and/or state tax credit programs.

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural work. Across the state, farm workers generally receive wages that are considerably lower than other jobs and may struggle to find decent and affordable housing. According to recent Census estimates, no Artesia residents reported being employed in farming, fishing, and forestry occupations.

Table H-24. Farmworkers - Artesia

Artesia	Percent of total Artesia workers:	SCAG Total	
0	0.00%	57,741	Total jobs: Farming, fishing, and forestry occupations
0	0.00%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Should farmworker housing needs be identified, the needs of this population will be addressed by the Housing Programs and Actions that for Extremely Low-Income households and Workforce Housing.

Extremely-Low-Income Household Needs

Extremely low-income (ELI) households are defined as households with incomes less than 30 percent of median. In the City of Artesia, this equates for 17.8% of households earning less than $19,112 per year (SCAG Atlas – Artesia 2022). The needs of ELI households may overlap with other categories of special needs such as persons with disabilities, the elderly and the homeless. California Health and Safety Code §65583 (c)(2) states that the Housing Element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households." In addition, existing programs should either be expanded, or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of ELI households.

Existing ELI Needs

HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset provides information on existing ELI households in Artesia. Table H-25 shows the distribution of ELI households by race/ethnicity and tenure. The race/ethnicity with the highest share of ELI households in Artesia is Hispanic (19.7% compared to 17.7% of total population). Renters are much more likely than homeowners to have extremely-low incomes (23% for renters vs. 13% for owners).

Table H-25. Extremely-Low-Income Households - Artesia

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,090	150	13.8%
Black, non-Hispanic	89	10	11.2%
Asian and other, non-Hispanic	1,902	354	18.6%
Hispanic	1,600	315	19.7%
TOTAL	**4,681**	**829**	**17.7%**
Renter-occupied	2,260	520	23.0%
Owner-occupied	2,400	310	12.9%
TOTAL	**4,660**	**830**	**17.8%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Table H-26. Housing Cost Burden

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	1,525	1,039	2,564
Cost Burden >30% to <=50%	465	470	935
Cost Burden >50%	360	555	915
Cost Burden not available	15	4	19
Total	2,355	2,060	4,415

HUD CHAS 2012-2016, based on ACS.

As indicated in Table H-26, over 40% of Artesia households are cost burdened (spending over 30% of household income on housing or severely cost burdened (spending over 50% of household income on housing). Extremely low-income households are much more likely to experience a severe housing cost burden than any other income group.

Projected ELI Needs

Based on a formula utilized by the Department of Housing and Community Development (HCD), the City anticipates a need to assist 156 ELI households for the 2021-2029 planning period below is the formula for determining ELI households:

- Formula: Divide the current very-low income RHNA construction need by one-half.
- Artesia: 312 very-low RHNA construction need.
- Calculation: 312 / 2 = 156 ELI Households

a. Existing Resources

Current resources to address the needs of extremely low-income households are limited. For example, the Housing Choice Voucher program which offered rental assistance to 176 households from 2013 to 2021 in the City of Artesia.

Due to the overlapping needs of homeless and extremely low-income individuals and households, the City participates in several collaborative efforts and referral programs, as described in the Homelessness chapter of this Element.

As required by State law and City ordinances, Artesia offers incentives for the construction of affordable housing, including housing to accommodate extremely low-income households. These incentives include density bonuses and reduction/modification of development standards.

b. Gaps in Resources (Needs)

Housing entitlements and production in the City of Artesia has not met the needs of extremely low-income households. For example, the Annual Housing Progress Report for calendar year 2023 identifies 6 housing entitlements and 11 housing building permits. All units were identified as "Above Moderate Income."

Outside of affordability incentives, the City does not currently have the financial resources to attract or subsidize (i.e., bridge the affordability gap) the production of housing to address the needs of extremely low-income households.

c. Proposed Policies, Programs and Actions to Help Address Gaps

The City will provide regulatory incentives to the development of housing for ELI households, such as expediting the approval, permitting process, and waiving city-imposed development fees. These incentives would encourage and facilitate housing for Extremely Low-Income persons and illustrate the City's commitment to facilitating the construction of housing for these households.

- Policy HE 1.2: Increase the extremely-low-, very-low-, low- and moderate-income housing stock.

The City will monitor available County, SCAG, State, and Federal funds and pursue funds based on the City's eligibility. Participation in SCAG will supplement City goals and actions in this regard. These resources will be utilized to improve and conserve housing stock by funding rehabilitation programs for ownership, rental, and mobile home parks.

- Action 1.2a: Maximize External Funding Resources
- Action 1.2d: Accessory Dwelling Units

ADUs provide an opportunity to produce housing that is affordable to extremely low-income households while maintaining the character of single-family neighborhoods. The City amended ADU regulations in 2020 consistent with State law. The City will review annually for changes to State law and update City ADU regulations as necessary to ensure consistency with current law.

To support the construction of additional ADUs, the City will:

- Commit to creating and implementing a system to monitor the affordability level of new ADUs.
- Create standard plans so that locals may reduce the cost of construction by having approved plans ready to implement.
- Generate handouts and online materials to support ADU Construction
- ADUs that provide rentals with long-term affordability covenants for very-low and low-income housing units shall have City fees waived.
- Covenants shall be in place for 35 years.
  - Action 1.2e: Housing for Lower-Income Households

The largest barrier to quality of life is access to affordable housing, especially for those households that have extremely low income. The following programs are expected to be the most effective in accommodating and incentivizing housing for extremely low-income households.

- The Mixed-Use Overlay will permit Single Room Occupancy (SRO) units. The MUO allows for density incentives for including lower income units and the area in which they may be permitted is spread through the majority of the commercial corridors within the City which facilitates development near transit options and access to high resource areas.
- Rezone for a shortfall pursuant to Gov Code 65583.2 h) and i), The extremely low-income units are presumed to be placed on the same properties identified to accommodate the emergency shelters and very low-income housing units as these properties are over one-half acre and can accommodate 50 or more units.
  - By right definition consistent with 65583.2(h) and (i): Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.
  - Minimum Density of 16 or 20 units per acre; and
  - Minimum site capacity of 16 units; and
  - at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only OR on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
  - allow 100 percent residential use AND require residential use.
  - occupy 50 percent of the total floor area of a mixed-use project.

- Policy HE 1.3: Encourage mixed-use (residential/commercial) development in existing commercial areas.
  - Action 1.3a: Mixed Use Overlay
    This rezoning effort will include actions to facilitate socially and economically inclusive housing through incentives.
  - Support lower income and special needs households by incentivizing their inclusion.

- Increase the opportunities for a variety of housing types to be implemented.
- New patterns for more socially and economically inclusive housing that reduce segregated living patterns to work towards truly integrated and balanced living patterns.
- Increases in MUO density will be in addition to any State Required Density Bonus. This provision will also allow for developments that surpass the height limits in the MUO.
- Ministerial approvals for Multifamily Housing providing at least 40% low-income housing, and
  1. Any project ministerial from CEQA
  2. Properties with 100% low or very low-income units.

- Policy HE 1.4: Provide housing opportunities for special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).
  - Action 1.4a: Expedited Processing for Special Needs Housing

This Action commits the City to continue to expedite processing for housing development projects for the special needs groups, such as seniors, large families, extremely-low-income households, and persons with disabilities, giving highest priority to rental units with more than 3 bedrooms.

  - Action 1.4b: Technical Assistance for Special Needs Housing Development

- Policy HE 4.3: Provide rental assistance to low-income households.
  - Action 4.3a: Section 8 Housing Choice Vouchers

The City will continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website. The City will aspire to increase the number of vouchers by 10 more units a year.

The City shall also create a newsletter to offer to manage an eligibility list, this may help achieve our goal of achieving ten or more Housing Choice recipients within the community.

- Policy HE 5.2: Provide efficient development permit processing.
  - Action 5.2c: Remove constraints to housing entitlement and construction including deferral of fees until financing is in place for low-income and senior housing projects.

Funding:

- Permanent Local Housing Allocation Program (PLHA) Grant: The City receives a share of the state PLHA grant. The City's share is allocated to the Gateway Cities Affordable Housing Trust which aggregates these funds to assist persons experiencing or at risk of homelessness with investments that increase the supply of housing to households with incomes of 60 percent or less of Area Median Income.
- General Fund

- Grant opportunities, as available. State resources have been consolidated into the "Multifamily Finance Super NOFA" through HCD> The "Super NOFA" a one-stop resource to affordable housing developers, including the Multifamily Housing Program, Infill Infrastructure Grant, Veterans Housing and Homeless Prevention Program, and Farmworker Housing Grant.

Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 2021 to 2029 period, also referred to as the "6th cycle" in reference to the six RHNA cycles that have occurred since the comprehensive revision of State Housing Element law in 1980. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The 2021-2029 RHNA Plan was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and overcrowding. The housing need for new households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. Additional detail regarding SCAG's methodology used to prepare the RHNA can be reviewed on SCAG's website at https://scag.ca.gov/rhna.

Artesia's assigned share of regional housing need during the 2021-2029 planning period is 1,069 units. This need is distributed by income category as shown in Table H-27.

Table H-27. 2021-2029 Regional Housing Needs, Artesia

Very Low*	Low	Moderate	Above Moderate	Total
312	168	128	461	1,069

**Per State law, half of the very-low units are assumed to be in the extremely-low category.*
Source: SCAG 2021

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

The inventory of land to accommodate the RHNA allocation is discussed in the Resources and Opportunities section.

Fair Housing Assessment

Under State law, "affirmatively furthering fair housing" means "taking meaningful actions, in addition to combating discrimination, which overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019). The full Affirmatively Furthering Fair Housing analysis and recommendations are included as Appendix C.
2. Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

The Affirmatively Furthering Fair Housing (AFFH) analysis in Appendix C examines geographic and demographic data regarding fair housing, including enforcement programs, racial and ethnic segregation and integration, poverty, persons with disabilities, and access to opportunity as identified by the TCAC/HCD Opportunity Areas maps, cost burden, disproportionate housing needs, overcrowding, substandard housing conditions, homelessness, and displacement.

Assisted Housing at Risk of Conversion

The Housing Element is required to identify any publicly assisted low-income rental units that are at risk of losing their affordability restrictions within the ten-year period from 2021 to 2031. This information is used in establishing programs and quantified objectives for preserving the affordability of such housing. According to the California Housing Partnership Corporation, there are currently no publicly assisted lower-income rental units in Artesia. In addition, there are no locally-funded affordable units at risk of conversion.

AB 686 Compliance.

In compliance with AB 686, the City has completed the following fair housing/AFFH outreach and analyses and included meaningful actions to address gaps in fair housing needs.

As discussed in Appendices C, D, and E, the City held a series of public meetings during the Housing Element update, including the fair housing assessment, in an effort to include all demographic segments of the community and persons with special needs. Each meeting was publicized on the City's website, published in local newspapers, and meeting notices were also sent directly to persons and organizations with interest and/or expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update *(https://ca-artesia2.civicplus.com/258/General-Plan-Update*) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate in the Housing Element update process regardless of their ability to physically attend the meetings.

Enforcement

The AFFH includes a discussion of existing conditions for the enforcement of fair housing regulations, including federal, state, county and local (City of Artesia) enforcement programs. As noted in the discussion the City is supported in addressing fair housing complaints and issues by the Housing Rights Center, either by direct contact from Artesia residents or upon referral by the City. Proposed policies, programs and actions to ensure proactive implementation of fair housing laws include Policy HE 1.4 and Action HE 1.4e (Reasonable Accommodation), which commit the City to adopt a Reasonable Accommodation Procedure, and to designate an appropriate, technically skilled staff member as the City's reasonable accommodation/ADA coordinator. The City has also committed to enforcement actions to preserve the existing housing stock (Policies HE 2.1 and 2.2, and Action 2.2a), and to expand awareness in the community of fair housing resources (Policy HE 4.1 and Action HE 4.1a).

Segregation and Integration.

Segregation and integration based on race and ethnicity. The percentage of non-white population is relatively uniform throughout the city and is similar to the adjacent cities, with the Asian population consisting of the largest racial composition, at approximately 42% of the population. However, there is evidence of some moderate segregation among the Asian and Hispanic population, with neighborhoods located north of Artesia Boulevard having a population that is over 50% Hispanic, while the remainder of the city has larger Asian population.

Segregation and integration based on poverty. Recent Census estimates regarding poverty status of households in Artesia are shown in Figure H-2. As seen in this map, the poverty rate in the city ranges from less than 10% in some areas of the city and between 10% and 20% in other areas, which is similar to the surrounding cities. Somewhat higher poverty rates are found in the northern portion of the city, which is also located near the SR-91 freeway. However, the moderate racial/ethnic concentration noted above does not correlate significantly with concentrations of poverty. There is no observable concentration of Low-Moderate Income Census Block Groups, nor are there racial or ethnic concentrations of affluence.

Analysis of available data also concluded that there a somewhat higher concentration of disabled persons living south of Artesia Boulevard (10%-20%), than north of Artesia Boulevard. However, this variable is not considered a significant concentration of disabled persons.

In order to address any potential segregation/integration issues, the following Policies and Actions are included herein: Policy HE 4.1 and Action 4.1a (providing fair housing services to residents); Policy HE 4.3 and Action 4.3a (providing rental assistance to low income residents); Policy HE 5.2 and Actions

HE 1.2d and 1.2e (increasing the extremely low, very low, low- and moderate income housing stock); and Policy HE 1.3 and Action 1.3a (encouraging mixed us development in existing commercial areas, with incentives for the production of higher density, lower-income housing).

Segregation and Integration based on disability. The incidence of disabilities in Artesia is similar to the surrounding areas. As shown in Figure C-1 , the percentage of residents reporting a disability range from less than 10% in the northern portion of the city to between 10% and 20% in other areas. This map does not indicate a substantial concentration of persons with disabilities. The AFFH identified 9.1% of the disabled population as having incomes under the poverty level, as compared to 7.1% of the non-disabled population (AFFH, Table C-6). Specific policies and actions to address the fair housing needs of this population include Policy HE 1.4 (providing housing for special needs groups) and Actions HE 1.4a (expedited processing for special needs housing) and 1.4b (assistance for special needs housing development); Policy HE 1.2 (increase the extremely-low-, very-low-, low- and moderate-income housing stock) and Actions 1.2d (accessory dwelling units) and 1.2e (housing for lower income households); Action 1.4c (variety of housing types); Action 3.1b (transit-oriented development); Action 4.1b (definition of family); and Action 5.2c (removing constraints to housing entitlement and construction).

Segregation and integration based on familial status. Single parent households and especially female-headed households with children require particular focus in providing fair housing due to their higher need for affordable housing, accessible day care, health care, and other supportive services. Approximately 20% of households in Artesia are single female-headed households with children, which is significantly lower than Los Angeles County, at 29.2%. The census tracts north of Artesia Boulevard and south of 183rd Street have 20-40% female-headed households (see AFFH, Figure C-8).

Large households (five people or more) constitute a larger percentage of Artesia households than the Los Angels County region overall (24.7% vs. 16% in Los Angeles County, per SCAG Local Profiles, LA County 2023).

The Policies and Actions noted above that address segregation and integration based on poverty and disability will encourage production of a range of accessible and affordable housing types and sizes, and support access to fair housing services for all residents.

Access to Opportunities

Access to opportunities are place-based characteristics used to measure links to critical life outcomes. These measurements usually highlight ways to improve life for low-income communities, as well as increasing access and mobility to "high resource" neighborhoods. Disparities in access to opportunities include access to economics, education, environmental, and transportation opportunities.

According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure C-9), the northern portion of Artesia is within the "Low Resource" area while the other portions of the city are characterized with the "High Resource" designation. These designations are determined by index

scores for a variety of educational, environmental, and economic indicators, such as employment and proximity to jobs, access to effective educational opportunities for children and adults, concentration of poverty, and levels of environmental pollutants, among others. The low resource area correlates with higher poverty rates but lower disability rates.

Disparities in access to opportunities are prevalent in Urban Los Angels County, of which Artesia is a part, particularly for Black, Hispanic and persons living below the federal poverty line (see AFFH, Table D-6). Although access to opportunities by disadvantaged groups in Artesia are similar to surrounding communities, gaps have been identified in economic, environmental and transportation scores (TCAC/HCD Opportunity Maps – AFFH Figures C-13, C-14, C-15).

Specific Actions to address these disparities include: Action HE 3.1b (transit-oriented development); Action HE 1.3a (Mixed Use Overlay zone); Action HE 1.2c (City's participation in regional, collaborative solutions through the Gateway Cities Council of Governments); and Action HE 1.4c (variety of housing types); and Action 5.2c (reducing constraints to housing production, including application requirements, development fees and approval procedures).

Disproportionate Housing Needs

When a protected class faces significant differences in access to housing in comparison to other members of the community, then there are disproportionate housing needs. Housing burdens include factors such as overcrowding, substandard housing conditions, and homelessness and risk of displacement, as well as the demographic and income factors noted above.

The AFFH has identified that gaps that are most significant within the extremely low-income population, which represents 17.8% of the City's households. The lower income population is most prevalent among renter households, at 23%, with 57.5 of the renter population spending over 30% of their gross income on housing.

Policies and Actions to address disproportionate housing needs include:

Addressing Cost Burden:

- Policy HE 1.2 Increase the extremely-low, very-low, low- and moderate-income housing stock.
    - Action 1.2e Housing for Lower Income Households.
- Policy HE 4.3 Provide rental assistance to low-income households.
    - Action 4.3a Section 8 Housing Choice Vouchers

Addressing Overcrowding:

- Action 1.4c Variety of Housing Types
    - Action 4.1b Update to Definition of Family

Addressing Substandard Housing:

- Policy HE 2.1 Maintain and improve existing housing stock, such as protecting manufactured housing.
- Policy HE 2.2 Continue to enforce the City's Municipal Code to preserve existing housing stock.
    - Action 2.2a Code Enforcement actions, including pre-sale inspections.

Addressing Homelessness:

- Action 1.4d Emergency shelters and low-barrier navigation center.
- Action 4.2a Coordination with Homeless Service Providers

Addressing Displacement:

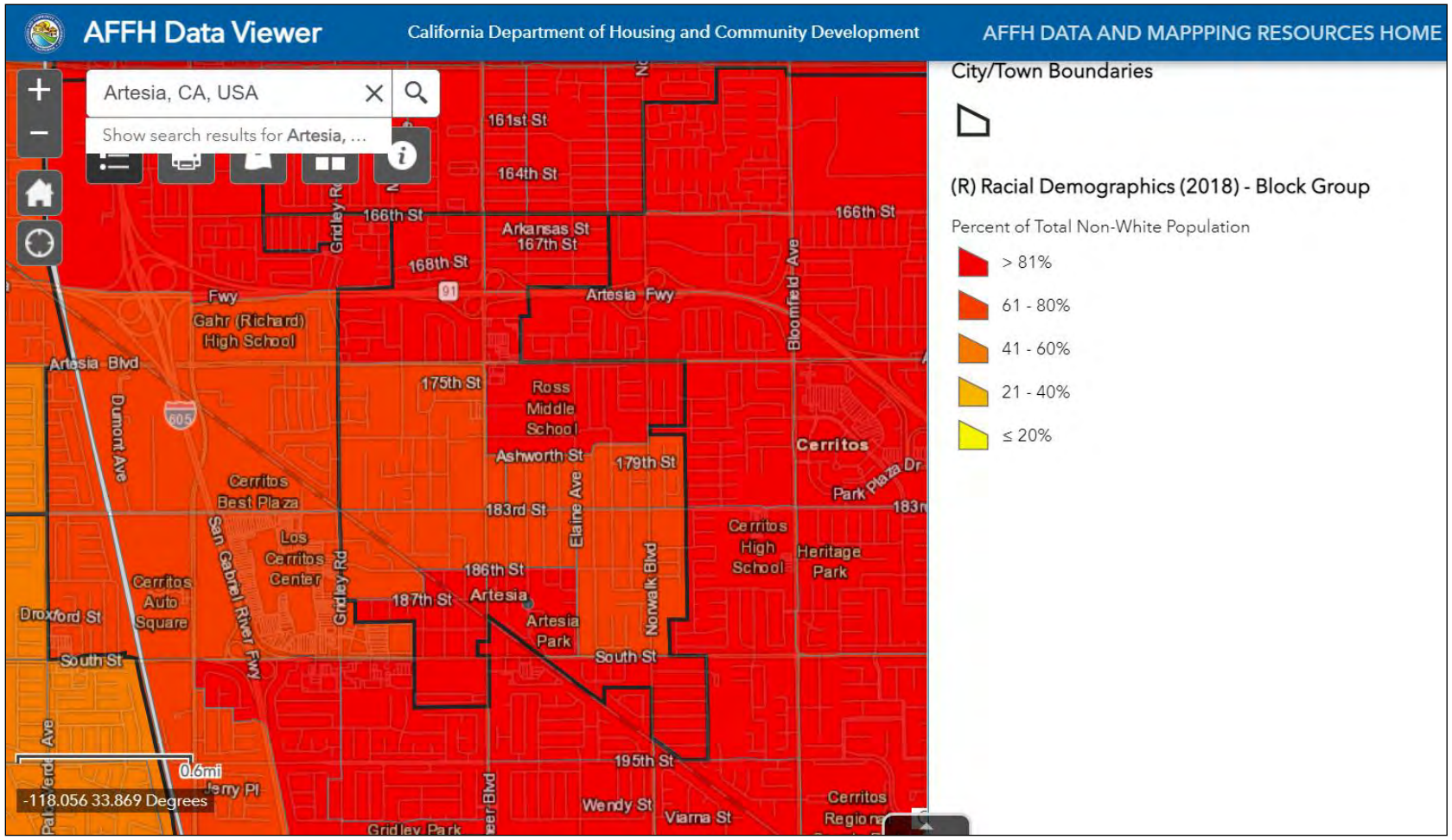
- Action 2.1a Mobile Home Park/Manufactured Home Zoning District
- Action 2.1b No Net Loss and Replacement of Housing Units

Conclusion

This analysis shows that although the northern portion of Artesia has somewhat higher poverty rates and lower opportunity than the southern parts of the city, it does not appear to show patterns of racial segregation or substantial concentrations of poverty or persons with disabilities.

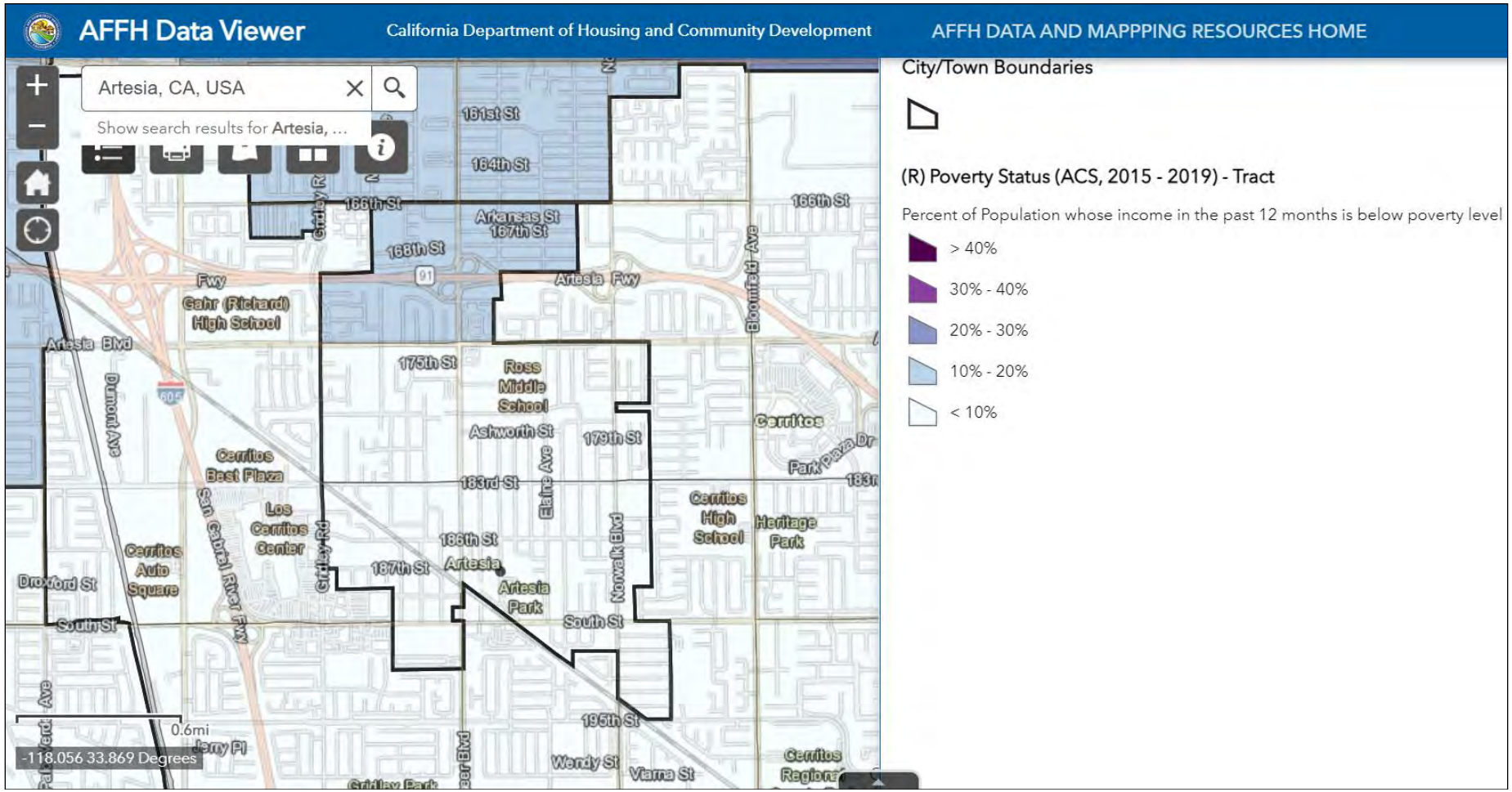
The Housing Plan includes several policies and actions to encourage and facilitate fair housing opportunities and integration for all households, including households of all races/ethnicities, income status, disability, family size, or status. Policy HE 4.1 and Action HE 4.1a in the Housing Plan describes actions the City will take to affirmatively further fair housing and address proactively any issues of housing discrimination that may arise.

Figure H - 2 Racial Characteristics - Artesia



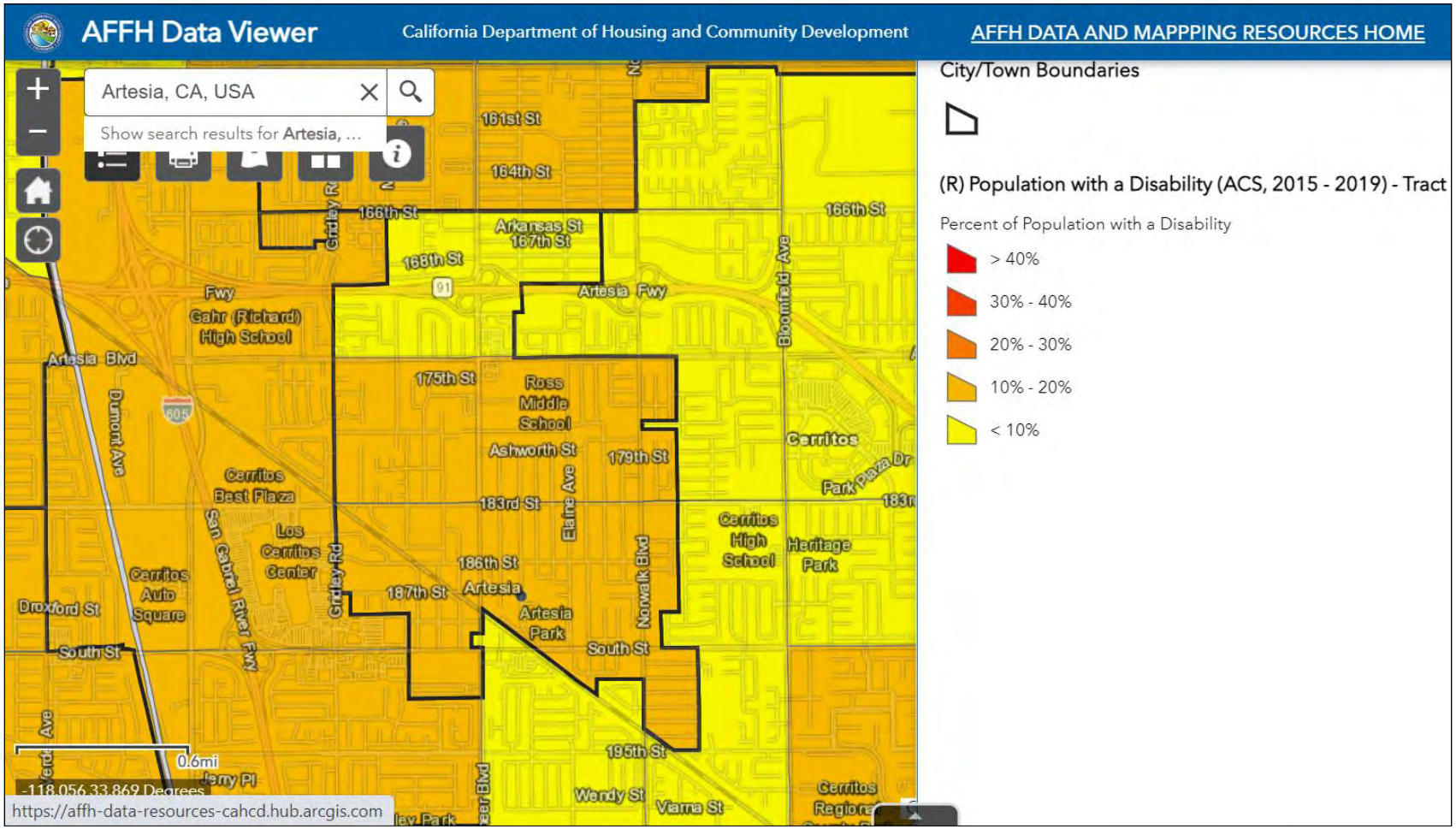
Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021
Note: For purposes of this analysis, the Hispanic category is included within the Total Non-White Population

Figure H - 3 Poverty Status – Artesia



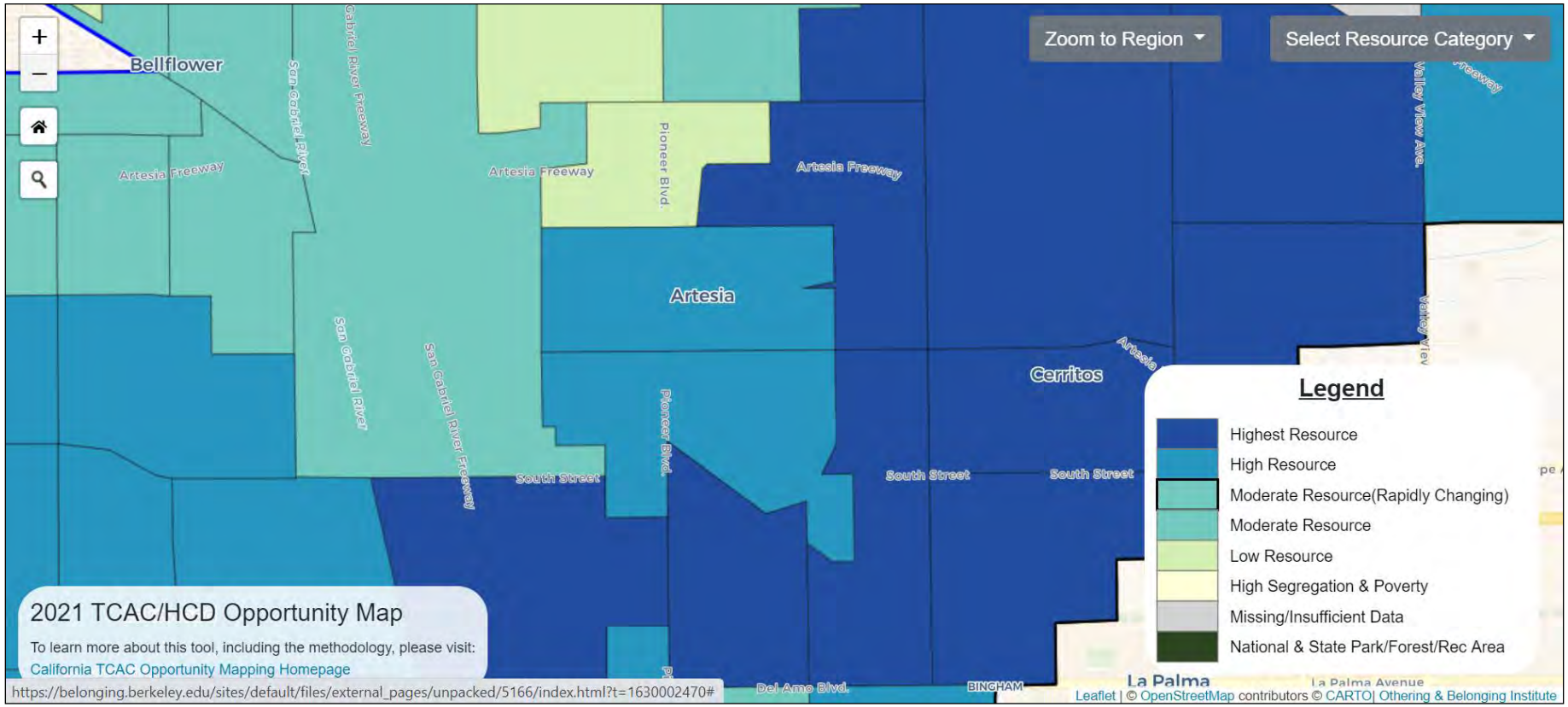
Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure H - 4 Population with a Disability – Artesia



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure H - 5 TCAC/HCD Opportunity Map – Artesia



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Resources and Constraints on Housing Production

California Government Code §65583(a)(5) requires "an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures…"

This subsection of the Housing Element reviews governmental and nongovernmental processes and requirements as potential constraint to housing. Actual or potential constraints can affect the development of new housing or the maintenance of existing units for all income levels. Governmental and non-governmental constraints in Artesia are similar to those in other jurisdictions in the region and are discussed below. One of the most significant constraints to housing in Artesia is the limited amount of available land and, as elsewhere in the Los Angeles County region, the high cost of land.

The State explicitly declared a state of emergency with regards to the production of sufficient housing. With this crisis in mind, the City has reviewed City standards and codes to identify potential constraints on housing, increase the ease and potential of development, and to affirmatively further fair housing. Some potential constraints were identified, and programs have been prepared to address them, as discussed below. Some potential programs have also been implemented to help stimulate housing development to address the needs of populations at risk of exclusion from the housing market.

The following analysis is comprised of three primary sections:

1. Resources
2. Governmental Constraints
3. Other Pertinent Ordinances
4. Non-Governmental Constraints

Resources

Availability of Land

Section 65583(a)(3) of the Government Code requires Housing Elements to provide an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. A detailed analysis of vacant land and underutilized parcels with potential for intensification and/or reuse is provided in Appendix B, which shows that the land inventory is sufficient to accommodate the City's RHNA allocation for the planning period in all income categories. The sites are divided between Opportunity Areas and are defined as Opportunity Sites. There are currently no known service or infrastructure limitations that would preclude the level of development described in the RHNA.

The proposed Opportunity Sites to accommodate RHNA were chosen to increase access to public transit, increased value for development potential (primarily with density increases and options), and to create housing that will meet the needs of members of the community.

Financial and Administrative Resources

The City participates in a consortium with the County of Los Angeles and 12 other cities known as the Los Angeles County Urban County Program. The Urban County Program receives CDBG and HOME funding on a formula as is from the U.S. government. Funds are distributed by the County of Los Angeles to individual jurisdictions. The City is working with SCAG to identify and implement a strategy to implement these resources.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

Governmental Constraints

Governmental constraints can limit the supply of housing in the region, making it difficult to meet the demand for housing. Governmental constraints can include policies, standards, requirements, or actions imposed by the various levels of government upon land use and development. These constraints may include land use controls, growth management measures, building codes, fees and processing, and permit procedures.

Land Use Controls

Land use controls take a number of forms that affect the development of housing. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development

standards, and permit processing requirements), development fees and local growth management programs.

General Plan

Each city and county is required by State Law to have a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution, and density of the land uses within the City. General Plan residential densities are expressed as dwelling units per acre. The Artesia General Plan identifies four land use designations that provide for residential uses, as shown in Table H-28.

Table H-28. General Plan Residential Land Use Categories

Designation	Description	Density Standard
Low Density Residential	Primarily single-family detached units	7 du/ac
High Density Residential	Typically includes multifamily units as either rental or ownership real estate	30 du/ac
City Center Mixed Use	An overlay to facilitate a variety of housing types and the potential for more commercial space.	Maximum density: 70 du/acre
Pioneer Boulevard Commercial	Integrated, mixed-use commercial and residential development (a developer could choose between these standards and those of the MUO).	30 du/ac

Source: City of Artesia Land Use Element, 2021

Housing affordability is generally related to density, and State law establishes "default densities" that are assumed to be necessary to facilitate production of lower-income housing. For small cities like Artesia in metropolitan areas, a density of at least 30 units per acre is considered suitable for lower-income housing. Most of Artesia's General Plan land use designations allow densities at this default density.

Zoning Code

The Zoning Code is a component of the City's Municipal Code and is one of the primary tools for implementing the General Plan. The Zoning Code establishes allowable uses, development standards, and approval procedures for different zoning districts. As in many cities, standardized zoning regulations have been established for various residential districts (such as single-family residential or multi-family residential) while "specific plans" have been adopted for areas where customized standards address special characteristics in a limited geographic area. The Mixed-Use Overlay shall also be implemented, which will offer new opportunities to build mixed uses and at higher densities. Where an overlay and a specific plan overlap, the standards of either may be utilized unless the site is subject to additional State boundaries (i.e., properties with carryover and previously identified sites).

Zoning Districts

Table H-29 summarizes the permitted residential uses in each zone where residential use is allowed. The A-1 (Agriculture-Single Family Residential), R-1 (Single-Family Residential), M-R (Multiple Family Residential), and M-D-R (Medium Density Residential) zones are the primary residential zones. Single-family uses are permitted in all of these zones, while multi-family developments are permitted in the M-R zone. Attached duplexes are permitted in the M-D-R zone while condominiums are permitted in the C-O (Condominium) zone.

The M-R Zoning District allows two family residential development, as does MDR. In the Artesia Municipal Code, a Duplex has the same meaning as Two-family dwellings. The review process for the development for both is the same.

Table H-29. Permitted Residential Uses by Zoning District

Use	A-1	R-1	M-R	M-D-R	C-O
Single Family Detached[4]	P	P	P	P	--
Congregate Living Health Facilities[3]	--	--	--	--	--
Two and Three Family Dwellings	--	--	P	--	--
Apartment Houses	--	--	P	--	--
Homes for the Aged and Rest Homes	--	--	CUP	--	--
Attached Duplexes	--	--	--	P	--
Condominiums	--	--	--	--	P
Mobile home park	--	--	--	--	--

Notes:

1. *P=Principal Use Permitted*
2. *CUP=Permitted with a Conditional Use Permit*
3. *Congregate living population density and spacing restrictions are to be removed as well as the Conditional Use Permit process.*
4. *Manufactured homes are permitted as a single-family detached dwellings or ADUs.*

Source: City of Artesia Municipal Code Title 9, Chapter 2, 2021.

Development standards for residential districts are shown in Table H-30. The A-1, R-1, and M-D-R residential zones require development to be built no higher than 2 stories or 30 feet while the M-R zone permits development to be built no higher than 2 stories or 35 feet. After dialogue with the State, the City has decided to pursue the pro-housing stance of allowing another story in the M-R Zoning District, so that three stories can be constructed. Furthermore, M-D-R and M-R will not have lot coverage requirements, and setbacks and height limits will be the framework for how much can be constructed. These code changes are based on State suggestions to create a more housing-friendly zoning code, and these alterations will be addressed through Action HE 5.2c Remove Constraints. In addition, as shown in Appendix B, there are only 6 vacant M-R parcels totaling just over one acre

remaining in the City. Most future residential development is expected to occur in other zoning districts where higher densities and taller buildings are permitted, such as the Mixed-Use Overlay.

Single-family detached units with 5 or more bedrooms currently require a conditional use permit granted by the Planning Commission through a public hearing process and must satisfy the following conditions:

- The lot or parcel is adequate in size to accommodate a dwelling with 5 or more bedrooms and still provide open space, landscaping, and other outdoor amenities as required by this chapter.
- The mass and scale of the dwelling unit is harmonious with the character of the neighborhood and with the existing development pattern on abutting lots or parcels.
- The proposed physical orientation of the dwelling unit on the lot or parcel is appropriate for the shape of the lot, the location of outdoor living areas, and the placement and orientation of surrounding homes and structures.
- The dwelling is designed for only single-family use.

Based on dialogues with the State and taking a pro-housing stance, the City of Artesia shall remove restrictions on the amount of permitted bedrooms in a single-family home before a CUP is required. Removing the requirements for a CUP based on room quantity may increase access to the development of lower income housing and housing for large families. This proposal will be accomplished through Action HE 5.2c, Remove Constraints.

The creation of the Mixed-Use Overlay will generate new housing and commercial opportunities throughout the City with higher densities opportunities to spur development.

Table H-30. Residential Development Standards

Standards	Zoning Districts				
	Agriculture-Single Family Residential (A-1)	Single Family Residential (R-1)	Medium Density Residential (M-D-R)	Multiple Residential (M-R)	Condominium (C-O)
Minimum Lot area	10,000 sf	6,000 sf	3,800 sf	5,000 sf	60,000 sf
Maximum dwelling units	1 unit/lot	1 unit/lot	2 units/lot	1 du/ 1,800 sf	1 du/3,000 sf
Maximum density	4.4 du/ac[1]	7.3 du/ac[1]	23 du/ac[2]	24.2 du/ac[3]	14.52 du/ac[3]
Maximum height	2 stories/30 feet	2 stories/30 feet	3 Stories	~~2~~ 3 Stories	--
Maximum lot coverage	50%	50%	50%	~~50%~~ N/A	N/A
Minimum lot width	50 ft	50 ft	45 ft	50 ft	100 ft
Minimum front yard	20 ft	20 ft	14 ft	15 ft	15 ft
Minimum interior side yard	10 % of lot width, not less than 3 ft in width and need not exceed 5 ft	10 % of lot width, not less than 3 ft in width and need not exceed 5 ft	5 ft	5 ft	5 ft
Minimum rear yard	15 ft	5 ft	16 ft	5 ft	15 ft

Sf = square feet; Ft = feet
1. Maximum density based on minimum lot area required.
2. Maximum density based on a maximum of 2 dwelling units on a lot with the minimum lot area required.
3. Maximum density based on the minimum lot area required per dwelling unit.
Multifamily will now permit 3 story height limits, and lot coverage will be removed—lot setbacks and height limits will restrict development in place of lot coverage and current height requirements. These changes result from dialogue with HCD and assuming a pro-housing stance in Artesia.

Source: City of Artesia Municipal Code Title 9, Chapter 2

Specific Plans

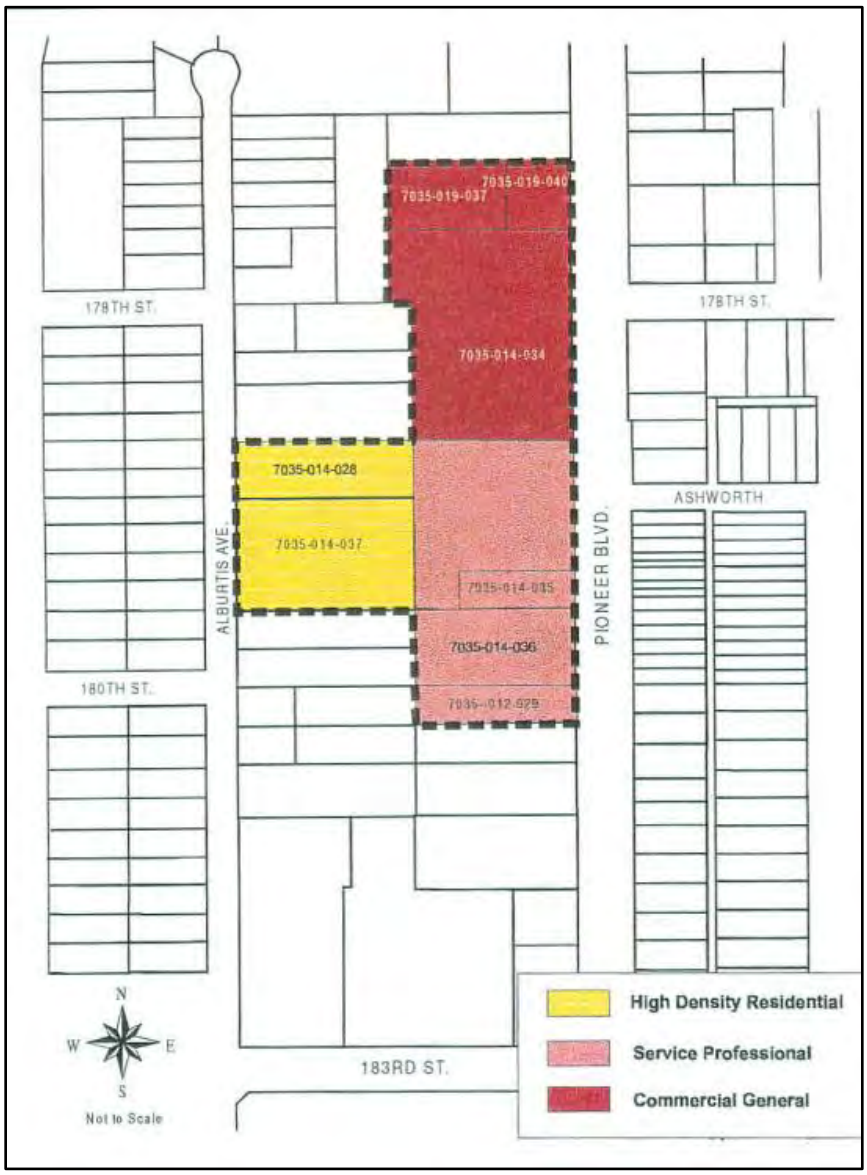
Specific plans are authorized by State law (Government Code §65450, et seq.) and typically replace many of the general standards that apply to conventional zoning districts. Sites that are subject to a Specific Plan and the Mixed-Use Overlay may develop with either set of development standards, unless the sites are incorporating housing. If a site is to develop housing it must utilize the MUO density and required unit count by income. Developments that propose residential uses shall incorporate the units by income group identified in the Sites Inventory/Appendix B. Artesia has adopted several specific plans that allow residential uses:

- **Artesia LIVE Specific Plan**, adopted in 2016, is intended to facilitate development of a 7-story mixed-use project located on a 0.82-acre site at the southeast corner of Pioneer Boulevard and 176th Street. This specific plan allows 54 residential condominiums (approximately 67 units/acre), hotel rooms, and commercial space. The site could also be developed with MUO standards.
- **Pioneer Specific Plan.** This project includes commercial development and senior housing and is fully developed. This Plan allows for some fully residential development and some commercially focused. The proposed housing in the current cycle is outside of this Specific

Plan; however, a developer could still utilize MUO standards if a site was redeveloped. Application of the Specific Plan is elective and not required. The image below is extracted from the specific plan and illustrates the location of residential units (Figure H-6).

- **Artesia Downtown Specific Plan.** The Artesia Downtown Specific Plan was adopted in 2025 to create a higher-density urban core centered around the intersection of Artesia Boulevard and Pioneer Boulevard. It sets forth development standards with a minimum residential density of 70 du/acre. Figure H - 17 and **Error! Reference source not found.** beginning on page 169 below show the general layout of the specific plan area, and Table H-49 on page 170 shows the development standards.

Figure H - 6 Pioneer Specific Plan



Source: Pioneer Specific Plan, City of Artesia

- **Artesia Boulevard Corridor Specific Plan:** This specific plan is intended to facilitate the revitalization of a 21-acre area along Artesia Boulevard between Gridley Road and Pioneer Boulevard that was historically composed of industrial and commercial uses. The plan allows mixed-use and residential development in three of its four quadrants. Quadrants 1 and 4 allow residential uses at densities up to 10 du/ac while Quadrant 3 allows residential uses at densities up to 30 du/ac. Table H-30 summarizes development standards for the quadrants permitting residential uses within the Specific Plan. Stand-alone residential developments are permitted in all quadrants where residential use is allowed. Application of the Specific Plan is elective, and therein not a barrier to housing development as other development options are available—maximum density applies to that specific plan not the MUO. Figure H-7 illustrates the Artesia Boulevard Corridor Specific Plan location, Table H-31 and Table H-32 summarize development standards for the Artesia Boulevard Corridor Specific Plan.

Figure H - 7 Artesia Boulevard Corridor Specific Plan

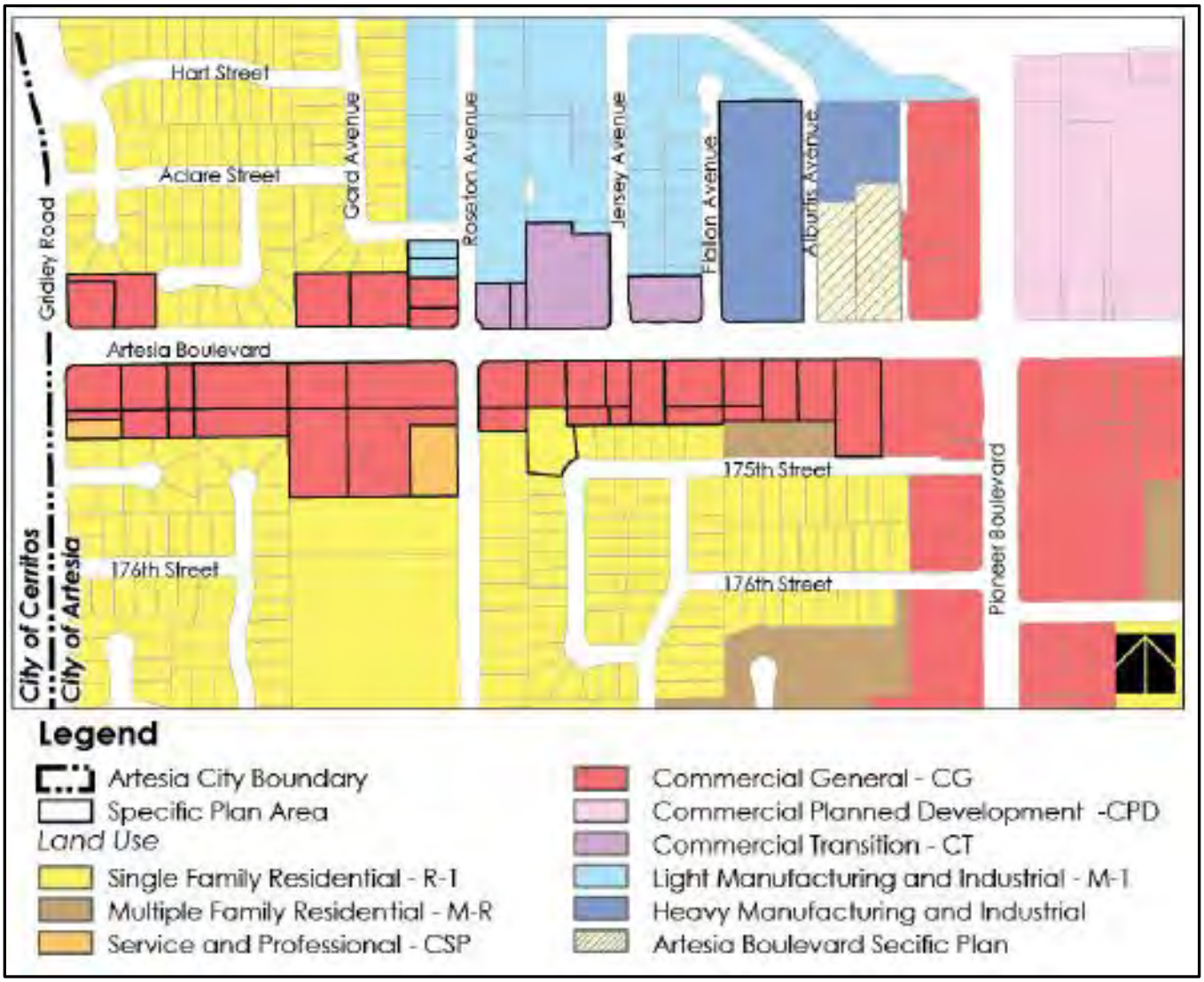


Table H-31. Development Standards – Artesia Boulevard Corridor Specific Plan

Standards	Quadrant		
	1	3	4
Maximum Height	2 stories/ 35 ft.	3 stories/ 45 ft.	2 stories/ 35 ft.
Maximum Density	10 du/ac	30 du/ac	10 du/ac
Minimum Unit Sizes	Live/Work – 400 sq. ft. One Bedroom – 600 sq. ft. Two Bedrooms – 750 sq. ft. Three Bedrooms – 1,000 sq. ft.		
Street Setbacks	5 ft. minimum1		
Interior property line not abutting residentially zoned property	No minimum		
Interior property line abutting residentially zoned property	10′-0″ landscaped with trees – building setback2 8′-0″ landscaped with trees – parking lot setback		
Open Space Requirements	Minimum Usable Common Open Space - 150 sq. ft./unit Minimum Private Outdoor Space - 50 sq. ft./unit		

Notes:

1. *Sf = square feet; Ft = feet*
2. *Where the building fronts the street along its side and/or front property lines, the first 20′ in height of a structure shall be set back a minimum of 5′ from the side and/or front property line. The building shall step back at a minimum of 15′ from the adjacent side and/or front property line at a height above 20′.*
3. *Where a building abuts or adjoins residentially zoned property along its side and/or rear property lines, the first 20′ in height of a structure shall be set back a minimum of 10′ from the side and/or rear property line. The building shall step back a minimum of 20′ from the adjacent side/or rear property line at a height above 20′. The building shall step back a minimum of 30′ from the adjacent side/or rear property line at a height above 35′.*

Source: Artesia Boulevard Specific Plan, 2021

Table H-32. Residential Parking Requirements in Artesia Boulevard Specific Plan

Type of Residential Development	No. of Bedrooms	Required Parking Spaces	Comments
Two-Family and Multifamily Residential Uses			
2-family, 3-family, and apartments	1 bedroom	1 space for one bedroom unit, 2 enclosed parking spaces per dwelling unit	-
	3 bedrooms	2 ½ enclosed parking spaces per dwelling unit	-
	4 bedrooms	3 enclosed parking spaces per dwelling unit	-
	>4 bedrooms	2 enclosed parking spaces per dwelling unit plus ½ space per bedroom in each unit exceeding 2 bedrooms	Plus 1 guest parking space for 4 or more units with 1 additional space for every 3 units after the 4th unit
M-D-R zone	-	1 space for one bedroom unit, 2 spaces for ~~4~~ 2 ~~or more less~~ bedrooms, 3 spaces for ~~more than~~ 4 bedrooms.	-
Artesia Boulevard Corridor Specific Plan Area	-	2 per unit4	Plus 0.25 guest parking spaces per unit4

Source: City of Artesia, Municipal Code, Section 9.2.113

1. *The term "enclosed" means the parking space is enclosed in a garage.*
2. *The term "paved" means the parking space is not enclosed but is comprised of a paved pad located in front of the garage and designed so that an automobile can be parked on it, provided that the distance between the garage and the public right-of-way is at least 20 feet.*
3. *For dwellings with 5 or greater bedrooms, the number of indicated parking spaces shall be provided, or the number of off-street parking spaces specified in the conditional use permit issued for the development pursuant to Section 9-2.2804(d).*
4. *Tandem parking is permitted in the Artesia Boulevard Corridor Specific Plan area.*

Note: Standards as of 10/15/2021

Housing Opportunity Overlay Zone

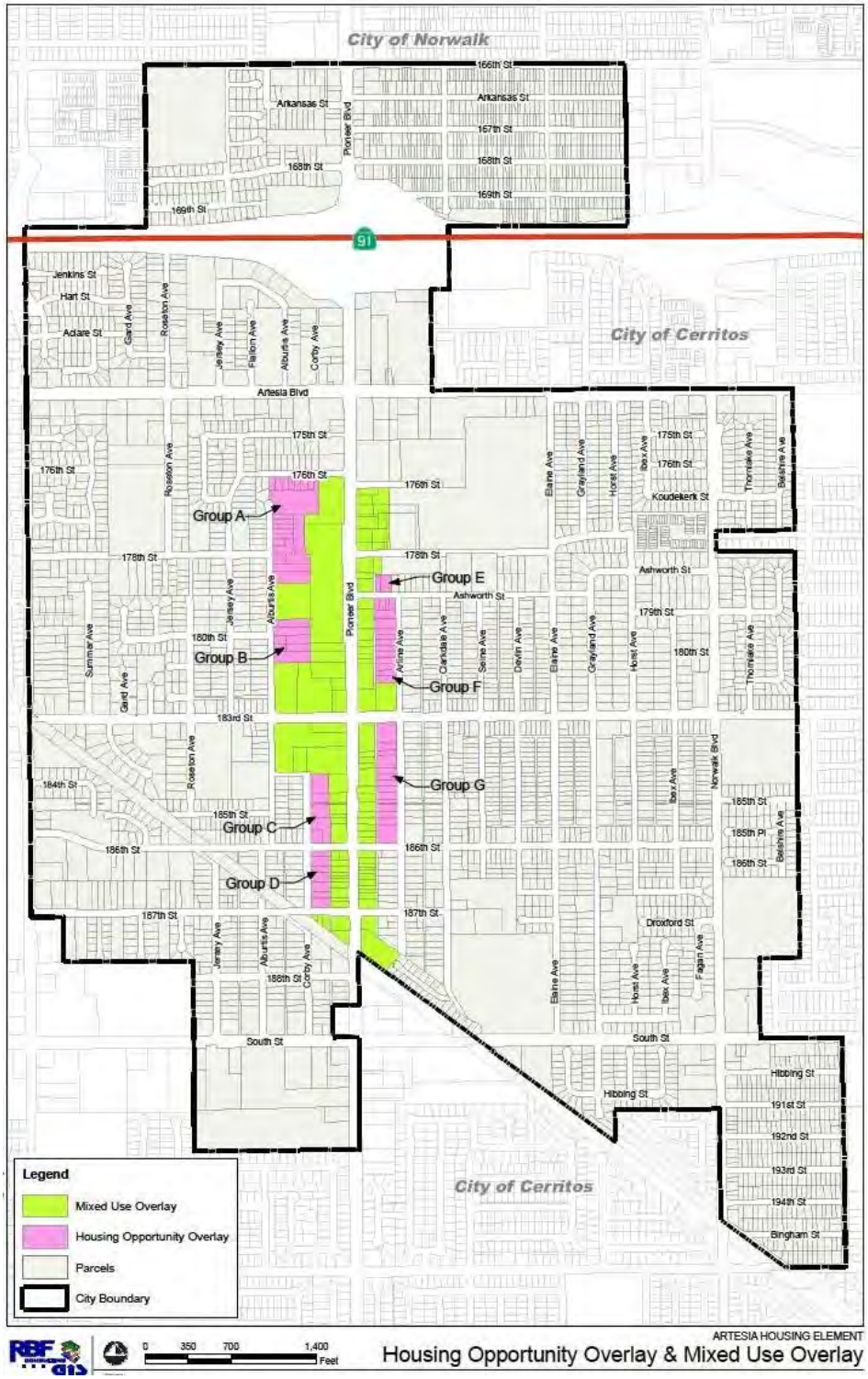
In 2019 the City adopted a Housing Opportunity Overlay (HOO) Zone to facilitate the development of affordable multi-family housing, enable the City to meet its housing goals, and ensure that affordable housing developments will be compatible with surrounding land uses. The HOO encompasses 70 parcels totaling approximately 19 acres. The HOO creates the option for higher-density development consistent with the overlay district as an alternative to the underlying zoning, which is single-family or multi-family residential. This overlay is an alternative to the underlying zoning, however if residential is proposed the site must use the MUO with the minimum density and required units by income. When constructing residential uses, the MUO governs.

Projects meeting the standards of the Overlay may be permitted by-right subject to an administrative review process. At least 20% of units in each project must be reserved for households earning no greater than 80% of area median income adjusted for family size, and units must be sold or rented at

an affordable housing cost or affordable rent, as those terms are defined in Sections 50052.5 and 50053 of the California Health and Safety Code. If the units are rental units, the affordable units shall be deed-restricted for a period of not less than 55 years. For-sale units must be sold in accordance with California Government Code Section 65915.

Figure H - 8below illustrates the location of the Housing Opportunity Overlay Zone, and the former boundaries of the original vision of the Mixed-Use Overlay. The HOO, if under the Mixed Use Overlay, shall be required to utilize the MUO if residential is proposed as a minimum density is required.

Figure H - 8 Housing Opportunity Overlay and Former Mixed Use Overlay Boundaries



Mixed Use Overlay Zone (MU-O)

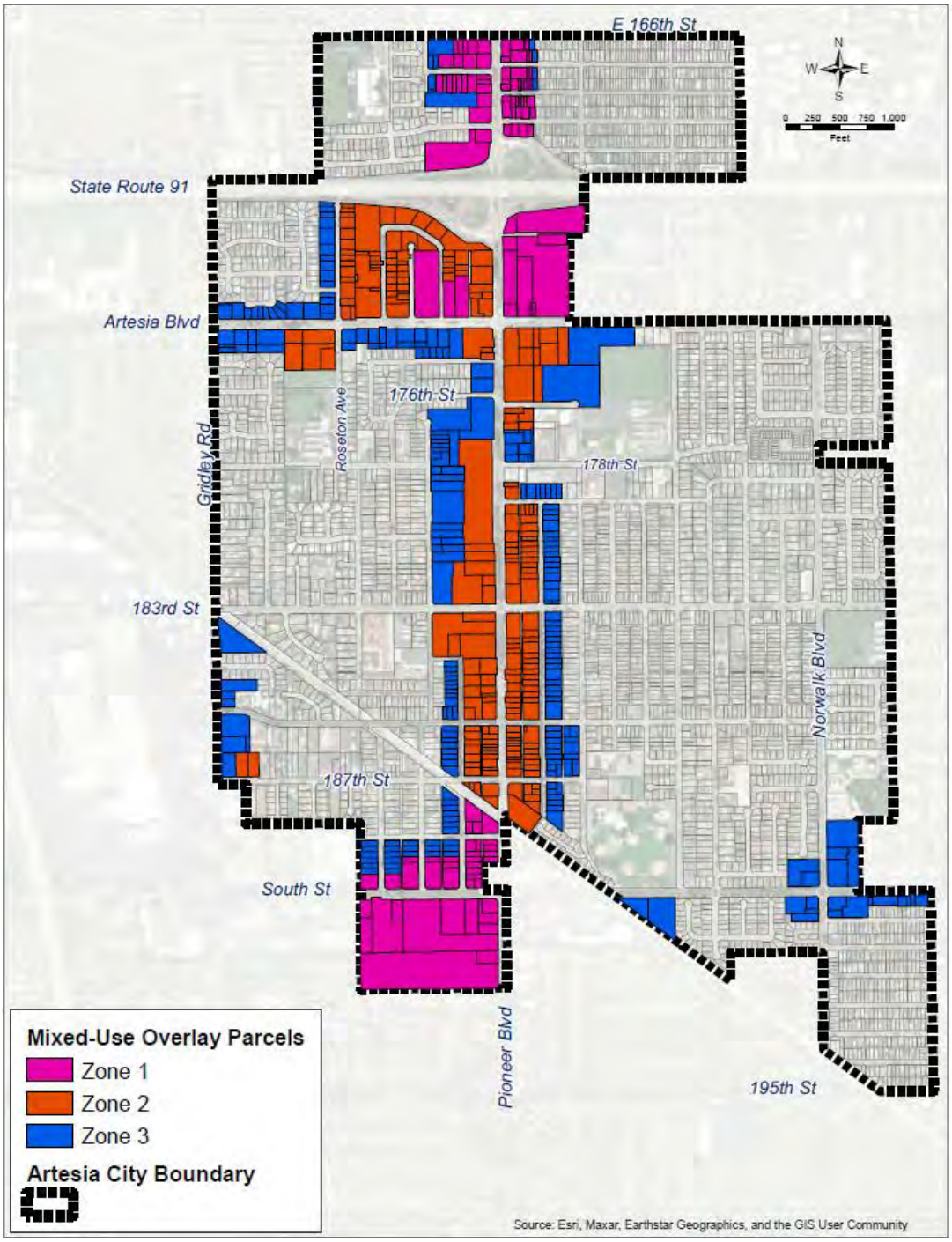
In July 2025, the City enacted a Mixed-Use Overlay Zone along the primary downtown corridors of Pioneer Boulevard and Artesia Boulevard to encourage mixed-use development within the City. Mixed-use development is intended to increase the supply of affordable housing in the city while promoting pedestrian and multi-model access. The MU-O has three overlay zones; which determine the permitted heights and set forth minimum required residential densities. The MU-O enables a form-based density bonus, which allows an increase in height if minimum affordable units are included. Figure H-9 illustrates the three zones that determine the base and bonus heights.

Importantly, where an Opportunity Site is identified within the MU-O, a developer must construct housing according to the assigned income levels for that site, or pay an in-lieu fee to support the City's requirement to provide affordable housing.

The three zones within the MUO have the following maximum residential heights and minimum densities (See Figure H-7):

1. Where maximum allowable building height is three stories, maximum density is 70 dwelling units per acre minimum; Artesia Density Bonus height shall be four stories.
2. Where maximum allowable building height is four stories, maximum density is 70 dwelling units per acre minimum; and Artesia Density Bonus height shall be five stories.
3. Where maximum allowable building height is five stories, maximum density is 100 dwelling units per acre minimum. Artesia Density Bonus height shall be six stories.

Figure H - 9 Height Limits within the Mixed-Use Overlay



Source: Mixed Use Overlay, City of Artesia

Local Processing and Permit Procedures

Two ways in which Cities might restrict housing is through permitting procedures and time delays. The time it takes to review and approve a project within Artesia varies based on the size and complexity of the proposed project. The difference in approval timing in example: a new single-family development that is on a parcel of land zoned Single-Family Residential and that meets the requirements of that zoning district will be processed quicker than a proposed project that needs to achieve a rezone and full environmental review.

The City of Artesia's 5th Cycle Housing Element had several programs that either called for or could apply to the need for a Ministerial Review Approval Process, several Programs within the current 6th Cycle Housing Element require or benefit from the ministerial process. Upon review of current City development processes, it was determined that a clarified ministerial process was needed—further detail below.

Permitted Housing Type by Residential Zoning Districts

A variety of housing types are permitted in multiple residential zoning districts within the City. The local residential housing stock is primarily single-family homes, however there is also medium, high density, and recent mixed use residential development within the community. The historic pattern of low-density land use and growing interest in mixed use development will be supported by the Mixed-Use Overlay (MU-O). The MUO will be implemented with the goal of protecting the historic pattern of low-density residential land use in single-family residential areas while also generating new opportunities for residential space within the City primarily on commercial areas along primary arterials. In complement to these development goals, there are existing developments within the City illustrating an increase in density and use diversity (additional information in Site Inventory). The fact that there is current development of mixed-use housing and the proposed increases in density within the MUO creates an opportunity for new development under the permitted zoning densities that is not inconsistent with the nature, condition and development of adjacent uses, buildings, or structures.

Table H-33 illustrates what residential types are permitted per residential district; residential development will also be permitted in commercial areas by way of the Mixed-Use Overlay.

Table H-33. Residential Zoning Districts Housing Types Permitted by Zoning District

Zoning District	Agriculture-Single Family Residence (A-1)	Single Family Residence (R-1)	Medium Density Residential (M-D-R)	Condominium (C-O)	Multiple Residential (M-R)
1 DU	P	P	P	NP	P
2-4 DU	NP	P	P	P	P
5+ DU	NP	NP P	P	P	P
Residential Care Facility < 6P	P	P	P	P	P
Residential Care Facility > 6P	P	P	P	P	P
Emergency Shelter	NP	NP	NP	NP	NP
Manufactured Homes	P	P	P	NP	P
Mobile-Home Parks	NP	NP	NP	NP	NP
Transitional Housing	P	P	P	P	P
Supportive Housing	P	P	P	P	P
Accessory DU	P	P	P	P	P
P = Permitted CUP = Conditional Use Permit NP = Not Permitted					

Source: City of Artesia Zoning Code

Through review of State law, some housing types that were subject to a Conditional Use Permit shall now be permitted by right. This is an action to affirmatively further fair housing for populations that may face barriers to housing access, these uses include all State mandated shared housing (from workforce housing to transitional housing) and shelters. Additionally, large families or shared housing of five or more rooms/people face issues with accessing housing, and with this in mind, the City is also removing the CUP process for homes of five or more bedrooms.

Permit Process

The procedures for processing and permitting can be a considerable constraint to the production and improvement of local housing. Some of the constraints that are often associated with permitting can include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, excessive review time frames, costly conditions of approval, completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, level of environmental review under the California Environmental Quality Act, requirement of rezoning or general plan amendment, or application

subject to public hearing before the City's Planning Commission or City Council. The complexity and time of these processes can have an increased impact on the cost and financial risk of development and lead to uncertainty in the development of the project.

Three levels of decision-making bodies govern the review process for residential developments in Artesia: Administrative staff review, the Planning Commission, and City Council. Ministerial review shall be reviewed in compliance with State law with a reduced time frame and design review. All projects except a Single-Family Home and Ministerial Projects must receive Design Review and approval by the Planning Commission.

Due to the Housing Accountability Act, local agencies are severely restricted in restricting affordable housing for low and moderate-income households, housing that complies with objective standards, and effectively restricts a local government entity to deny or condition a project to achieve lower density. To support these goals the Mixed-Use Overlay shall implement Objective Design Standards to facilitate development. The City of Artesia follows the Housing Accountability Act provisions with the review of housing development projects.

As part of the implementation of the Housing Accountability Act, Action HE 1.2b Compliance with State Density Bonus Law, commits to annual review of processes and compliance with ministerial processes and to edit the City's Municipal Code in the entitlement review procedures section to add provisions of the law to restrict the ability of a local agency to deny, render infeasible, or condition housing development projects.

All potential process applicants may request a pre-application meeting. On weekdays, staff covers the front counter to answer questions on demand (when possible) for any City related Planning needs. After the lunch break, applicants may schedule an informational or pre-application meeting and this can be accommodated, generally, within a couple of days. A formal complete application is required of any process. From the time of application, staff reviews compliance and completion of submitted documentation, and then staff either provides an incomplete letter, an approval, or assistance with guiding the next steps in the process. Next steps may include design review and approval by the commission, and also City Council if the structure is large enough. In addition to these processes, there are also development options that allow for ministerial approval.

Table H-34. Typical Process Outline for a Residential Project:

Housing Project Process Procedure
Optional: Pre-development meeting, over the counter staff feedback
Application is submitted to the City
Utilizing the application, a City staff person composes a Project Description
Staff requests clarifications and/or additional information
Once an applicant has applied with the City, the Application package is shared within the City and with the applicable County review entities, such as the Building and Fire Department
City staff person collects all inhouse comments and composes an Incomplete Letter, then sends the Letter to the Applicant
City staff person available to address any comments or questions before resubmittal
City staff reviews second review with revisions based on Incomplete Letter
City states Application is "complete" and sends Letter of Completeness to the Applicant
City staff helps manage and initiate Design Review, General Plan or Zoning Code changes if necessary for the proposed development, or process approval for Ministerial approval
City staff issues notification to the Applicant what technical studies are needed for Staff review, including environmental documentation
City contracts an Initial Study (if necessary)
City conducts tribal consultation (if necessary)
City receives environmental documentation determining the impacts of a proposed development (often infill development is exempt or a Mitigated Negative Declaration)
City arranges with State and public review of Mitigated Negative Declaration
City compiles and responds to all comments pertaining to environmental documentation
City implements the final Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program
City schedules Planning Commission Public Hearing
City prepares Staff Report, Conditions of Approval, and Resolutions for CEQA document
City hosts Public Hearing, presents Staff Report, with Recommendations, Conditions of Approval

Development Review

Three levels of decision-making bodies govern the review process for residential developments in Artesia: Administrative staff review, the Planning Commission, and City Council. Ministerial review shall be reviewed in compliance with State law with a reduced time frame and design review.

a. Administrative Review:

New single-family home construction and remodels may be approved administratively without design review.

Multi-Family properties, including Mixed Use:

Planning Commission Design Review is required of any structure or alteration that is not on a single-family home.

- Design Review is applied concurrently with application for development and typically can be reviewed by the Planning Commission within 4 weeks.

Planning Commission and City Council Design review is required of any structure or alteration that is not on a single-family home for multi-family residential that is over 35 feet in height and/or 20,000 square feet.

- Design Review is applied for concurrently with application for development, and typically can be reviewed by the Planning Commission within 4 weeks. City Council can usually be scheduled within two to four weeks after the Commission hearing.

b. Ministerial Review:

Projects will be processed ministerially in compliance with objective guidelines.

The City has chosen to create a paradigm shift in how projects are reviewed to address the Housing Crisis. The new Mixed Use Overlay shall offer an ample list of options for increased ministerial review, through Action HE 5.2d Ministerial Design Review Process and the adoption of the Mixed Use Overlay. This will create ample opportunity for development to affirmatively further fair housing access. Some of the projects that will now be able to be reviewed ministerially include the following:

1. Four or fewer residential units: moderate, low, very low income.
2. Multifamily Housing providing at least 40% low-income housing.
3. Any project exempt from CEQA review.
4. Inclusion of a variety of housing types: Single Room Occupancy (in accordance with Government Code Section 65583 and 65583.2), emergency shelters, employee housing, and transitional housing, supportive housing, multi-family.
5. Properties with 100% low or very low-income units.

6. Properties accommodating senior residents or people disability may apply for a reasonable accommodation procedure to remove parking count requirements.
7. State mandated projects such as Code 65583.2 h) and i), c)
8. Mixed Use developments that include affordable housing
9. Single room occupancy residential facilities
10. Emergency shelters
11. Transitional housing
12. Supportive housing

c. Single-Family and Multiple-Family Housing Development Process Time Comparison

The entitlement process for single-family homes and tenant improvements can be processed in 30 days or receive an incomplete letter within that time. This assumes that the residential project is proposed in a zone that allows residential uses, and the project meets the minimum development and site standards set forth in the Artesia Municipal Code. No public hearing is required.

Multi-family projects can take 30 days (ministerial) to up to 12 weeks if City Council Design Review is required. The City Council Design Review is required for structures over 35 feet, or 20,000 square feet. The City does allow for simultaneous review of entitlements, when possible, to help reduce review time on proposed projects. As is required through the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

Table H-35. Typical Processing Procedures by Project Type

Typical Approval Requirements	One Single-Family Unit	Subdivision	Muti-family	Multifamily - Over 35 feet, or 20,000 Sf	Residential Ministerial Approval
Approval Process	Ministerial	Commission/ Design Review Council	Commission /Design Review	Commission/Design Review Council/Design Review	Ministerial
Estimated Total Processing Time	30 days	4-6 Months	30 days	60 days	30 days

Note: A 30-day conceptual approval time is assuming a complete application and documents such as site plans that are compliant.

Review of Constraints: Permit Process

The residential permit process can be a barrier to developing affordable housing. With this in mind, and due to the housing crisis and to make a meaningful action to Affirmatively Further Fair Housing,

the City has clarified the residential ministerial review process, committed to making objective design standards, and increased the options of types of homes that can be reviewed ministerially.

Residential Ministerial review is only applicable to housing addressing the needs of certain populations or State determined applicability. Projects that seek to implement streamlined approval will have different requirements for submission than discretionary projects, with regard to Planning Department submissions. Projects seeking ministerial review must determine eligibility, submit a pre-application, and a final application.

The State of California specifically suggested certain actions to address the Housing Crisis. State specific suggestions to improve access to housing include:

Improved processing and permit procedures:

- Streamline design review process and prepare clear, objective guidelines.
- Adopt ministerial permit procedures for multifamily, transitional housing, and supportive housing in multifamily zones.
- Establish ministerial procedures for multifamily uses in areas zoned for multifamily uses.
- Increase the use of ministerial processing for a variety of housing types.
- Improved development process for housing:
- Reduce, waive, or modify certain development standards to promote affordable housing development.
- Adopt ministerial permit procedures for multifamily, transitional housing, and supportive housing in multifamily zones.

To affirmatively further fair housing and to remove constraints on the production of housing, the City shall review the following Ministerially:

1. Four or fewer residential units: moderate, low, very low income
2. Multifamily Housing providing at least 40% low-income housing.
3. Any project ministerial from CEQA
4. Inclusion of a variety of housing types: Single Room Occupancy (in accordance with Government Code Section 65583 and 65583.2), emergency shelters, employee housing, and transitional housing, supportive housing, multi-family
5. Properties with 100% low or very low-income units.
6. Properties accommodating senior residents or people disability may apply for a reasonable accommodation procedure to remove parking count requirements.
7. State mandated projects such as Code 65583.2 h) and i), c)

A site developed below the potential residential density of a site may be a constraint with access to housing, especially with regard to lower income housing options. Within the City of Artesia, minimum development densities are not enforced. With the implementation of the Mixed-Use Overlay, if residential is constructed then the minimum density permitted in the Zoning District shall be implemented and if the site is a very low, low income or a site that was previously identified than State

mandated densities and use by right shall be implemented. These expectations are intended as a way to remove Constraints on the production of certain housing types.

a. City of Artesia Design Review, Variances, and Conditional Use Permits

More complex projects requiring a variance, zone change, or conditional use permit require a higher level of review and thus have a longer processing timeline. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 4 to 12 months to receive final approval. Zone changes and general plan amendments are first heard by the Planning Commission, then the City Council. For the majority of these cases, the Planning Commission will review the item and render a decision within 90 days of application submittal. Typical project processing time-frames are provided in Table H-36, below.

Table H-36. Timelines for Permit Procedures

Type of Approval, Permit, or Review	Typical Processing Time
Ministerial Review	30 days
Condition Use Permit	4-6 months
Zoning Amendment (Zone Change)	9-12 months
General Plan Amendment	9-12 months
Site Plan Review	30 days
Design Review	30 days
Subdivision Maps	4-6 months
Variance	1-2 months
Administrative Variance	1 month
Environmental Impact Report	1 year or more
These dates are estimates and are intended to define when an applicant would receive a decision about their projects. These time periods begin after a complete application is submitted, and the timeline is elongated when additional information is needed to process the application.	

The following is a review of the City of Artesia Design Review, Variances, and Conditional Use Permits.

b. Design Review

Currently all development within the City of Artesia, other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1), or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone only if the building or structure is a one family dwelling unit require Design Review by the Planning Commission (AMC § 9-2.2001). Additionally, AMC § 9-2.2007 requires that structures that are more than 35' in height or 20,000 square feet in area also receive design approval by City Council.

AMC § 9-2.2005 *Criteria for Approval of Design Review Applications*.

(a) The design and layout of the proposed development or structures is consistent with the City's general plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter;

(b) The design of the structures, including the layout, size, shape, mass, height, architectural elements, and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties;

(c) The design of the project will provide a desirable environment for its occupants, the visiting public, and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features; and

(d) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement.

Note: Underlined text highlights wording that may be subjective.

To affirmatively further fair housing and to permit sufficient density to generate affordable housing, the City has implemented in the Mixed-Use Overlay that includes a ministerial review option to create a streamlined objective review process for developments including affordable housing. One would either develop under current development conditions or include affordable housing and increase the ease of review and approval. See the Mixed-Use Overlay information in the Sites Inventory section.

Review of Constraints: Design Review Process

The criteria for Design Review within the City has multiple subjective criteria, and this can pose a barrier to development at times. This is why ministerial development review is not held to subjective criteria. With this in mind, and due to the housing crisis and to make a meaningful action to Affirmatively Further Fair Housing, the City has clarified the Residential Ministerial review process, committed to making Objective Design Standards, and increased the options of types of homes that can be reviewed ministerially. Projects that incorporate affordable housing are incentivized by offering objective review and increased densities.

The City shall update the Design Review Process to remove subjective standards as required criteria and provide more objective design standards. Action HE 5.2c Remove Constraints to Housing Entitlement and Construction will address updating the design review process to not require subjective standards and to clarify objective standards.

c. Variances

If an applicant proposes to develop in a way that deviates substantially from established development requirements of the City, such as the Zoning Code, a request and approval of a Variance is required. In the City of Artesia there are Variances and Administrative Variances. Variances offer deviations from

development standards (such as lot coverage and building height), not from use restrictions established within the Zoning Code.

The Variance process requires a request to be heard and approved by the Planning Commission and the process typically takes two months. An Administrative Variance can typically be completed within a month.

Variance Code Requirements

AMC § 9-2.1705 Variances.

(a) Planning Commission Action. Except as otherwise provided in Subsection (d) of this section, the Planning Commission shall hear and decide all applications for a variance to the provisions of this chapter and shall hold a duly noticed public hearing on each such application.

(b) Required Findings. In granting a variance, the Planning Commission, the City Council on appeal, or the Planning Director (as authorized by Subsection (d) below), must make the following findings:

(1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone; and

(2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone, but which is denied the owner of the subject property; and

(3) The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity; and

(4) The grant of this variance does not constitute a special privilege to the applicant.

(c) Conditions. In granting a variance, the Planning Commission, the City Council on appeal, or the Planning Director (Administrative Variance), may impose reasonable conditions to mitigate the impacts of the variance.

(d) Administrative Variances.

(1) Criteria. Review and approval for the following administrative variance requests shall be made by the Director of Planning, based on the findings contained in Subsection (b) of this section and any additional findings required by this subsection, except that if the development project will otherwise require review by the Planning Commission, the Planning Director may refer the request for the administrative variance to the Planning Commission in conjunction with the other project approval:

(A) Satellite antennas. The restrictions contained in Section 9-2.903 governing satellite antenna locations and dimensions may be modified in order for the applicant to attain reasonable television or radio reception on the subject property.

(B) Side yard setbacks in R-1 Single-Family Residential Zone. The minimum setback for a side yard in the Single-Family Residential Zone (R-1) may be decreased for the construction of a detached garage provided said garage is a minimum of six feet from the primary structure, the detached garage does not project into the front yard, and all other criteria specified in Section 9-2.2805 are satisfied.

(C) Rear yard setbacks in the R-1 Single-Family Residential Zone. The minimum setback for a rear yard in the Single-Family Residential Zone (R-1) may be decreased to allow a detached garage to be located in the required rear yard provided all other criteria specified in Section 9-2.2805 are satisfied.

(2) Procedures. An applicant for an administrative variance shall file an application and pay an application fee in the amount set forth by resolution of the City Council. Prior to rendering a decision on the application, the Director shall provide written notice to owners of property that is contiguous to the property that is the subject of the application. The notice shall contain a description of the type and location of the requested administrative variance and the anticipated decision date and shall allow 10 days to submit comments to the City. Upon the passage of such 10-day period, the Director of Planning may render a decision. Any decision of the Planning Director may be appealed to the Planning Commission by any person within 10 days after notice of the decision has been provided to the applicant.

Review of Constraints: Variance Process

Variances are intended to be the exception, not a readily available option, to manage property design. The City's process is not a constraint, and the State mandate allows certain affordable development to request concessions of development standards that would address potential constraints on housing production in this regard.

d. Conditional Use Permit (CUP)

The purpose and intent of the CUP is to ensure that those uses which are not permitted by right are located, planned, and used in such a manner as not to be detrimental to the abutting properties and to the community as a whole. Appeals to a commission vote are taken to City Council. AMC § 9-2.1704 sets forth the following findings for approving a CUP:

(1) The proposed conditional use is not in substantial conflict with the General Plan;

(2) The proposed conditional use will not adversely affect health, safety, and general welfare;

(3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood; and

(4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

The conditions imposed by the Commission for a conditional use permit may involve any pertinent factor affecting the establishment, operation, and maintenance of the requested use, including, but not limited to:

(1) Special yards, open spaces, and buffer areas;

(2) Fences and walls;

(3) Parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards;

(4) Street and highway dedications and improvements, including sidewalks, curbs, and gutters;

(5) Water supply and fire protection in accordance with the provisions of Article 1, Chapter 2, Title 4 of this Code;

(6) Landscaping and the maintenance of the grounds;

(7) The regulation of nuisance factors, such as noise, vibration, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro-magnetic disturbances, and radiation;

(8) The regulation of operating hours for activities affecting normal neighborhood schedules and functions;

(9) The regulation of signs, including outdoor advertising;

(10) A specified validation period limiting the time in which the development may begin;

(11) Provisions for a bond or other surety that the proposed conditional use will be removed on or before a specified date;

(12) A site plan indicating all details and data as set forth in this chapter, subject to the provisions of Article 20 of this chapter; and

(13) Such other conditions as will make possible the development of the proposed conditional use in an orderly and efficient manner and in general accord with all of the elements of the General Plan and the intent and purposes of this chapter.

Review of Constraints: Conditional Use Permit Process

The Conditional Use Permit is intended to define what projects may fit in the community, but with carefully co-planned development. The goal of a CUP is to have City influence with Development. With this regard there is not a constraint on development, however it is important to note that certain developments cannot be subject to a CUP. In cases where ministerial review is established by State law (i.e., SB-35, AB 2011, etc.), State-mandated housing types such as worker housing to shelters, or be local Code options, housing projects to not receive subjective findings of any entitlement (including conditional use permits) or subjective criteria to the project.

Appeals

In general, any potential issues that arise during the development review process are addressed and resolved during the review stage. Sometimes, however, there is community or applicant pushback to a land use action decision, and these actions by the Director/staff or Commission can be appealed to the City Council review level. The applicant or the public can appeal a project to the City Council after the Planning Commission hearing is complete. Any action of the Planning Director or Planning Commission approving or denying a design review application may be appealed by any person to the Planning Commission or City Council. The procedure to file includes an application from the party concerned, and once applied for, a hearing is set for the applicable review body.

Building Permits

Once a project has been reviewed and approved by the City, the applicant moves on to working with building permits. Like many smaller jurisdictions in Los Angeles County, permitting is processed through Los Angeles County. The building permit process is mostly straightforward and requires the filing of an application, payment of required fees, and commencement of work. The City has not received comments that the review process is too slow, and since the process is managed by the same entity for multiple cities in the region, the review process is not considered an undue constraint. Furthermore, the goal of a building permit review is to ensure safety and the longevity of structures within the community.

For permit processing, plan check, and inspection services the City contracts with the Los Angeles County Department of Public Works. This contract helps ensure compliance with the applicable Los Angeles County Building Codes and helps guarantee all City and County needs are met for proposed development. The City of Artesia complies with the building code regulations set forth by the State of California and the County of Los Angeles, including the Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Fire Code, and Green Building Code. The City has not adopted any local amendments further amending such codes. Compliance with the State and County codes ensures that public health and safety are preserved.

The City of Artesia has adopted the 2021 International Building Code and 2021 California Building Code (CBC) with the Los Angeles County Amendments, which establishes the minimum standards for new construction. Based on the law of the State, the City can implement higher standards but cannot implement standards that are less stringent than the CBC. The City has not adopted above the minimum standards of the CBC and County Amendments.

Fees/Exactions and Improvement Requirements

Exorbitant development fees can be costly to developers, increase the cost of housing, and potentially create a housing barrier. However, development fees can also be an important part of making sure that adequate services are provided to create a safe community. The development of housing can create short- and long-term costs on a City, for example the cost of providing planning services and inspections. These fees assist in accommodating the orderly development of new housing and

population growth. The fees have not been found to act as a constraint to the development of housing in Artesia.

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate public services, and are based on the type, size, and potential impacts on various services and infrastructures. However, because these fees are often passed down to renters and homeowners in the rent/purchase price of the unit, they affect the affordability of housing.

Artesia's building permit, permit plan check, and inspection services are provided by the County of Los Angeles' Building and Safety Department, which also provides the same services for some other cities in the area. General development fees are also administered by agencies outside of City limits. For example, the local school district and sanitation districts impose additional fees, and the City has no control over these costs. The fee for the School District is assessed by its own agency and determines whether expanded facilities are necessary to accommodate more children in the school district.

The City of Artesia's development fees are illustrated in Table H-37. A scenario example for a structure over 1,500 square feet: a single-family home may have development fees of approximately $64,910 and a 6-unit multi-family home would have fees around $280.000. The collection of fees contributes to the cost of a project, and therein the cost of development is passed on to potential buyers and renters.

Table H-37. Comparative Development Fee Summary

Fee Category	Fee Amount		
Planning and Application Fees	**Single-Family**	**Multi-Family**	**ADU (1,000 sf)**
New House <=1500 sq ft	$802	N/A	N/A
New House >1500 sq ft	$1,045	N/A	N/A
New building <=5000 sq ft	N/A	$641	N/A
New building > 5000 sq ft	N/A	$858	N/A
ADU Building Permit Only <= 400 sq ft.	N/A	N/A	$243
ADU Building Permit Only > 400 sq ft.	N/A	N/A	$364
ADU Permit	N/A	N/A	$1,336
Design Review	N/A	$2,587	N/A
Budling Plan Check and Permit	$27,764	$68,713	$9,255
Conditional Use Permits	$3,377	N/A	N/A

Fee Category	Fee Amount		
Variance[1]	$3,377	$3,377	$3,377
Tentative/Final Parcel or Tract Map[2]	$3,650	$3,650	N/A
General Plan Amendment[3]	$4,094	$4,094	N/A
Zone Change[4]	$3,766	$3,766	N/A
CEQA compliance5**:**			
Categorical Exemption	N/A	$237	N/A
Negative Declaration	N/A	$2,429	N/A
Mitigated Negative Declaration	N/A	$3,340	N/A
EIR	N/A	Actual Cost	N/A
Impact Fees[6]			
Public Facilities	$5,495	$4,087	$2,912 - $3,627
Traffic	$3,020	$2,024	$1,601 - $1,993
Storm Drains	$548	$159	$290 - $362
Parks & Recreation	$12,052	$8965	$$6,388 - $7,954
Community Center	$7,231	$5,378	$3,832 - $4,772
School Fee	$5.17 per square foot	$5.17 per square foot	$5.17 per square foot
Water Connection Fees	Water Purveyor Agency Referral	Water Purveyor Agency Referral	Water Purveyor Agency Referral
Sewer Connection Fees	L.A. County Sanitation District Agency Referral	L.A. County Sanitation District Agency Referral	L.A. County Sanitation District Agency Referral
Fire Impact Fees	L.A. County Fire Agency Referral	L.A. County Fire Agency Referral	L.A. County Fire Agency Referral
General Plan Update Fee	1% of planning fees	1% of planning fees	1% of planning fees

[1] Applicable in rare cases where an applicant seeks a waiver from the Code because of hardship.

[2] Applies typically when a project involves a condominium, or a large parcel is subdivided. Typical projects don't involve subdivisions.

[3] Applicable only if a residential use is not consistent with the general plan necessitating amendment to the land use designation. Typical residential developments occur on sites that allow residential uses.

[4] Same as footnote #4.

[5] Negative Declarations or Mitigated Negative Declarations would be triggered only for multi-family projects on sites greater than five acres. Most projects occupy lots that are less than five acres in area.

[6] No impact fees for ADUs less than 750 sq. ft. And impact fees for ADUs over 750 sq. ft. are charged proportionally in relation to the square footage of the primary unit. The listed approximate fees for ADUs are based on the average size of single-family units in the City and ADUs that range 800 to 1000 sq. ft.

Table H-38 identifies hypothetical fees that would be collected for a new typical single-family house and multi-family unit. The fees charged by the City are typical of the region and comparable in price with surrounding communities. The residential fees are combined with Building and Safety Plan Check/Permit fees.

Table H-38. Residential/Development Fees for the City of Artesia and Cities in the Region

Application Types	**Cities in the Region**						
	Artesia	Bellflower	La Mirada	La Palma	Lakewood7	Norwalk	Cerritos
Development Review for Single Unit Dwelling	$802 - $1,045	$873	$292	$342	$2,242	$1200	$1,545 - $1,996
Multi-Unit Development	$3,228-3,445	$1,960-3,949	$3,729	$5,303	$6,507 per unit	$4,695	$6,054 - $10,157
ADU (exempt)	$243-$364	$310	$292	$342	$3,715	$380	$
ADU	$1,336	$310	$292	$342	$4,543	$380	$
Tentative Parcel/Tract Map	$3,350	$2,440/ $3,004	$4,498	$3,784-5,205	$2,180	$4,000 plus $110 per lot	$4,157

Application Types	Cities in the Region						
	Artesia	Bellflower	La Mirada	La Palma	Lakewood7	Norwalk	Cerritos
Variance	$3,377	$2,904	$3,013	$3,908 first 15 hours plus $228 per hour for any time over 15.	$975	$1,045-$3,200	$3,459
Conditional Use Permit	$3,377	$3,680	$3,013	$3,022 first 10 hours plus $228 per hour for additional time	$775	$4,520	$2,967
CEQA Review – Exempt	$237	$135	$295	$944	Not listed	$610	$190
CEQA Review – Negative Declaration	$2,229	$2,527	$2,552	Not stated	Actual cost plus $600	$1,420	$3,780 $4,993 prepared by consultant plus actual cost
CEQA Review – Mitigated Negative Declaration	$3,340	$2,680	$3,442	Actual Cost	Actual Cost plus $600	$1,420	$7,184 plus actual cost
CEQA Review – EIR	Actual Cost	Actual Cost with initial $5,408 deposit	Actual hourly cost + consultant fee $5,000 deposit	Actual Cost		Actual cost	$11,659 plus actual cost

The City of Artesia's fees are comparable to those in the region. *Sources*: City of Artesia, City of Cerritos (2017/2023), Bellflower (2020), La Mirada (2024), La Palma (2025), Lakewood (2021), Norwalk (2016).

Developers can often see any fee as a significant constraints to the development of affordable housing. For developments of affordable housing projects, the financing generally includes some form of state or federal assistance, and these programs set the cost of the final rents to guarantee the target population is included and to cover the cost of the rents. Due to financial assistance for the developer and renters, fees often cannot and do not increase the rents. Even though the various fees account for a significant portion of the development cost, the fees that are collected are needed to pay for necessities like infrastructure and to help reduce the potential negative impacts of new development.

Table H-39 shows permit processing fees and development impact fees for a 1,500 square foot residence with a 400 square foot garage and a 7,200 square feet 6-unit apartment building, respectively.

Table H-39. Cumulative Development Fees: Residential Development

Item	Amount
Single-Family Residence	
Site Plan Review	$1,045
Building Plan Check/Permit	$27,764
Public Facilities	$5,495
Traffic	$3,020
Storm Drain	$548
Parks and Recreation	$12,052
Community Facilities	$7,231
School	$7,755
Total fees per unit	$64,910
Typical estimated overall cost of development of a single-family dwelling	$617,500
Estimated proportion of fee cost to overall development cost	10.5%
6-Unit Apartment Building	
Site Plan Review	$858
Design Review	$2,587
Categorical Exemption	$237
Building Plan Check/Permit	$68,713
Public Facilities	$24,522
Traffic	$12,144
Storm Drain	$954
Parks and Recreation	$53,790
Community Facilities	$32,268
School	$37,224
Total fees per 6-unit development	$233,297
Total fees per unit	$38,883
Typical estimated overall cost of development per unit	$280,000
Estimated proportion of fee cost to overall development cost	14%

As these fees are at or below 15% of overall development costs, development fees are not currently a constraint to the development of new housing.

Since development still continues within the City of Artesia, there does not appear to be a major constraint in the current fee structure, shown in Table H-39. The estimated fees compared to the overall development cost per square foot of a residential structure do not create an undue burden. When reviewing regional fees Artesia is in the median range in fee price.

Printed copies of development applications and fee sheets are available at City Hall. All development fees are also available on the City's website:

- https://www.cityofartesia.us/DocumentCenter/View/6359/Planning-and-Engineering-Fee-Schedule-Effective-71222-Edited-by-Mel-3623

The City has identified that the development fees charged by the City are a small part of the overall cost of development, such as the cost of land; however, these fees can become a burden to developing low-cost housing. Through the Housing Department of California's information on the Housing Element, there are two funding mechanisms that can be of particular benefit to reducing financial impacts on proposed development. One of the proposed reduction to the development of housing constraints is to mitigate school impact fees for senior housing and/or to defer fees until financing is in place for affordable housing developments. While the City does not control the amount of school impact fees, it can influence when those fees are paid. Therefore, the City shall commit to facilitating low income and senior housing development by offering a program to defer fees until financing is in place for projects that incorporate 50% of the development with low-income units (Action HE 5.2c Remove Constraints).

On-/Off-Site Improvement Requirements

On/Off-Site improvements are City standard requirements for infrastructure or site design requirements for proposed development. On/Off-Site improvement costs in Cities can include developing streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, parkway deductions, utility easements, and landscaping. These requirements can create major costs for proposed development at times.

Improvement requirements for residential development within Artesia are applied on a case-by-case basis, based on existing conditions, and these are usually implemented by way of conditions of approval (COA). The City of Artesia maintains high engineering standards that regulate construction standards for curbs, gutters, sidewalks, streets, and details such as the width and grade permitted for a site and driveway.

Ways in which on/off-site improvements can be a barrier to housing production include excess subdivision requirements, ingress/egress standards, grading requirements, and creating exclusive standards that restrict a variety of housing types.

- Subdivision Level Improvements: Greenfield subdivisions often require a large number of costly site improvements such as curb, gutter, and sidewalk construction. Artesia is a built-out City with very few vacant parcels of land, and most of the parcels of land that may develop would not be large enough for major subdivisions. With the built-out environment most development projects do not require a significant amount of site improvements. If a brand-new subdivision was built within the community, full street width dedication and construction/widening of sidewalks where needed is required. Since the city is fully-developed, most subdivision requirements are existing and only need to be upgraded if determined to be substandard.
- Grading: Grading is often the costliest site improvement when developing, however Artesia is mostly level and does not require significant grading.
- Ingress/Egress: Ingress/egress requirements are generally only needed to be improved enough to create sufficient and safe access to existing parcels, often the existing curb cuts are sufficient, and only internal upgrades are required—this would depend the project and existing conditions around the project. Off-street improvements such as ingress and egress

improvements and parkways are not significant impact to the development of the project—as they are often already built and needed for public safety, and they are standard expectations of development in any city.

- Variety of Housing Types: The City will implement programs to permit types of housing currently not clearly defined within the Zoning Code (Action HE 1.4c - Variety of Housing Types). Furthermore, the City's housing stock is primarily single-family homes, and since the City is fully developed, there are often few if any on/off-site improvements required for remodels and new construction. General single-family home development does not require major off-site improvements and often, there are also no off-site fees related to construction of new infrastructure. Multifamily residential also does not face any moratoria, or prohibitions against multi-family housing that would inhibit new housing or remodels. The built-up nature of the City reduces the need for major developments like putting in streets. The requirements for off-site improvements related to multifamily developments are not overly or unnecessarily restrictive, and more accessible than in a community with a less developed urban fabric.

In summary, the required on/off-site improvements are necessary as they provide adequate infrastructure and public facilities to support housing development, and on/off-site improvements have not been determined to be a constraint to the development of affordable housing, and the City has received no complaints about these costs. Artesia's Municipal Code provisions for streets, sidewalks, water, sewers, electricity, and public utilities apply to all developments within the City and do not unduly constrain housing supply and/or affordability but rather ensure that public health and safety is preserved by providing adequate infrastructure and public facilities that support housing development. Artesia's development requirements are also not considered a constraint as they are less burdensome than in less developed jurisdictions with more vacant land, where existing infrastructure and improvements are limited or do not exist at all. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks.

a. Street Standards

Table H-40 shows street classifications and level of service standards as stated in the Circulation Element of the City's General Plan. These standards are similar to other cities in the area and do not pose an unreasonable constraint to housing development.

Table H-40. Street Classifications and Level of Service Standards

Street Classification	Lanes	Cross Sections (Curb-to-Curb / R.O.W.)	Daily Level of Service (LOS)				
			A	B	C	D	E
Primary Highway / Primary Arterial	6	102'-108' / 122'-128'	25,000	35,000	50,000	55,000	60,000
Primary Highway / Primary Arterial	4	78'-82' / 98'-102'	15,000	21,000	30,000	35,000	40,000
Secondary Highway / Secondary Arterial	4	64'-72' / 84'-92'	10,000	14,000	20,000	25,000	30,000
Collector (with TWLTL)	2	50' / 70'	5,000	7,000	10,000	13,000	15,000
Collector (no TWLTL)	2	40' / 60'	2,500	3,500	5,000	6,500	8,000

b. Parking Requirements

Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. Therefore, the housing element should include an analysis of the jurisdiction's parking standards by zone. The analysis should examine whether parking standards impede a developer's ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development. In addition, the jurisdiction should verify that the density bonus ordinance complies with parking requirements per Government Code Section 65915.

Table H-41 summarizes the City's residential parking requirements. Based on the units recently constructed or entitled, the City has not found the parking requirements to unduly impact the cost and supply of housing, nor the ability for projects to achieve maximum densities. A reduction in required parking for a multi-family development may be approved through the provisions of State density bonus law.

Based on dialogues with the State and through taking a pro-housing stance, the City has decided to pursue the reduction of some parking standards as an attempt to remove constraints on housing. To verify that the density bonus ordinance complies with parking requirements per Government Code Section 65915 and to implement pro-housing parking changes, the City shall implement Action HE 5.2c Remove Constraints, with the intent to reduce the cost burden on development for studio and one bedroom units, parking standards shall be reduced to one parking space per unit, furthermore covered parking will no longer be required for multi-family development. The cost of providing parking can be an impediment to the cost of housing. Furthermore, the City is supporting local development that may help reduce the amount of vehicles miles traveled (with increased density of residential and commercial space) by the local community.

Action HE 5.2c, Remove Constraints, shall allow tandem parking in residential developments.

Table H-41. Residential Parking Requirements

Type of Residential Development	Width of Lot		
	50 ft. or greater	More than 25 ft. – Less than 50 ft.	25 ft. or less
Single Family Residential			
Single family, 1 bedroom	~~2 enclosed~~[1] 1 parking spaces	~~2 enclosed~~ 1 parking spaces	1 enclosed parking space
Single family, 2 bedrooms	2 enclosed parking spaces	2 enclosed parking spaces	1 enclosed plus 1 paved[2] space
Single family, 3 bedrooms	2 enclosed parking spaces plus 1 paved space in front of the garage	2 enclosed parking spaces plus 1 paved space in front of the garage	1 enclosed plus 1 paved space
Single family, 4 bedrooms (New Residence)	3 enclosed parking spaces plus 1 paved space in front of the garage	2 enclosed parking spaces plus 2 paved spaces in front of the garage	2 enclosed parking spaces plus 1 paved space in front of the garage
Single family, 5 bedrooms	3 enclosed parking spaces plus 2 paved spaces in front of the garage	3 enclosed parking spaces plus 2 paved spaces in front of the garage	2 enclosed parking spaces plus 2 paved spaces in front of the garage
Single family, 6 bedrooms	3 enclosed parking spaces plus 3 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)
Single family, 7 bedrooms	4 enclosed parking spaces plus 3 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)
Single family, 8 bedrooms	4 enclosed parking spaces plus 4 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)

Type of Residential Development	No. of Bedrooms	Required Parking Spaces	Comments
Two-Family and Multiple Family Residential Uses			
Studio, 1-family, 2-family, 3-family, and apartments	0-1 bedrooms	1 parking spaces per dwelling unit	-
	2 bedroom	1.5 parking spaces per dwelling unit	-

Type of Residential Development	No. of Bedrooms	Required Parking Spaces	Comments
	3 bedrooms	2 parking spaces per dwelling unit	-
	4 bedrooms	3 parking spaces per dwelling unit	-
	>4 bedrooms	2 parking spaces per dwelling unit plus ½ space per bedroom in each unit exceeding 2 bedrooms	Plus 1 guest parking space for 4 or more units with 1 additional space for every 3 units after the 4th unit
M-D-R zone	-	2 spaces for 4 or less bedrooms, 3 spaces for more than 4 bedrooms	-
Artesia Boulevard Corridor Specific Plan Area	-	2 per unit[4]	Plus 0.25 guest parking spaces per unit[4]

Source: City of Artesia, Municipal Code, Section 9.2.113

Notes:

1. *The term "enclosed" means the parking space is enclosed in a garage and shall be required of single-family homes.*
2. *The term "paved" means the parking space is not enclosed but is comprised of a paved pad located in front of the garage and designed so that an automobile can be parked on it, provided that the distance between the garage and the public right-of-way is at least 20 feet.*
3. *For dwellings with 5 or greater bedrooms, the number of indicated parking spaces shall be provided, or the number of off-street parking spaces specified in the conditional use permit issued for the development pursuant to Section 9-2.2804(d).*
4. *Tandem parking is permitted in the Artesia Boulevard Corridor Specific Plan area.*
5. *Studios and one bedrooms will require one parking spot, and no longer require enclosed parking*

Note: Standards as of 10/15/2021

Based on review of parking standards for constraints, and in conjunction with suggestions of the State, the City will reduce the parking requirements for studios and one bedrooms from one enclosed space to 1 parking space (Action 5.2 – Remove Constraints). The enclosed parking requirement will also be removed from multi-family residential.

c. Residential Height

Limitations on height can constrain a development's ability to achieve maximum densities, especially in culmination with other development controls. Limiting building height to two stories or less in multifamily districts is a common example of development standards that can constrain achieving maximum densities. Based on this information, height limits will be raised to at least three stories in multi-family residential areas and all districts within the Mixed-Use Overlay. The increase in residential density in multifamily property zone(s) shall be implemented by way of the completion of the Mixed-Use Overlay.

Transparency in the Development Process

The City's website provides resources to help developers and homeowners prepare and complete residential development and home improvements. The Community Development Division webpage provides applications for planning actions and generally needed building permit applications.

The State has mandated transparency requirements and content requirements of a City website as per Government Code Section 65940.1(a)(1). While the City Community Development Department does provide some development application materials, the site must be reviewed for compliance with State mandates. The City will review and update the website as necessary to comply with new transparency requirements. Action 5.1a (Informational Manuals and Handouts), Action 5.2a (Development Review Process Handouts), and Action 5.2b (Pre-Application Review with Developers) will be implemented to ensure compliance.

To increase transparency, the following are the links to key planning documents, these links are subject to change and some change annually, such as the fee sheet.

- City General Plan: https://ca-artesia2.civicplus.com/258/General-Plan-Update
- City Zoning Ordinance (Title 9): https://ecode360.com/AR4900
- Planning Fees: https://www.cityofartesia.us/DocumentCenter/View/7529/Planning-and-Engineering-Fee-Schedule-Effective-07-01-23
- Planning Applications and Forms: https://www.cityofartesia.us/223/Applications-Forms

Zoning for a Variety of Housing Types

California Government Code §65583 requires the Housing Element to identify adequate sites for a variety of housing types including multi-family rental housing, factory-built/manufactured housing, housing for agricultural employees/employee housing, supportive housing, emergency shelters, single-room occupancy (SROs), Accessory Dwelling Units (ADUs), and transitional housing. The City of Artesia is an inclusive pro-housing community and will update existing permitted uses to include missing housing types by way of Action HE 1.4c.

a. Employee Housing

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure pursuant to California Health and Safey Code Section 17021.5.

b. Multi-Family Rental Housing:

The City permits multi-family housing in the Multiple Residential Zone (M-R), Condominium Zone (C-O), Artesia Live 1 Specific Plan, Artesia Boulevard Corridor Specific Plan, Arkansas Specific Plan and in the newly proposed Mixed Use Overlay (that will cover the majority of the commercial areas within the City). Multi-family development is existing throughout the City. The Mixed-Use Overlay increases the potential maximum building height and substantial new residential uses along the primary arterials of the City.

The City has development standards and permit procedures that encourage and facilitate multifamily housing opportunities. However, the high costs of available land may be a constraint to prospective developers. The proposed increase in density and the potential for mixed use is expected to be a valuable incentive to increase the amount of potential development during the current Housing Element cycle.

c. Factory-Built/Manufactured Housing:

The housing element must demonstrate the jurisdiction's zoning code allows and permits manufactured housing in the same manner and in the same zone as a conventional or stick-built structures are permitted (Government Code Section 65852.3). Specifically, manufactured homes should only be subject to the same development standards that a conventional single-family residential dwelling on the same lot would be subject to, except for architectural requirements for roof overhang, roofing material, and siding material (Government Code Section 65852.3(a)).

Factory-built housing is subject to the same permit process and regulations as stick-built housing in the City of Artesia. The City permits manufactured housing in all residential zoning districts; this would include the potential for a manufactured ADU. Standards such as building setbacks, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements still apply.

The Zoning District Single-Family R-1 specifically states mobile homes may be placed on a lot in the Zone as principle use, the Multiple Residential (M-R), the Mixed Commercial/Single-Family Residential (M-C-R) and Medium Density Residential (M-D-R) Zone permit uses principally permitted in the Single-Family Residential (R-1) Zone.

Based off of the Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer there is one Mobile Home Park within the boundaries of Artesia, this community is known as La Belle Chateau and is in the southernmost part of the City of Artesia with access on Pioneer Boulevard.

To pursue the preservation of manufactured housing in the community a new zoning district specifically for manufactured homes shall be created and a rezone will be implemented on projects featuring multiple and primarily manufactured homes. This shall be implemented by way of Action HE 2.1a Manufactured Housing Zoning District**.**

d. Agricultural Employee Housing:

The housing element must include an analysis of farmworker housing needs (Government Code Section 65583(a)(6)). There are few parcels of land designated as agriculture within the City. The properties that are zoned for agriculture are residential uses– Agriculture Single-Family Residential Zone (A-1). Within the community this zone features residences and a church. Therein, farm work is not a significant industry within the City of Artesia. Commercial agriculture is not permitted in any zoning district. The American Community Survey five-year estimates based on 2021 counts, states there are approximately 14 people in Artesia employed in agriculture. These workers are most likely to have occupations such as landscape maintenance or nursery workers. Given these factors, the City

will not plan for any farm workers during the 2021-2029 Housing Element Cycle. However, if there is a future need for farm worker housing, the City will comply with all applicable State of California statutes with regard to the Employee Housing Act (California Health and Safety Code §§17021.5-17021.6).

The housing element should also ensure that local zoning, development standards, and permitting processes comply with Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

To address State law, Action HE 5.2c (Remove Constraints) calls for an amendment to the Zoning Ordinance to allow agricultural/employee housing for six or fewer persons by-right in Residential Zoning Districts.

Single Room Occupancies shall be permitted in the Mixed Use Overlay and the multi-family residential district:

e. Single Room Occupancy (SRO)

A single-room occupancy (SRO) units are one-room units intended for occupancy by a single individual, usually between 200 to 350 square feet. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness.

The City's Zoning Code does not currently contain regulations for SROs. The City has committed to adding the use of Single-Room Occupancies to the Mixed-Use Overlay and Multi-family zoning Districts. Placing these types of units within the Overlay creates more access to local amenities as the overlay follows the main arterials of the community. Action HE 1.4c (Variety of Housing Types) includes a Code amendment to establish standards and procedures to facilitate the provision of SROs consistent with State law. The Mixed Use Overlay shall allow SROs by right with a ministerial review.

f. Accessory Dwelling Units (ADUs)

ADUs serve to augment resources for senior housing, caregivers, household employees, and other low- and moderate-income segments of the population. In recent years, the State Legislature has adopted extensive revisions to ADU law, and the City's ADU regulations were most recently updated in 2020 to incorporate State law in effect at that time. Action 1.2d in the Housing Plan includes a

commitment to monitor future changes in ADU law annually, updating City regulations as necessary to ensure consistency with State requirements such as tracking the affordability of units built.

The housing element must demonstrate that the jurisdiction permits an ADU with only ministerial approval and describe the jurisdiction's local ADU ordinance or whether the jurisdiction defers to Government Code (GC) Section 65852.2(b).

An "accessory dwelling unit (ADU)" is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes three forms:

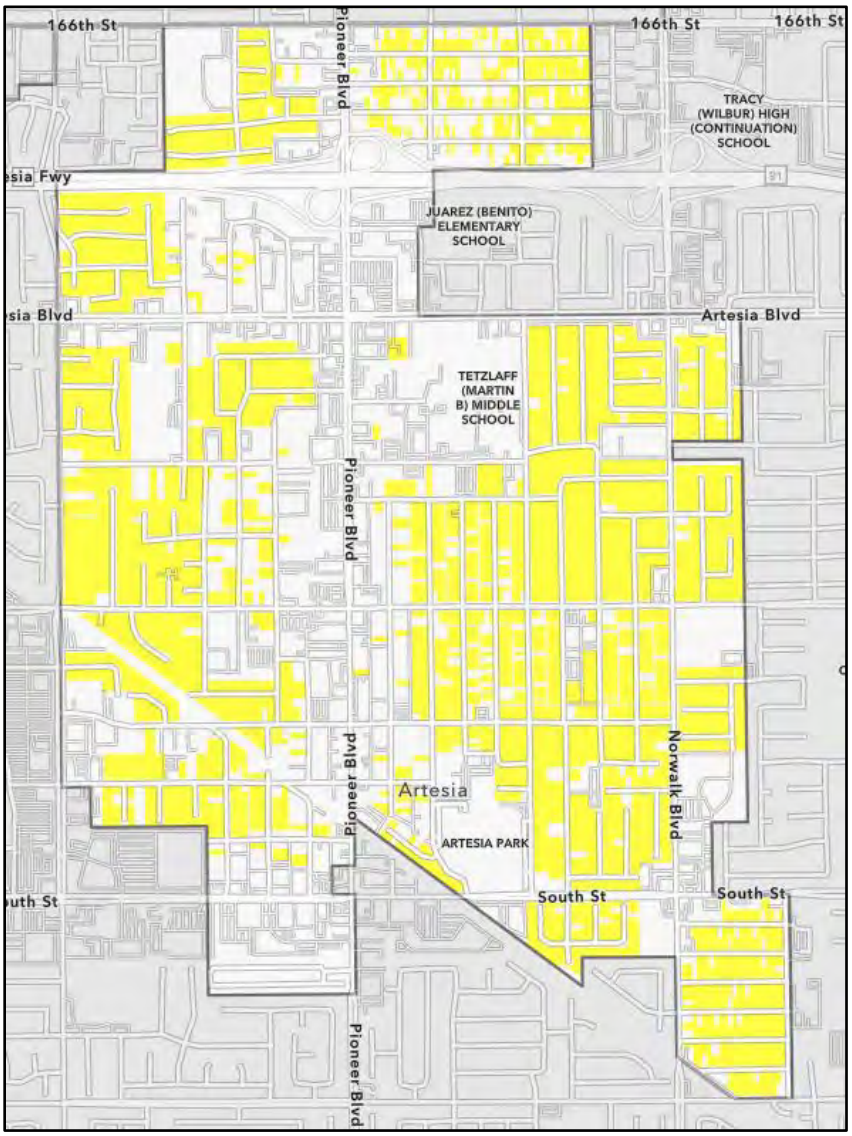
- Detached: The unit is separated from the primary residential structure
- Attached: The unit is attached to the primary residential structure
- Repurposed Existing Space: Space (e.g., master bedroom or garage) within the primary residence is converted into an independent living unit.

An ADU provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated (GC 65852.2(i)(4)).

In compliance with State law, the City of Artesia allows Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to be constructed by right on all residential zones including multifamily and mixed-use zoned properties in the City.

In the 2014-2021 Housing Element Cycle, 16 ADUs were built, and since the beginning of the current planning period there have been 49 new ADUs constructed. The construction of ADUs has been the fastest growing source of new housing within Artesia. The City will be committing to implementing more monitoring into the affordability and use of new ADUs, and a new streamline process for proposed ADUs. Action 1.2d in the Housing Plan includes a commitment to monitor future changes in ADU law annually and update City regulations as necessary to ensure consistency with State requirements. Furthermore, the City will take proactive steps in helping foster further ADU development by creating and offering standard plans for potential ADUs (Action HE 1.2d Accessory Dwelling Units). The City of Artesia has potential to expand its ADU program as can be seen in the maps from the Southern California Area Governments Climate Adaptation Framework and Housing Element Parcel (HELPR 2.0) Tool. This mapping tool provides a rudimentary estimate of which parcels have adequate physical space to accommodate a typical detached Accessory Dwelling Unit (ADU) only for single-family residential land use. Figure H-30 is an image from the mapping system intended to highlight the potential area for ADU expansion.

Figure H - 10 Potential ADU Expansion Areas



Source: SCAG HELPR 2.0 Housing Element Parcel Tool. Yellow illustrates rudimentary potential area for ADU expansion.

g. Senior Housing:

- Rest homes and homes for older adults are allowed subject to a conditional use permit in the M-R zone. Home for the aged is defined as "any institution, boarding home, or other place for the reception or care of persons over the age of sixty-five (65) years not related to the proprietor by blood or affinity within the second degree and where boarding care is provided for three (3) or more such aged persons." Rest home is defined as "a home offering or providing lodging, meals, nursing, dietary, or other personal services to convalescents, invalids, or aged persons, excluding surgery or the care of persons with contagious or communicable diseases. Rest home shall include convalescent homes and homes for the aged."

Because elderly persons require different dwelling characteristics, developments for seniors require a conditional use permit. Project proposals are evaluated for their design and compatibility with the surroundings. For rest homes and homes for the aged, one parking space for every four residents in accordance with the residential capacity of the home as listed on the required license or permit, and one parking space for each employee is required.

There are currently four senior housing facilities located within the City – The Christian Home for the Aged, Windsor Palms (formerly Twin Palms Care Center), Founder's House of Hope, and New Man Horizons.

The City shall implement parking flexibility standards and deferred fee options for senior housing developments through Action HE 1.4b Technical Assistance for Special Needs Housing Development and Action HE 5.2c Remove Constraints to Housing Entitlement and Construction.

h. Extremely Low-Income Units

California Health and Safety Code §65583 (c)(2) states that the Housing Element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households." In addition, existing programs should either be expanded, or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of Extremely Low-Income (ELI) households.

In order to comply with this section of State law, the City will provide regulatory incentives to the development of ELI households, such as expediting the approval and permitting process, and waiving city-imposed development fees. These incentives would encourage and facilitate housing for Extremely Low-Income persons and illustrate the City's commitment to facilitating the construction of housing for said households. The City will facilitate approval and development of housing for extremely low-income persons by providing incentives in compliance with SB 35, (Action HE 1.2b - Density Bonus Program), and seeking outside sources of funding (Action HE 1.2a – Maximize External Funding Resources). Fees for low income and senior housing may be deferred in Action HE 5.2c (Remove Constraints), of the Programs section of this document. Based on a formula utilized by the Department of Housing and Community Development, the City anticipates a need to assist 156 ELI households. Below is the formula for determining ELI households:

- Formula: Divide the current very-low income RHNA construction need by one-half.

- Artesia: 312 very-low RHNA construction need.
- Calculation: 312 / 2 = 156
- ELI Households: 156

The extremely low-income units are presumed to be placed on the same properties identified to accommodate the emergency shelters and very low-income housing units as these properties are over a half-acre and can accommodate 50 or more units. There are 375 very low-income units envisioned, and 156 units needed for the ELI population. The City of Artesia meets the requirement to identify housing opportunities for this population.

i. Supportive Housing Types

Part of the need to zone for a variety of housing types includes the need to facilitate share housing types for sensitive populations. These can include emergency shelters, low barrier navigation centers, transitional and supportive housing, group homes for people that are elderly or developmentally disabled, and more.

j. Emergency shelters

In 2007, the California Legislature passed Senate Bill 2 (SB 2), which required the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The Housing Element Law requires an analysis of how the need for emergency shelters is met. This analysis includes whether there is a need for the shelters, identification of what zones permit the type of housing, and that the needs of the population can be accessed from those locations. The law does not require that specific sites for emergency shelters or special needs facilities be identified. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters and transitional housing.

Emergency shelter is housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelters are permitted by right, without the need for a discretionary action, within the Mixed-Use Overlay and the Light Industrial/Manufacturing (M-1) Zoning District.

To create a land use mechanism to address the need for emergency shelters, the City has committed to permitting shelters in the Mixed-Use Overlay and the M-1 Zone.

Mixed Use Overlay – Emergency Shelter Capacity Analysis

Per Government Code Section 65583.(a)(4), every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit The Mixed-Use Overlay allows for 100% residential projects for lower income developments and a variety of housing types including shelters, however mixed uses are strongly encouraged. Based on the fact that housing for people experiencing homelessness is often built with Federal and State funding, the analysis for the Mixed-Use Overlay was based on properties that were over one-half-acre in area, and that could support 50 or more units.

Based on these ranges there are 19 properties within the Mixed-Use Overlay that could qualify for funding to construct an emergency shelters (identified the same way as very low-income housing units), and these properties are further defined in the Sites Inventory of the Housing Element. These parcels can be reviewed in the Sites Inventory Appendix B. The Mixed-Use Overlay is oriented around the main arterials of the City, this creates access to a variety transportation types and more access to local amenities such as groceries, libraries, schools, jobs, and transportation hubs for regional needs. The 19 properties with the new proposed density of the Mixed-Use Overlay could in theory create 6,846 units, 395 of the units are proposed to go to very low-income individuals and 205 to low-income individuals. There are 399 very low-income units envisioned, and 25 needed units for people experiencing homelessness. The City of Artesia meets the requirement to identify housing opportunities for this population.

M-1 Zone

In the M-1 Zone, City zoning regulations allow emergency shelters by-right and there is sufficient capacity and is suitable to accommodate Artesia's homeless needs. The M-1 Zone currently accommodates small to moderate sized industry as well as limited commercial and service uses. Parcels in the M-1 Zone are located in close proximity to Pioneer Boulevard, the primary north-south arterial in the City. Norwalk Transit and LA Metro operate bus lines along Pioneer Boulevard, making the M1 Zone accessible by public transit. The M-1 Zone is also located adjacent to commercial areas, providing access to services and employment centers. The M-1 Zone encompasses approximately 28 acres with suitable parcels that could accommodate emergency shelters sufficient to accommodate the City's existing need through the adaptive reuse of existing buildings.

Table H-42 summarizes the development standards for the M-1 Zone.

Table H-42. Development Standards, M-1 Zone

Development Standard	Minimum or Maximum
Lot Area	5,000 sq. ft. minimum
Lot Width	50 ft. minimum
Front Yard Setback	No minimum
Side Yard Setback	None required, except parcels in a residential zone shall have a minimum 10 ft. side yard setback on the side adjoining the residential zone.
Rear Yard Setback	None required, except parcels adjoining a residential or commercial zone shall have a minimum 10 ft. rear yard setback. Building structures and parking areas abutting an alley shall be located a minimum of five (5) feet from the alley line.
Building Height	35 ft. maximum
Source: City of Artesia, Municipal Code, Section 9.2.3403, 2021	

The emergency shelters are subject to the following development standards and all other provisions of this article applicable to residential uses in the M-1 Zone:

1. Parking shall be one per four beds or half per bedroom designated for family units with children plus one per staff member.
2. A single emergency shelter, transitional home, and supportive housing for 30 occupants, or a combination of multiple emergency shelters with a combined capacity not to exceed 30 occupants, shall be allowed as a principally permitted use, consistent with Section 65583(a) of the California Government Code and sections amendatory or supplementary thereto. Any other emergency shelter, transitional home and supportive housing shall meet the minimum standards contained in this section and shall be subject to the approval of a conditional use permit.
3. Stays at the facility shall be on a first-come first-served basis with clients only on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during Pacific Daylight Time and 5:00 p.m. and 8:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.
4. Maximum stay at the facility shall not exceed 120 days in a 365-day period.
5. A minimum of 1 staff member per 15 beds shall be awake and on duty when the facility is open.
6. Bike rack parking shall be provided by the facility.
7. Exterior lighting shall be provided for the entire outdoor area of the site.
8. A waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by a minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall, and shall provide consideration for shade and rain provisions.
9. Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by a minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall.
10. Facility improvements shall comply with Title 8 and Title 9 of the City of Artesia Municipal Code, specific to the establishment of dormitories, excluding Section 9-2.1103(a)(3), and shall additionally provide:

    (i) A minimum of one (1) toilet for every eight (8) beds per gender.

    (ii) A minimum of one (1) shower for every eight (8) beds per gender.

    (iii) Private shower and toilet facility for each area designated for use by individual families.

11. An operational plan shall be provided for review and approval by the Planning and Redevelopment Director, or designee. Plans may be required to address additional specific needs as identified by the Director. The approved operational plan shall remain active throughout the life of the facility. At a minimum, the plan shall contain provisions addressing the topical areas outlined below:

    (i) Security and safety, addressing both on- and off-site needs, including provisions to address the separation of male and female areas as well as any family areas within the facility;

(ii) Loitering control, with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site;

(iii) Management of outdoor areas, including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses;

(iv) Staff training, with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;

(v) Communication and outreach, with objectives to maintain good communication and response to operational issues that may arise from the neighborhood, City staff, or the general public;

(vi) Screening of clients for admittance eligibility, with objectives to provide first service to City residents;

(vii) Counseling programs to be provided with referrals to outside assistance agencies, and provide an annual report on this activity to the City; and

(viii) Litter control, with an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

12. The facility may provide the following services in a designated area separate from sleeping areas:

(i) A recreation area either inside or outside the shelter;

(ii) A counseling center for a job placement, educational, health care, legal or mental health services;

(iii) Laundry facilities to serve the number of clients at the shelter;

(iv) Kitchen for the preparation of meals;

(v) Dining hall;

(vi) Client storage area for the overnight storage of bicycles and personal items; or

(vii) Similar services geared to homeless clients.

These standards do not pose an unreasonable constraint on the provision of emergency shelters to meet the City's needs. As noted in the Housing Needs Assessment, the most recent homeless survey indicated 24 homeless persons in Artesia, which could be fully accommodated by one 30-bed shelter.

AB 139 (2019) modified the allowable parking standards for emergency shelters; therefore, Action HE-1.4d includes a commitment to update City parking standards for emergency shelters consistent with State law. As part of this amendment, the City will conduct a comprehensive review of emergency shelter standards to ensure that they are consistent with current law.

- Low Barrier Navigation Centers. AB 101 (2019) established requirements related to local regulation of *low barrier navigation centers*, which are defined as "Housing First, low-

barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth

(2) Accommodation of residents' pets

(3) The storage of possessions

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses. Action 1.4d in the Housing Plan includes a commitment to amend City regulations for low barrier navigation centers consistent with current State law.

- Transitional and Supportive Housing: Transitional and supportive housing also address the needs of persons who may be homeless or at risk of becoming homeless. Transitional housing provides longer-term shelter, typically up to 2 years, while supportive housing may have no occupancy time limit. Entities that operate transitional and supportive housing generally require that residents participate in a structured program to work toward established goals so that they can move on to permanent housing and may include supportive services such as counseling.

State law also requires that transitional and supportive housing be regulated as a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone. AB 2162 of 2018 (Government Code §65583(c)(3)) further requires that supportive housing development projects meeting specific criteria must be allowed by-right in all zones allowing multi-family development, including mixed-use and non-residential zones.

Municipal Code Sec. 9-2.402 establishes the following definitions:

Supportive housing shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site 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 when possible, work in the community.

Transitional housing shall mean buildings configured as rental housing developments but operated under program requirement that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.

Transitional and supportive housing are currently allowed only in the M-1 zone subject to the same standards and procedures as applied to other residential uses of the same type in the same zone, without a discretionary review. Action 1.4c in the Housing Plan includes a commitment to amend City regulations for transitional and supportive housing consistent with current State law.

- Residential Care Facilities: Residential care facility refers to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. In accordance with State law, residential care homes that serve six or fewer persons (excluding the operator) must be permitted according to the same standards as apply to residential uses of the same type in the same zone.

The Municipal Code currently does not include a definition or regulations for residential care facilities. The City permits *congregate living health facilities* serving more than 6 persons or having more than 6 beds for persons who are terminally ill or who are catastrophically and severely disabled in the R-1 and M-R zones subject to a conditional use permit. To accommodate State law and to affirmatively further fair housing, the CUP requirement for congregate living health facilities shall be removed and these uses will also be added to the Mixed-Use Overlay to increase development potential.

Action 1.4e (Reasonable Accommodation) in the Housing Plan includes a commitment to review and update City regulations for residential care facilities as necessary in conformance with current State law, including the removal of a CUP requirements for group homes for 6 or more residents and to expand where group homes are permitted within the community.

k. Housing for Persons with Disabilities

Housing element law requires an analysis of government constraints to the development, improvement, and maintenance of housing for people with disabilities. There must also be demonstrated local efforts to remove any constraints identified, and there must be reasonable accommodation procedures for persons with disabilities. These must also be included as programs of the City to create action items to address constraints (Action HE 5.2c - Remove Constraints).

In addition to State and local laws assisting person with disabilities, there are also Federal Laws. The Americans with Disabilities Act of 1990 (ADA) is a federally established inclusion of accessible development standards, and it establishes clear and comprehensive restrictions on discrimination based on disability. The ADA requirements also create expectations that reasonable accommodation be provided, which can include waivers from existing design standards in order for people with a disability to have equal access to their homes and work environments. The ADA mandates apply to all public agencies and guarantees access to all programs, services and activities provided by a public agency.

The ADA states that "no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." While the ADA does not define services, programs, and activities of a public entity, the courts have held that the anti-discrimination provision of the ADA applies to zoning decisions.

Building Codes

The City of Artesia requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility.

New structures in the City are reviewed and approved by Los Angeles County, and their standards are based on the California Building Code that includes accessibility measures.

Procedure to Ensure Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to allow reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations when necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The building codes adopted by the City incorporate accessibility standards contained in Title 24 of the California *Administrative Code*.

Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards necessary to ensure the availability of safe and accessible housing.

The City currently does not have formal procedures for processing reasonable accommodation requests for persons with disabilities. The City handles such requests on a case-by-case basis through an administrative review process when possible. The Housing Plan includes Action 1.4e to develop and implement formal reasonable accommodation procedures.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to allow reasonable accommodation (i.e., modifications or exceptions, I.e., ramps, wider doorways, handrails etc.) in their zoning laws and other land use regulations when necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Furthermore, the State requires that all cities to maintain a "reasonable accommodation ordinance" to ensure that a city's zoning and development requirements do not hinder the implementation of housing improvements that aid disabled persons. The building codes adopted by the City incorporate accessibility standards contained in Title 24 of the California *Administrative Code*.

Through Housing Plan Action 1.4e, the City will implement a reasonable accommodation ordinance to provide exceptions in zoning and land-use regulations for housing or persons with disabilities. The process for the program shall be ministerial with minimal or no processing fee. This program will include four primary components:

1. Request for accommodation must come from an individual with a disability protected under fair housing laws.
2. The request accommodation is necessary to make housing available to a person with a disability protected under fair housing law.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

Permit and Processing Procedures for ADA Alterations

The process for requesting an accessibility retrofitting includes a zone clearance approval from the Planning Division, which takes about two weeks, and a building permit which takes ten working days. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome.

The Lanterman Developmental Disabilities Act (Lanterman Act) establishes the rights and responsibilities of persons with developmental disabilities. The Lanterman Act requires the use of property for the care of six or fewer disabled persons to be classified as a residential use and permitted in the residential zones of the City under municipal zoning codes. 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 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. The City will update the Code to allow these uses in residential districts; this will include the updated State law requiring that there be no population restrictions or requirement of any Conditional Use Permit with regards to group homes. These updates shall be addressed by Action HE 5.2c, Remove Constraints.

State law requires that residential care facilities with six or fewer residents be permitted by-right in residential zones. Therefore, the City of Artesia will remove the requirement for a conditional use permit for the permitting of licensed residential care facilities with six or fewer residents in the residential zone within the City. The City of Artesia does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. Residential care facilities are subject to the same zoning, building code, and permitting procedures that all other housing is subject to in the City. This will be reviewed with Action HE 5.2c Remove Constraints.

The City does not require special permit procedures or requirements that could inhibit the retrofitting of homes for accessibility in compliance with accessibility requirements. Artesia's zoning regulations do not contain provisions for any separation of use or minimum distance requirements for siting special-needs housing developments. Additionally, no alternate residential parking requirements, including reductions, for people with disabilities have been established.

The ways in which the City will affirmatively further fair housing for persons with disabilities include (Action HE 5.2c - Remove Constraints):

- Remove CUP requirement for a residential care facilities such as group homes, based on State law.
- The City shall permit residential care facilities in all residential zones and not restrict the occupancy of unrelated individuals in residential care facilities.
- The City does permit housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City.
- The City will clarify special accommodation procedures.

- The City will ensure that Code Enforcement efforts include connecting special populations to potential aid and resources, such as resources for accessibility and energy savings upgrades. This will support the City goal of preserving existing housing stock and potentially reducing the environmental impact of existing stock through retrofit.

Definition of Family

The definition of "family" may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The City's Development Code includes the following definition of family: "A group of persons, whether related or unrelated, who live together in a non-transient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code." The Municipal Code defines family as "a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit, in a bachelor apartment, or dwelling unit. Family shall also include a group of not more than five persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit." Action 4.1b in the Housing Plan includes a commitment to amend this definition consistent with current law. The change in definition shall 1) remove zoning code occupancy standards specific to unrelated adults and that 2) complies with fair housing law and other Pertinent Ordinances.

Senate Bill (SB) 35

All cities that have not met their RHNA are required to have project review standards and streamlined approval processes for structures with low-income units. If the City is to have any influence on the design of these ministerially approved structures, there must be general and objective design standards for multi-family zoning district and mixed-use overlay. Simplifying development review and approval procedures is used to reduce the processing time and fees greatly for a developer. The streamlining process and objective design standards will be addressed in Action HE 1.3a (Mixed Use Overlay).

Enacted in 2017, SB 35 added Government Code §65913.4 to the Housing Development Approvals provisions (Government Code §§65913 - 65914.5) to require streamlining of affordable housing development approvals in cities and counties that have insufficient progress toward their Regional Housing Need Allocation (RHNA) goal and/or have not submitted the latest Housing Element Annual Progress Report (APR). The streamlining includes that a city must provide a written process ministerial approval that enables exempting qualifying projects from environmental review under the California Environmental Quality Act (CEQA).

SB 35 requires local entities to streamline the approval process by providing a ministerial process through which a project is only reviewed against objective standards. Qualifying projects are considered ministerial and are not subject to a conditional use permit (CUP). This is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met.

Senate Bill 35 can be implemented in a City when the State determines the City has made insufficient housing units to address the need of their lower-income RHNA. In Cities where the State has made this determination SB 35 dictates a streamlined ministerial approval of proposed developments with at least 50% affordability. If the City is also determined to have made insufficient progress towards their moderate-income RHNA, the City must also provide streamlining for developments with at least 10% affordability.

The City has not received any applications or inquiries for SB 35 streamlining. To facilitate any future SB 35 applications or inquiries, the City will create and make available to interested parties an application packet that explains the SB 35 streamlining provisions in Artesia and provides SB 35 eligibility information. A checklist, written procedure, and application shall be created, and the City will make information available to developers that have projects that may be eligible.

Identified Densities and Approval Time-Frames

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in the sites inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove non-governmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category with regard to requested built densities and time frames of development.

If the private sector aspires to develop at lower densities than those proposed in the Housing Element a non-governmental constraint to housing development may exist. During the last housing cycle, none of the sites identified within the Housing Element were developed at densities lower than proposed in the Element. As part of tracking development density, Action HE 5.1b Annual Housing Report is proposed to track the number of units built on parcels within the City including in the Sites Inventory and to determine the remaining site capacity by income category. These efforts will ensure that the no net loss provision will be addressed and that the properties with State expected opportunities (i.e., carryover sites and previously identified sites) are tracked and implemented. Furthermore, the sites that are accommodating particular low-income units will have a minimum density requirement based on the case Martinez vs. City of Clovis.

Six months to a year is the typical development process within the City, depending on the number of units. This timeframe includes land clearance, site preparation, plan check, and construction time. Construction time may sometimes take longer depending on the scale of development. Timing may also be impacted by non-governmental constraints such as market demand changes, financing, and finding contractors to complete all the aspects of a new development.

Affordable Housing Incentives and Density Bonus

Under Government Code §§65915-65918, the State has required that jurisdictions offer density bonuses and development incentives to developers who proposed to construct affordable or senior housing. These bonuses are on a sliding scale where the more affordable units are constructed the better the incentive offered. The State law requires the provision of total units to be affordable to lower- and moderate-income households. A development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

- Very Low-Income Units: Five percent of the total units of the housing development as target units affordable to very low-income households; or
- Low-Income Units: Ten percent of the total units of the housing development as target units affordable to low-income households; or
- Moderate-Income Units: Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or
- Senior Units: A senior citizen housing development of 35 units or more.

Municipal Code §9-2.4301 establishes density bonus regulations. State density bonus law has been amended since the City's current density bonus ordinance was adopted; therefore, Action 1.2b (Compliance with State Density Bonus Law) is included in the Housing Plan to update City regulations consistent with current State law.

Code Enforcement

Code enforcement in Artesia is both proactive and complaint-based. The city is monitored by code enforcement officers that look for unpermitted additions, construction, and more. If unpermitted activity is identified, the officer establishes contact with the property owner to ensure compliance with the building code is reached. The City also accepts and processes complaints from residents, and the process is similar for when the City identifies unpermitted activities. Code Enforcement also acts as a tool to communicate programs for structural upgrades for reduces impacts or energy savings (such as weatherizing programs). It is a tool to help maintain and preserve existing housing stock, it helps enact AFFH goals through ensuring compliance with accessibility standards and more.

California Health and Safety Code §17980(c)(2) requires local governments to give consideration to the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. A program to review and ensure this is considered in procedure will be created Action HE 2.2a Code Enforcement.

To improve and preserve existing housing stock and to help reduce the environmental impacts of existing housing stock, Code Enforcement Officers will be trained and provided with resources to share with the public about connecting homeowners to programs that can assist them with their homes. These can be sustainability upgrade suggestions to assistance with accessing information on

local and regional funding resources designed to assist eligible low-income senior and disabled residents who do not have the financial resources to make the required home improvements, when engaged with code enforcement. Furthermore, the City's Code Enforcement Officers are knowledgeable about CDBG. grants including general eligibility information to aid and benefit lower income households within the community. It is the hope of the City that proactive code enforcement will help maintain the City's housing stock and reduce the amount of residential units lost due to poor maintenance.

A program the City may participate in is The Franchise Tax Board. The Franchise Tax Board (FTB) operates the Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB.

Action HE 2.2a Code Enforcement will review existing Code Enforcement standards and ensure compliance with State law, identify and create information sheets for homeowners to access resources, and shall review the implementation of the FTB.

Energy Conservation

The City of Artesia requires compliance with the current Building Codes, which. require the use of energy efficient appliances and insulation to reduce energy demand stemming from new residential development.

The affordability of housing can be significantly impacted by energy-related housing costs. The State provides standards that mandate energy efficiency requirements of new development; however, cities and utility providers are also essential resources to encourage and facility conservation of energy and to reduce the burden of energy costs on residents.

California Government Code §65583(a)(8) requires "an analysis of opportunities for energy conservation with respect to residential development." There are three key elements when improving and reviewing energy-wise development, and these include conservation, development, and efforts for green building and sustainable development.

Energy conservation can be improved with the quality of new development through reducing the use of energy-consuming items, or by physically modifying existing buildings and land uses.

In 1974 the Warren-Alquist State Energy Resources Conservation and Development Act created The California Energy Commission. The primary initial task of the Commission was to adopt energy conservation standards for new construction. This was then turned into Title 24 of the California Administrative Code, and this section contains requirements of insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and more.

The Commission also established "climate zones," to facilitate flexible approaches to energy conservation design for the needs of the particular geographic region of the State. The City of Artesia is located in Climate Zone 8, which covers the semi-arid inland valleys. This climate zone is characterized by mild winters, hot summers, desert winds, and abundant sunshine. Due to the warm regional climate conditions, a large percentage of energy used in residences is due to cooling during the warmer months, and with climate change there is an increasing number of days per year where cooling is needed.

While the State does require energy conservation standards, the standards do not ensure that all available potential conservation actions are taken to ensure the most efficient buildings possible. Additional steps can be taken to reduce heating, cooling, and lighting loads and overall energy consumption. The City, where appropriate and economically feasible, will support and require standards in excess of the minimums required by Title 24.

Energy conservation efforts are not considered a constraint to housing production as they help save costs for potential homeowners and renters while. Also due to the warm climate of Artesia some of the insulation and heating standards are significantly less stringent in Artesia than in other geographical regions of the State.

A key factor in energy use is land use policies and patterns, such as transportation trends. Southern California has historically been built up with a decentralized form of development, often called urban sprawl. This has necessitated the use of a complex network of freeways and surface streets. Due to the decentralized spread of housing and employment, the automobile has come to define the landscape.

While the region is defined by urban sprawl, there are still opportunities to create more walkable and transit-forward environments that help reduce vehicle emissions. To reduce sprawl, more centralized opportunities have to be created. This can be done through concentration of employment opportunities and high-density housing along major transportation corridors. Development of a transportation corridor also helps reduce automobile dependence and increases the convenience of public transportation and therein reduce the amount of fuel consumed for those that can work and shop locally. With this in mind, the City will implement the Mixed-Use Overlay, which will allow for high-density mixed-use properties throughout the City along the primary arterials of the Community—this will incentivize public transit and a more walkable community. Furthermore, there is a regional light rail system scheduled to be built within Artesia, this creates the opportunity for Transit Oriented Development (TOD). The City will create Code Standards for Transit Oriented Developments, and an Overlay to facilitate the use through Action HE 3.1b Transit Oriented Development (TOD).

Conservation Programs

State of California:

Energy Upgrade California®: is a statewide initiative committed to helping Californians be more energy efficient, utilize more sustainable natural resources, reduce demand on the energy grid, and make informed choices about their energy use at home and at work. This program assists with an energy assessment, ideas for improvements, and resources for financing upgrades.

County of Los Angeles:

Home Weatherization Program The program provides financial assistance for utilities for low-income people in Los Angeles County. Service is provided through the Low-Income Home Energy Assistance Program (LI HEAP), commonly known as HEAP. The Weatherization Program provides free weatherization services to reduce energy consumption. Services include replacement of inefficient refrigerators, electric water heaters, microwaves, and lighting. Additional services include attic insulation, weather-stripping, minor housing repairs, and other related energy conservation measures. Cooling systems are not provided, but assistance with the repair of an existing unit may be available. The program also provides utility bill assistance for low-income residents of Los Angeles County. Applicants must reside where they are applying for utility bill assistance.

The program provides assistance once per year to help low-income households reduce energy consumption and/or help pay energy bills. The total household monthly income must meet Poverty Guidelines for the program. Priority is given to households with older adults, people with disabilities and families with children 6 years and younger. The program does not provide reconnection costs, deposit fees, or emergency assistance; the program will pay current, late or disconnect utility bills. It takes approximately eight to twelve weeks to process an application; incomplete or incorrect application will take additional time to process. The program is divided into three components: the Cash Assistance Payments Program (CAP); the Energy Crisis Intervention Services (ECIS); and the Weatherization Program.

Southern California Edison

Southern California Edison, which provides an electricity service in Artesia, also offers public information and technical assistance to developers and homeowners regarding energy conservation.

The Energy Savings Assistance Program helps income-qualified customers with free appliances and installation of energy efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization.

The Home Energy Efficiency Rebate Program offers financial incentives for installing approved energy upgrades.

The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units.

The Low-Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education.

The California Alternative Rates for Energy (CARE) program provides a 15 percent discount reduction on electric bills for low-income customers.

The Family Electric Rate Assistance Program (FERA) provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.

Energy Star Rebates: Owners of existing homes can receive monetary incentives for purchasing Energy-star qualified appliances or making other energy-saving improvements such as installing photovoltaic and solar thermal systems.

Southern California Gas Company

The Southern California Gas Company offers various rebate programs for energy efficient appliances and makes energy efficient kits available to residents at no cost.

Energy Savings Assistance Program: The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. Renters and homeowners may be eligible (based on income) to receive energy-saving home improvements from an authorized contractor at no cost through the energy Savings Assistance Program. The program may include attic insulation, high-efficiency clothes washer, tankless water heater, high-efficiency furnace replacement (owner-occupied only), thermostatic tub spout, water heater blanket, low-flow faucet aerator, low-flow showerhead, thermostatic shower valve, furnace duct system sealing, a water heater pipe insulation.

Program participant in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

Green Building/Sustainability

Protecting the environment, improving quality of life in general, and promoting buildings and development that are resource conscious and sustainable as possible are standards that the City seeks to achieve. In order to support a greener and more efficient city, a webpage featuring information and resources about green building will be created to support and lead developers in the community to build more sustainably Action HE 1.5b (Sustainable Development Webpage). A City webpage will also be created to educate the community about water wise use of landscaping and to feature design suggestions such as utilizing trees to shade a house. This voluntary green building program and landscape standards shall be used to help residents and businesses implement efficient green development practices. The City will continue to seek ways to improve the impacts of development within the community. To further high standards of water wise development, the City shall complement the information on the website about sustainable landscaping with a grass removal and water was irrigation incentive plan, wherein a homeowner will be encouraged to replace a grass lawn with a waterwise landscape with targeted watering systems, this shall be done with Action HE 1.5b Sustainable Development Webpage.

The City supports energy conservation through land use planning strategies such as higher density housing along transit routes, such as the Artesia Boulevard Corridor Specific Plan, the Housing Opportunities Overlay, and the Mixed-Use Overlay.

City Sponsored Environmental Conservation Actions:

- Create a city webpage:
  - Green building/ sustainable design – suggestions on how to improve efficiency with design and development to offer resources to develop more sustainably.
  - Water Conservation with Landscape webpage: a resource guide to plan a waterwise garden, utilize efficient watering systems, a grass removal program, and suggestions of how to plant such as hydrozones and shading.
  - Energy efficiency programs webpage: A page explaining the benefit of upgrading residential energy efficiency, suggestions on how to, and a list of programs and links to resources for efficiency upgrades.

Non-Governmental Constraints

A number of market and non-governmental factors contribute to the cost of housing. These constraints include the availability of land, costs of land, and construction costs for example. The following is a discussion of the non-governmental constraints present within the community that may impact affordable housing development.

Market Constraints

a. Land Cost

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. In recent years, land prices have increased significantly in Southern California. There is no "typical" cost of land in Artesia because there is nearly no vacant land and underutilized land price depends on the nature of the improvements on the property.

The costs associated with land comprise both acquisition and the cost of holding land throughout the development period. This can add up to almost half the cost of the final sales price in areas with scarce land resources. A land search through Zillow.com on November 6, 2023, provided one parcel of land for sale at $899,999 for 9,600 square feet. Some factors that affect the cost of land in the community are the size of lots, location, proximity to amenities, availability and proximity to public services, and financing options. Artesia offers dynamic opportunities that create potential synergies for development potential—such as increased density along public transit routes on primary arterials within the MU-O.

b. Construction Costs

Construction costs can be strongly influenced by a variety of factors and have a direct correlation with the cost of housing. Construction costs are primarily determined by the cost of materials and labor.

The cost of construction depends on the type of construction and typically ranges from $150 to $200 or more per square foot or more.

The cost of construction can be impacted by many factors, but the two most foundational to cost determination are the cost and availability of labor and materials. One measure of construction costs is Building Valuation Data from the International Code Council (ICC).

The ICC unit costs are compiled data on structural, electrical, plumbing, and mechanical work, as well as interior finish and standard site preparation. The data is compiled by country and is not reviewed by region. Land costs are not included in valuation. The National Averages in 2020 for costs per square foot of apartment units and single-family homes are:

- Type I or II, Multifamily: $148.82 to $168.94 per sq. ft.
- Type V (Wood Frame), Multifamily: $113.88 to $118.57 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: $123.68 to $131.34 per sq. ft.

c. Availability of Financing

Financial structures dictate the potential for development and can have a significant impact on the cost and supply of housing. There are generally two types of capital with regard to the housing market, one is the capital used to prepare and develop the site such that developers may use, and the other is the financing for purchase of real estate by homeowners and investors. Interests rates influenced by the Federal Government can have impacts on construction, purchase, and improvement costs. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower payments for the homebuyer. Due to economic inflation, home interest rates have been increased to as high as 8% which has slowed the national real estate market in purchases but has still not curbed the high cost of housing in the Ls Angeles Metro. Housing prices and rents tend to increase in the local region, causing further housing constraints.

Environmental and Infrastructure Constraints

Access to sufficient infrastructure and unique environmental constraints such as topography can have major impacts in the opportunities to construct new housing. Since Artesia is in a fully developed urban region and for the most part lower density residential and commercial, there is sufficient resources to support increased density.

a. Environmental Constraints

The sites inventory analysis was established with environmental constraints in mind. The proposed sites are based on existing and proposed land use designations and densities established in the General Plan Land Use Element. Since the general plan and environmental constraints reviewed, large environmental constraints that could lower potential yield of development (e.g., habitat conservation, flooding, or steep slopes) have already been accounted for in the General Plan Land Use Map, policies, and programs. An environmental constraint identified on a more detailed site review basis

would be managed as part of the project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

The City of Artesia has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in Artesia.

Seismic Hazards

Artesia, like other cities in Southern California, is located in a region of frequent seismic activity. While the City is located in the vicinity of active faults, no known earthquake faults or Alquist-Priolo Special Study Zones are located within the City. Major active fault zones located in the vicinity of the City include the Newport-Inglewood Fault Zone and the Whittier-Elsinore Fault Zone. The Newport-Inglewood Fault Zone is located approximately five miles southwest of the City. The fault is designated as active with a maximum credible magnitude of 7.0 to 7.5 on the Richter scale. The Whittier-Elsinore Fault Zone is located approximately 8 miles northeast of Artesia. This fault zone has an expected maximum credible magnitude of 6.6 on the Richter scale.

The City of Artesia may be subject to ground shaking in the event of a nearby earthquake. The amount of ground shaking would depend on the proximity of the area to the fault, the depth, the location of the epicenter, the magnitude of the earthquake, and soil type in the area. Alluvial soils, such as those found in Artesia, are especially prone to intense ground shaking.

The City of Artesia is located within an identified liquefaction zone. Liquefaction is caused by a shock or strain from an earthquake and involves the sudden loss of soil strength and cohesion, and the temporary transformation of soil into a fluid mass.

While these geological hazards affect construction requirements, they do not preclude future development as projected during the planning period.

Flooding

The City of Artesia is located in the San Gabriel River alluvial plain. Drainage within the City flows southwest into the San Gabriel River. The entire city is located within the designated Federal Emergency Management Agency (FEMA) Zone C (minimal flooding).

The City of Artesia has adopted Floodplain Management requirements as part of Title 8 of the City's Municipal Code. These standards apply to construction in flood-prone areas and are intended to protect the residents and property in Artesia. Floodplain management techniques mitigate hazards and are not expected to preclude future development as projected during the planning period.

Fire Hazards

The City of Artesia is located in a built-out, urbanized area and, therefore, the most serious fire threat within the City is structure fires rather than wildland fires. Fire hazards within the City may be associated with heavy industrial uses, hazardous materials, and arson. The Los Angeles County Fire Department provides fire protection and paramedic services for the City. There are no fire stations located within the City; however, there are two fire stations (Fire Stations No. 30 and 115) located in surrounding cities that provide immediate fire protection services. Four other fire stations provide

secondary service to the City. Fire hazards are not expected to preclude future development as projected during the planning period.

Noise

Residential land uses are the most sensitive to noise in Artesia. Principal noise sources in the City are transportation-related, including highways, the Union Pacific Railroad/Los Angeles County MTA rail corridor, and the 91 freeway. Other potential noise sources include stationery industrial, construction, and population noise. Title 5, Chapter 2 of the City's Municipal Code addresses permissible noise levels. These noise impacts are mitigated through proper building design and construction techniques and are not expected to preclude future development as projected during the planning period.

Climate Change

Artesia will be faced with significant challenges associated with climate change. Some of these challenges will include rising temperatures, changes to precipitation patterns, drought, flooding, air quality impacts from forest fires, heat-related stress, spread of new diseases, and extreme weather, and more. These potential dangers are already being documented in Southern California. Climate Change is expected to reduce Colorado river flows and the consistency of rain in the greater region. In future Housing Elements, the availability of water should be evaluated to ensure that additional residential units can be supported by existing and planned infrastructure. The availability of water can be a constraint on housing, however that is not currently the case in Artesia.

b. Infrastructure Constraints

The City of Artesia is generally a built-out city. Anticipated residential development is either infill of smaller lots or intensification of use, such as larger single-family lots being converted to a higher-density use. Major infrastructure is available at most locations in the city although developers may need to upgrade service in order to ensure adequate fire flow or sewer capacity. Each of the Opportunity Sites within the Opportunity area are located within urbanized neighborhoods that have existing water, sewer, and dry utilities in place and available for connection. There is sufficient infrastructure to grow into the total potential RHNA allocation.

The 2021-2029 Housing Element is a policy-level document and does not suggest specific site designs and proposals, but the document does attempt to support and influence the potential for housing within the community and housing cycle time frame. Any development within the community may need to install or relocate on- and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. Due to the built-out nature of the community and all necessary utilities already existing within the community, utility access is not considered an impediment to the development of housing.

Water and Sewer Service

All sites identified in the site inventory are located within urbanized neighborhoods_and are served with water, sewer, and dry utilities available and accessible to accommodate the City's RHNA

allocation of 1,302 units. The water service provider for the City of Artesia is the Golden State Water Company ("Golden State").

According to the latest (2020) Golden State's Urban Water Management Plan (UWMP), there are reliable supplies to meet the City's needs even with five consecutive dry year conditions through the year 2045. Water supply portfolio for Golden State contains the following rights and contracts:

- Central Basin adjudicated groundwater.
- Purchased water through the water supply nexus between GSWC, CBMWD, and Metropolitan Water District of Southern California (MWD).
- Purchased water from the City of Cerritos.
- Emergency interties with the City of Lakewood, the City of Long Beach, the City of Cerritos, GSWC West Orange Service Area, and Norwalk Municipal Water System.
- Purchased recycled water from CBMWD through the Central Basin Recycled Water Project (CBRWP).

The UWMP recognizes and anticipates additional mixed-use redevelopment within the City of Artesia, especially along existing commercial corridors such as Pioneer Boulevard and Artesia Boulevard. Golden State has communicated to the City that it has the capacity to serve the allocation of 1,302 units and more based on its 2021 UWMP. According to Golden State, water usage has declined significantly over the years even though the population has increased. This is due in part to state mandates requiring water providers to implement conservation measures, use of water efficient plumbing fixtures and appliances, continued replacement of water demanding landscaping with drought -tolerant landscaping and increased water recycling efforts.

Like many other cities in the southern California region, which were primarily developed in the 1950s and 1960s, fire flow issues are experienced by all jurisdictions. Current Fire Codes result in the need for water main upgrades or install fire hydrants by developers. The upgrades are always feasible and accomplished. This is the method that has been implemented in many jurisdictions over the years. In addition to upgrades occurring in conjunction with major development, water providers, like Golden State, do have Capital Improvement Programs that over time, will upgrade water mains to meet current standards.

The UWMP is to be updated every 5 years. Golden State has started the process to update the UWMP, which will be completed in 2026. The updated UWMP will further address the anticipated housing development in the region and implement measures that will continue to ensure adequate water supplies.

The City of Artesia owns the local sewer system, which comprises approximately 31 miles of gravity flow sewer pipelines and is maintained by the Los Angeles County Department of Public Works Sewer Maintenance Division. The Sewer System Management Plan, (SSMP) adopted by the Los Angeles County Board of Supervisors, on November 7, 2018, manages the consolidated Sewer Maintenance Districts (CSMD) that serve a population of over 2 million people within the County unincorporated area and 37 CSMD cities. The SSMP identifies any deficiencies in the existing mainline sewer system within the City, recommends alternatives to eliminate deficiencies, prioritizes the deficient reaches,

and provides the City with a basis on which to build a future infrastructure management system. While 2.8 percent of the existing system is identified as being deficient, the sewer system has sufficient treatment and collection capacity to serve the needs of future housing developments, including affordable housing, as required under Government Code Section 65589.7.

Dry Utilities

All Dry utilities are available within City limits, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service. The City of Artesia service providers include:

- Electricity: Southern California Edison (SCE)
- Internet Service: AT&T, Earthlink, Frontier, and Spectrum
- Telephone: DirectTV, Dish, Frontier Verizon, and Spectrum
- Television Systems: AT&T/DirectTV, DISH, Frontier, and Spectrum

Housing Plan

Introduction

This section of the Housing Element describes the City's housing goals, policies, programs, and objectives for the 2021-2029 Planning Period regarding the maintenance, preservation, and improvement of housing for all Artesians.

The City's housing goals are organized to address five key areas:

1. Provision of Affordable Housing
2. Conservation and Improvement of the Existing Housing Stock
3. Provision of Adequate Housing Sites
4. Provision of Equal Housing Opportunities
5. Removal of Governmental Constraints

Housing Goals, Policies and Actions

Goal HE 1: Provide affordable, decent, and safe housing of all types and costs, for all residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, age, source of income, or disability.

Policy HE 1.1
Identify and track advancement in meaningful actions to affirmatively further fair housing.

Action HE 1.1a Track Meaningful Actions

Track advancements in Affirmatively Furthering Fair Housing especially with regard to identified meaningful actions. Implementation will facilitate City efforts to address access for special needs households.

Objective:	Tracking and improving access to housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Project based, ongoing
Geographic Targeting:	Citywide
Performance Metric:	Maintained list

Policy HE 1.2
Increase the extremely-low-, very-low-, low- and moderate-income housing stock.

Action HE 1.2a Maximize External Funding Resources

The City shall monitor available County, SCAG, State, and Federal funds and pursue funds based on the City's eligibility. Participation in SCAG will supplement City goals and actions in this regard. These resources shall be utilized to improve and conserve housing stock by regularly seeking funding or continuing to fund existing repair and rehabilitation programs for ownership, rental, and mobile home parks. Funding resources may include Community Development Block Grants, HOME, etc. and existing repair and rehabilitation programs for ownership, rental, and mobile home parks.

The City shall commit to making either an in-house rehab program or identify a way for home owners to access funds.

Objective:	Funding for affordable housing construction, rehabilitation neighborhood improvements, and rental assistance.
Responsible Agency:	Housing Department
Funding Source:	County, SCAG, State, HUD, City/ CDBG Funds
Time Frame:	Monitor and apply for funds and reach out to developers annually.
Geographic Targeting:	Citywide
Performance Metric:	Apply for two or more funding sources annually.

Action HE 1.2b Compliance with State Density Bonus Law

To encourage affordable housing development, the City currently offers density bonuses and developer incentives in Article 43 of the Municipal Code. To provide further incentives for affordable housing development and to comply with the provisions of State Density Bonus Law, City shall review and revise Article 43 of the Municipal Code as necessary to ensure consistency with State la (Government Code Sections 65915-65918), including an annual review for compliance and updating Code as state law is revised.

Objective:	Review and revise Article 43 of the Municipal Code to reflect any changes in State Density Bonus Law annually.
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annual monitoring for updates
Geographic Targeting:	Citywide
Performance Metric:	Maintained list

Action HE 1.2c Participation in Gateway Cities Council of Governments

Continue to support the Gateway Cities Council of Governments' efforts to develop strategies to increase the sub-region's housing stock. The programs the City participates in are listed below; there are multiple initiatives with many times lines.

The City of Artesia is involved with the following Gateway Cities COG projects and programs:

1. Transportation:
    a. Complete Streets Initiative
    b. West Santa Ana Branch (now Southeast Gateway Line)
    c. Strategic Transportation Plan
    d. I-605 South Corridor
    e. SR-91 FWY Expansion
2. Climate and Air Quality
    a. Gateway Cities Regional Climate Collaborative
    b. Southern California Regional Energy Network
    c. Sustainable Communities Strategy (SCS)
3. Housing and Homelessness
    a. Sustainable Communities Strategy (SCS)
    b. RHNA
    c. Homeless Initiative
4. Economic Development
    a. Improve Mobility
    b. Air Quality/Economic Balance Infrastructure
    c. Job Creation and Economic Revitalization Program
5. Storm Water
    a. Gateway Water Management Authority (GWMA)
    b. Lower San Gabriel River Watershed Committee (LSGR)
6. Transportation Committee
7. Board of Directors
8. Planning Directors Committee
9. City Managers Steering Committee

The City will coordinate with COG projects to address Housing and Homelessness, including co-sponsoring efforts to establish a streamlined, regional approach to homelessness initiatives. Homeless initiatives will be pursued in coordination with Actions 1.4c (Variety of Housing Types – Shelters and SROs; 1.4d (Emergency Shelters and Low-Barrier Navigation Centers); and 4.2a (Coordination with Homeless Service Providers).

City staff participates on the COG's Homelessness Technical Advisory Committee (the TAC). The TAC is a working group of city staff that provides technical assistance and recommendations to the sub-committee on Homelessness of the COG and the COG's Board of Directors. The TAC's tasks consist primarily of providing program recommendations for developing service delivery to address homelessness. A recent example includes developing a mental health services outreach program targeted towards unhoused individuals. This program was recommended for inclusion in the COG's operating budget. As a result, the COG has a contract with two mental health service providers that conduct outreach and service coordination to the member cities, which includes Artesia.

Objective:	Participation in Gateway Cities COG
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, projects have different dates and in general are long term regional initiatives.
Geographic Targeting:	Citywide
Performance Metric:	Attend meetings and expand participation

Action HE 1.2d Accessory Dwelling Units

ADUs provide an opportunity to produce potentially affordable housing while maintaining the character of single-family neighborhoods. The City amended ADU regulations in 2024 consistent with State law. The City will review State regulations annually for changes and update City ADU regulations as necessary to ensure consistency with current law.

To support the construction of additional ADUs within the City, the City shall:

- Commit to creating and implementing a system to monitor the affordability level of new ADUs
- Create standard plans so that locals may reduce the cost of plan review and construction by having approved standardized plans ready to implement
- Generate handouts and online materials to support ADU Construction
- ADUs that provide rentals with long-term affordability covenants for very-low and low-income housing units shall have City fees waived
- Affordability covenants shall be in place for 35 years
- Document the affordability of proposed ADU developments

Objective: Encourage production of ADUs.

Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Code review and outreach materials will be completed and posted online by October 2026 and ongoing throughout the planning period.
Geographic Targeting: Citywide
Performance Metric: Complete all tasks before the 7th Cycle Housing Element

Action HE 1.2e Housing for Lower-Income Households

The largest barrier to quality of life is access to affordable housing, especially for those that have extremely low income, very-low income, and low income. The implementation of the MU-O shall facilitate the development of a variety of housing types.

With this in mind, the City shall rezone properties that were identified in the previous Housing Element, properties that are accommodating low and very-low-income groups and implement code and overlay updates to facilitate a variety of housing types including Single Room Occupancies (SROs). This "rezone" has been accomplished through the passing of the Mixed Use Overlay and through planned Code updates. Additional efforts to support these communities and other protected groups are described in other programs and actions.

1. The Mixed-Use Overlay shall permit SROs. The MUO allows for density incentives for including lower income units and the area in which they may be permitted is spread through the majority of the commercial corridors within the City which facilitates development near transit options and access to high resource areas. SROs shall be permitted by right with ministerial review.
2. Rezone for a shortfall pursuant to Gov Code 65583.2 (h) and (i),
    - By right definition consistent with 65583.2(h) and (i)
    - Minimum Density of 16 or 20 units per acre; **and**
    - Minimum site capacity of 16 units; **and**
    - at least 50 percent of the lower-income (low and very low) need must be accommodated on sites designated for residential use only **OR** on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
        - allow 100 percent residential use, **AND**
        - require residential use to occupy 50 percent of the total floor area of a mixed-use project
3. Rezone to make Prior identified sites available pursuant to government code 65583.2 c)
    - Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households

Objective: Housing for lower income households
Responsible Agency: Planning Department
Funding Source: General Fund

Time Frame: Rezone parcels within 1- year of Housing Element adoption(Mixed Use Overlay accommodated these needs); Outreach to developers annually; Ongoing support by City.

Geographic Targeting: Citywide

Performance Metric: Task complete, the Mixed Use Overlay has been implemented.

Policy HE 1.3

Encourage mixed-use (residential/commercial) development in existing commercial areas.

Action HE 1.3a Mixed Use Overlay

To increase housing access and commercial space within the City of Artesia, while also protecting existing single-family homes in the community, the City is creating a Mixed-Use Overlay. This overlay would help facilitate complimentary uses that are currently separated by zoning districts—such as high-density housing and commercial uses. The new Overlay covers the majority of the City, and in particular all the primary roadways. The Overlay will feature modified development standards to increased density options to help facilitate the goals and needs of the City. The increased density is intended as a catalyst to facilitate and incentivize needed development in a way that will improve quality of life for Artesians. The Overlay shall:

- Create a way to achieve the housing needs of the City
- Facilitate more walkable multi-modal conscious development
- Facilitate socially and economically inclusive housing through incentives
- Support lower income and special needs households by incentivizing their inclusion
- Increase the opportunities for a variety of housing types to be implemented
- New patterns for more socially and economically inclusive housing that reduces segregated living patterns to work towards truly integrated and balanced living patterns
- More jobs and multi-modal access to jobs in high resource areas

Mixed Use Overlay Overview:

- The MUO has two base densities wherein a large amount of the city may increase developable height to three stories and a few areas that can now build up to four stories (see Sites Inventory for more details).
- The developable areas are further defined by two additional height density bonus areas identified as the Artesia Density Bonus (further explanation of the bonus below). This Bonus will allow for properties to go to four, five, and six stories depending on their location (see Sites Inventory for more details).
- Affordable Units:
    - Deed restricted for 35 years
    - Must comply with federal and state requirements to build units accessible to people with developmental disabilities

    - Shall be dispersed throughout the building and be of a similar quality to more market rate units
- AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.
- Commercial density may be increased 10% if low-income units are included.
- The housing will be either owner-occupied or rental multifamily residential uses.
- The first floor within the MU-O shall require commercial uses of at least 50% of the first floor, however if a project is entirely low and or very low- income units then the required commercial component may be waived. Commercial uses may also be waived on properties required by State rezone expectations.
- In order to utilize increased development density, residential must be included.
- The housing will be either owner-occupied or rental multifamily residential uses.
- Clear and objective design guidelines will be prepared and adopted for the MU-O to facilitate speed of review.
- Mixed Use Overlay Density is in addition to any State Required Density Bonus.
- Explanatory materials will be prepared and presented on the application and review processes to streamline permit processing.
- In order to affirmatively further fair housing and implement meaningful action to facilitate a more equal community, there shall be ministerial procedures for:
    - Properties subject to Gov Code 65583.2 h) and i), 65583.2 c).
    - Four or fewer residential units
    - Multifamily Housing providing at least 40% low-income housing
    - Any project ministerial from CEQA
    - Inclusion of a variety of housing types in the MU-O: Single Room Occupancy (in accordance with Government Code Section 65583 and 65583.2, by right, reviewed ministerially), emergency shelters, employee housing, and transitional housing, supportive housing, multi-family
    - Properties with 100% low or very low-income units.
    - Properties accommodating senior residents or people disability may apply for a reasonable accommodation procedure to remove parking count requirements

Community Benefit Program

To further incentivize development within the Mixed-Use Overlay to accommodate housing units, a Community Benefit Program (CBP) shall be put into place. The CBP shall encourage development by offering the Artesia Density Bonus as well as requiring a sliding in-lieu fee to support affordable housing from new development within the overlay.

- **Artesia Density Bonus**: The Artesia Density Bonus shall include an additional incentive to allow developments with at least 40% low-income housing to surpass the height limits

within the Mixed-Use Overlay. Where affordable units are included, an additional story may be built.

- **Affordable Housing In-Lieu Fee:** All projects within the mixed-use overlay must include lower income housing units into their proposed development, which they must be deed restricted; alternatively, developers may pay an Affordable Housing In-Lieu Fee. This fee shall be determined by a nexus study to be performed in 2026, and shall be required of commercial or residential projects that do not include affordable housing units.

Rezone Details: Properties that accommodate the lower income shortfall units and properties that were prior identified sites have State-mandated rezone expectations. The Mixed-Use Overlay will accommodate the following State requirements:

1. Rezone for a shortfall pursuant to Gov. Code § 65583.2(h), (i).
    - By right definition consistent with Gov. Code § § 65583.2(h), (i)
    - Minimum density of 16 or 20 units per acre; **and**
    - Minimum site capacity of 16 units; **and**
    - at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only **or** on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
        - allow 100 percent residential use, **and**
        - require residential use to occupy 50 percent of the total floor area of a mixed-use project.
2. Rezone to make prior identified sites in the 5th Cycle Housing Element available pursuant to Gov. Code § 65583.2 (c).
    - Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

Objective:	Adopt Mixed Use Overlay Zone regulations
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Completed May 2025
Geographic Targeting:	Citywide
Performance Metric:	Maintained list

Action HE 1.3b Utilizing Minimum Densities to Calculate Realistic Capacity of Sites

As per Government Code section 65583.2(c)(1), if the jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site. To meet this standard in a zone that allows for multiple uses, the general plan or zoning must require

the specified minimum number of residential units on the identified sites regardless of overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density.

The Artesia Housing Element utilizes minimum density, and therein this program commits to implementing a policy that requires a certain minimum (40 du/acre) residential density as defined in the Sites Inventory. Projects proposed at densities less than 40 du/ac require legislative approval subject to discretionary review.

Objective:	Require minimum density for residential development**.**
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	December 2025
Geographic Targeting:	Citywide
Performance Metric:	Ensure residential development maintains minimum density.

Policy HE 1.4

Provide housing opportunities for special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).

Action HE 1.4a Expedited Processing for Special Needs Housing

Continue to expedite processing for housing development projects for the special needs groups, such as seniors, large families, extremely-low-income households, and persons with disabilities, giving highest priority to rental units with more than 3 bedrooms. This goal may be supplemented by the increase in permitted uses in the Mixed-Use Overlay for housing types that may benefit special needs communities.

Objective:	Expedited processing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Implemented, Ongoing
Geographic Targeting:	Citywide
Performance Metric:	Document process by end of 2026

Action HE 1.4b Technical Assistance for Special Needs Housing Development

Continue to assist developers proposing special needs housing in applying for federal and state funding, by way of reasonable accommodation for technical assistance and accompanying code update (elderly, female head of households, persons with disabilities, homeless, and large households), and development standards for group homes that are flexible and up to date with State standards. The application materials for technical assistance will inquire about the nature of the special needs categories to best accommodate their needs. All Federally and State recognized protected classes shall have access to technical assistance, and seniors and people with developmental disabilities shall be able to implement a special accommodation ministerial procedure to reduce their parking requirements.

Development review for projects for residential and commercial permits are reviewed for ADA required standards as well, so new buildings are accessible, and older buildings are updated when possible.

Objective:	Technical assistance, ministerial special accommodation procedures for parking
Responsible Agency:	Planning Department
Funding Source:	Tax Credit/Bonds; General Fund
Time Frame:	Project based, ongoing
Geographic Targeting:	Citywide
Performance Metric:	Document process by end of 2026

Action HE 1.4c Variety of Housing Types

Government Code Section 65583 and 65583.2 require the Housing Element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. Code updates to support State expectations include:

- **Transitional and Supportive Housing.** State law requires that transitional and supportive housing be permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone. (Gov. Code, § 65583, subd.(a)(5).)
- **Supportive Housing Use By Right in Multi-family and Mixed Use.** AB 2162 amended State law to also require that supportive housing be permitted as a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses if the proposed housing development meets specified criteria.
- **Single Room Occupancy.** SROs are one-room units intended for occupancy by a single individual. The City will process an amendment the Zoning Ordinance to encourage the provision of SROs consistent with State law. The Mixed-Use Overlay will facilitate the potential land use of SROs by permitting them by right ministerially. They shall also be permitted by-right in multi-family zoning districts, and development standards shall be created.
- **Employee Housing.** Consistent with the Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6) agricultural employee housing for six or fewer employees shall be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and employee housing consisting of no more than 12 units or 36 beds shall be permitted in the same manner as other agricultural uses in the same zone.
- **Shelters.** Currently allowed only in the M-1 zone subject to the same standards as emergency shelters, however shelters will also be permitted in the Mixed-Use Overlay.

Objective:	Code amendment to encourage provision of transitional and supportive housing, SROs, and agricultural employee housing
Responsible Agency:	Planning Department

Funding Source: General Fund
Time Frame: Annual review and commitment to alter code for updates compliant with State laws by December 2026
Geographic Targeting: Citywide
Performance Metric: Implement processes by end of 2026

Action HE 1.4d Emergency Shelters and Low Barrier Navigation Centers

Emergency shelters provide temporary housing for persons who are homeless or at risk of homelessness. Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit (Gov. Code § 65583.(a)(4)). The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

The City is in compliance with AB 2339 and shall review standards annually to maintain compliance.

The Municipal Code allows emergency shelters by-right in the M-1 zone and in July 2025, added them as a permitted by-right use in the MU-O overlay zone. Code updates include:

- Ensure parking standards are not more intense than commercial and residential uses in the same zone.
- Clean-up to ensure permitted uses in AMC § 9-2.3402, Table 34-1, comply with AB 2339.

AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq. The MU-O zone added low barrier navigation centers as a permitted by-right use.

Objective: Amend the City Zoning Code to encourage the provision of emergency shelters and low barrier navigation centers, and ensure compliance between State law and the zoning code including parking requirements
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Code amendment by December 2026, annual review.
Geographic Targeting: Citywide
Performance Metric: Document process by end of 2026

Action HE 1.4e Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to allow reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations when necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. The City will process an amendment to

the Municipal Code by October 2026 to establish procedures for review and approval of requests for reasonable accommodation from persons with disabilities consistent with fair housing law. Flyers explaining the reasonable accommodation process will be posted in City Hall, on the City's website, and at the City's recreational center by October 2026.

To further minimize constraints to persons with disabilities, the City will update regulations for residential care facilities in conformance with current State law by October 2026.

Flyers about reasonable accommodation will be periodically included with utility bills mailed to residents of the city.

A Reasonable Accommodation Procedure shall be written to document existing procedures, and there will also be a particular process for senior citizens and people experiencing a disability to waive parking standards, as needed and appropriate. The Procedure shall include findings based on objective evidence to deny an application requesting reasonable accommodation.

An appropriate, technically skilled staff member shall be designated as the City's ADA Coordinator and will manage the City's compliance with the nondiscrimination requirements of Title IIA of the Americans with Disabilities Act (ADA). The designated staff member shall receive training in the compliance process from the Housing Rights Center.

Objective:	Provide reasonable accommodation for persons with disabilities; update regulations for residential care facilities
Responsible Agency:	Planning/Building Department
Funding Source:	General Fund
Time Frame:	Code amendment by April 2026; ongoing throughout the planning period
Geographic Targeting:	Citywide
Performance Metric:	Document process by end of 2026

Action HE 1.4f Provide priority services to affordable housing developments.

The City will ensure that they and partner districts and providers have specific plans and procedures in place to provide priority services to affordable housing developments.

Objective:	Removing constraints to affirmatively further fair housing
Responsible Agency:	Citywide
Funding Source:	General Fund
Time Frame:	Ongoing
Geographic Targeting:	Citywide
Performance Metric:	Document process by end of 2026

Policy HE 1.5

Encourage energy conservation in new residential development and rehabilitation or remodeling of existing housing units.

Action HE 1.5a Green Building Practices and Energy Conservation

Encourage the use of green building, energy conservation, and sustainable development practices, by enforcing the CALGreen building code and promoting best practices within the Los Angeles County Green Building Program. Additionally, the City will continue to promote energy conservation programs provided by the local utility providers by providing educational handouts online and in City Hall.

Objective:	Encourage energy conservation in residential development
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, handouts and website updates by December 2026
Geographic Targeting:	Citywide
Performance Metric:	Update website by end of 2026

Action HE 1.5b Sustainable Development Webpage

In order to support a greener and more efficient city, a City webpage featuring information and resources about green building and efficient site design to support and lead local residents, businesspeople, and developers to build more sustainably will be added. The webpage shall feature:

- Educational material for the community about water wise use of landscaping and to feature design suggestions such as utilizing trees to shade a house for energy reduction.
- Information about replacing a grass lawn with waterwise landscaping will be included in some City publications, including a newsletter. Homeowners will be encouraged to replace a grass lawn with a waterwise landscape with targeted watering systems.
- A list of local programs such as weatherization initiatives offered by local utility companies.
- The City shall support energy conservation and existing residential structure preservation by disseminating information online and via pamphlets. This will help raise awareness about energy conservation options and ways to reduce water usage.

Objective:	Encourage energy conservation in residential development
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing
Geographic Targeting:	Citywide
Performance Metric:	Update website by end of 2026

Goal HE 2: Maintain and Improve the Existing Housing Stock in Artesia.

Policy HE 2.1

Maintain and improve existing housing stock, such as protecting manufactured housing land uses.

Action HE 2.1a Mobile Home Park/Manufactured Home Zoning District

The City will implement a mobile home park/manufactured home zoning district to protect existing and any potential multi-unit manufactured housing community from changing land uses. Mobile home parks can provide valuable affordable housing opportunities, and the land use has specifically been identified by the State to require protections and assistance. Manufactured housing parks shall be rezoned to the new Mobile Home Park/Manufactured Home District.

Objective:	Encourage and conserve manufactured housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, zone update by end of 2026
Geographic Targeting:	Citywide
Performance Metric:	Update code by end of 2026

Action HE 2.1b No Net Loss and Replacement of Housing Units

The City Shall implement State laws with regards to replacement of affordable housing units, by 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 section 65915(c)(3)). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households
- To further advance the efforts to improve and conserve existing housing stock, the City shall require replacement of lost housing units, at a one-to-one replacement of any housing units demolished due to public or private action. Additionally, the City Shall enact demolition ordinances governing demolition of housing units and conversions of housing units to other uses (e.g., office or commercial). Replacement units shall be permitted at other locations within the City.
- Please note, until 2025, pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), an affected city or county shall not approve a housing development project that will require the demolition of residential dwelling units regardless of whether the parcel was listed in the inventory unless a) the project will create

at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met. This includes the City of Artesia.

Objective: No Net Loss and Replacement of affordable housing units
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Ongoing, zone update by end of 2026
Geographic Targeting: Citywide
Performance Metric: Document unit changes and maintain no net loss

Action HE 2.1c Support Homeownership Resources with Webpage update

As part of the webpage updates, there shall be a page of available resources to support a homeownership journey. The information will include pre- and post-purchase homeownership education and counseling to assist people in becoming homeowners and maintaining their homes. This information will also be mentioned in the City newsletters. The trainings will be administered by the Los Angeles County Neighborhood Housing Services programs.

Objective: Support homeownership
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Update by end of 2026
Geographic Targeting: Citywide
Performance Metric: Update website by end of 2026

Action HE 2.1d Anti-Displacement Strategies

Analyze and evaluate renter protections, including anti-displacement measures. Where possible, partner with the County to implement anti-displacement measures. Strategies may include but are not limited to housing rehabilitation such as lead-based paint remediation, site acquisition for affordable rental housing opportunities, rent stabilization or tenant relocation assistance ordinance, or new homebuyer assistance programs.

Objective: Anti-displacement strategy identified
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Update by end of 2026; ongoing and at least annual implementation thereafter.
Geographic Targeting: Citywide
Performance Metric: A strategy identified and implemented by end of 2026

Action HE 2.1e Neighborhood Improvements

Allocate funding to pursue residential street improvement, park improvement, and other community facility improvement projects.

Objective:	Improve existing neighborhoods
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Update by end of 2026; ongoing and at least annual implementation thereafter.
Geographic Targeting:	Citywide, focus on northeastern portion of the City
Performance Metric:	Implement actions related to illegal dumping and blight with the goal of reducing code enforcement violations. Pursue five improvement projects over eight years

Action HE 2.1f Neighborhood Clean-up Programs

Neighborhood Clean-up Programs. Encourage residents to participate in neighborhood clean-ups, beautification efforts, and community-building activities to foster a sense of ownership and pride in their city. This initiative is both for anti-displacement and implementing a place based strategy.

Objective:	Neighborhood Clean-up Programs
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Update by end of 2026; ongoing and at least annual implementation thereafter.
Geographic Targeting:	Citywide, focus on northeastern portion of the City
Performance Metric:	Implement actions related to illegal dumping and blight with the goal of reducing code enforcement violations.

Action HE 2.1g Proactive Illegal Dumping Cleanup Initiative

Proactive Illegal Dumping Cleanup Initiative. Expand the deployment of proactive cleanup teams to target areas prone to illegal dumping within Disadvantaged Communities. This initiative is both for Anti-displacement and a place based strategy.

Objective:	Illegal Dumping Clean-up Programs
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Update by end of 2026; ongoing and at least annual implementation thereafter.
Geographic Targeting:	Citywide, focus on northeastern portion of the City
Performance Metric:	Implement actions related to illegal dumping and blight with the goal of reducing code enforcement violations and/or complaints by 10 percent during the planning period.

Action HE 2.1h Priority Areas

Compile a list of priority areas to enforce illegal dumping enforcement and vacant property maintenance. This initiative is both for Anti-displacement and a place based strategy.

Objective:	Priority Areas Identified
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Update by end of 2026
Geographic Targeting:	Citywide, focus on northeastern portion of the City
Performance Metric:	Specific areas identified by need, including the northwest portion of the City.

Policy HE 2.2

Continue to enforce the City's Municipal Code to preserve the existing housing stock.

Action HE 2.2a Code Enforcement

The City of Artesia provides Code Enforcement services that preserve the appearance, character and quality of our neighborhoods and our community. This cycle's Code Enforcement program covers several topics of interest, including:

- The City shall review existing Code Enforcement standards and ensure compliance with State law including Fair Housing Law, identify and create information sheets for homeowners to access resources, and shall review the implementation of the Franchise Tax Board (FTB).
- The City shall coordinate code enforcement with utility companies, housing code inspection, and rehabilitation programs to effectively utilize funding resources, efficiently ensure safe homes, and avoid displacement. As part of this effort, the City shall address California Health and Safety Code §17980(c)(2), which requires local governments to consider the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. This program shall review and ensure this is considered in procedure will be created.
- The City will implement a required presale code inspection process, by enacting occupancy ordinances requiring presale code inspections and compliance before title to a property is transferred to new owners. For the purpose of this program "previous five years" is based on the date the application for development was submitted.
- The City still features an addition of the local magazine *The Artesian* on the City webpage that provides a list of important phone numbers for residents to keep handy for activity that may extend beyond the jurisdiction of Code Enforcement.
- Fair housing complaints are addressed directly by the Housing Center, either by direct contact from Artesia residents or upon referral by City Code Enforcement.

Objective:	Identify and Prioritize Target Areas for Proactive Code Enforcement consistent with fair housing law
Responsible Agency:	Code Enforcement
Funding Source:	General Fund
Time Frame:	Ongoing with annual reevaluation, website updates by December 2025
Geographic Targeting:	Citywide, focus on northeastern portion of the City
Performance Metric:	A written plan

Goal HE 3: Provide suitable sites for housing development to accommodate all ranges of housing type, size, location, and price.

Policy HE 3.1
Identify properties within the City that are suitable for housing development.

Action HE 3.1a Land Inventory for Infill Housing Opportunities

Maintain an updated land inventory that identifies vacant residential land and underutilized properties suitable for higher-density residential development within the City. This land use and housing database shall be updated annually by the City's Planning Department in conjunction with the Code Enforcement Department, and will be posted on the City website. This list will be updated and shared as part of the Housing Element. This information will be posted online as part of the Housing Element process.

As part of this process, the City shall create an online searchable inventory of surplus lands and publicize their availability to promote the use of sites for housing affordable to lower-income households.

Objective:	Online searchable land inventory
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annual update, inventory online by 2026
Geographic Targeting:	Citywide
Performance Metric:	A maintained list

Action HE 3.1b Transit Oriented Development (TOD)

The regional transit planning efforts have located a future metro station in Artesia. With the arrival of the metro on the horizon, the City shall implement a TOD by way of the Downtown Specific Plan.

The TOD options shall feature: Reduce parking requirements or establish ministerial procedures to provide an exception for projects serving low-income households and seniors and for transit-oriented development.

Objective:	Implement TOD
Responsible Agency:	Planning Department

Funding Source: General Fund
Time Frame: Downtown Specific Plan to be implemented by December 2025
Geographic Targeting: Downtown
Performance Metric: Downtown Specific Plan implemented

Action HE 3.1c Small Lot Consolidation

The City of Artesia's historic land-use pattern consists of small parcels of less than 0.5 acre. Artesia will accordingly primarily rely on larger or consolidated parcels to facilitate the development of lower-income housing. Additional information on specific potential lot consolidations is included in Appendix B, beginning on page 201. The following recent residential projects included lot consolidations:

Brandywine: A 30-unit townhome development consolidated a 0.49-acre parcel with a 0.92-acre parcel.

City Ventures: A 59-unit mixed-use project consolidated seven parcels ranging in size from approximately 7,200 square feet to 7,800 square feet together with a larger over an acre parcel.

Builder's Remedy: A 120-unit project with 24 very low-income units combined with two 0.12-acre parcels, to facilitate 12 units combined with 108 units on an adjacent, larger parcel.

Artesia Square: 157 unit mixed Use project (currently under review) is combining three parcels (0.41, 0.50 and 0.94 acre in size).

To facilitate lot consolidation, the City offers the following incentives to achieve orderly development, improve pedestrian activity, and implement the goals and objectives of the Housing Element:

- Reduction in development standards (i.e., lot size, parking, and open space requirements);
- Parking Reduction: Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project;
- Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project; and
- Deferral of park development impact fees to promote more intense residential and mixed use developments with deed-restricted units on parcels with underutilized uses.

In addition, the City will:

- Annually contact owners of contiguous underutilized sites that would most likely benefit from lot consolidation to develop affordable housing to introduce the idea of parcel consolidation; explaining City regulations and how standards may be modified to make site assembly feasible and the availability of financial or technical assistance.

- Work in partnership with affordable housing developers to develop a priority lot consolidation list (based on identified sites in the site inventory) with the goal of creating a list of "ready to go" development sites that can be shown to potential developers focusing on sites ideally located to meet the criteria for affordable housing grants and financing.
- Monitor every two years the number of lower-income (very low-income plus low-income) housing units permitted. If the number of units permitted is not on track to meet the lower-income RHNA, research and identify additional incentives for lot consolidation, such as additional density bonus, additional height, or reduced parking.

Objective:	Encourage and facilitate lot consolidation of smaller parcels to accommodate viable projects at a density of at least 40 dwelling units per acre or higher
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, seek and apply for funding annually, contact property owners annually, develop priority lot consolidation list by end of 2026, monitor progress toward lower-income RHNA at the end of December 2026 and every two years thereafter.
Geographic Targeting:	Opportunity Sites/Parcels
Performance Metric:	Develop priority lot consolidation list by end of 2026,

Goal HE 4: Continue to provide fair housing choice, equal opportunity, and access for all Artesia citizens, housed and non-housed alike.

Policy HE 4.1

Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.

Action HE 4.1a Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development.

- Government Code section 8899.50(b) requires the City to administer its programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with its obligation to affirmatively further fair housing. The City shall publish a policy that to require the City to administer its programs and

activities relating to housing and community development in a manner to Affirmatively Further Fair Housing and take no action that is materially inconsistent with its obligation to AFFH (Government Code section 8899.50(b)).

- Fair housing services are provided to Artesia residents by the Housing Rights Center. The City will continue to refer housing discrimination and fair housing inquiries and complaints to the Housing Rights Center which provides fair housing education and outreach as well as tenant-landlord resolution and investigates reports of discrimination. The City shall provide information about the Foundation's services in English and Spanish at City Hall and on the City's website and cable television station.
- Actions to promote AFFH include the efforts of the rezone/implementation of the Mixed-Use Overlay, removal of constraints, codifying a verity of housing types.
- As part of the AFFH efforts, the City shall foster and maintain compliance with Civil Rights and Fair Housing Laws, the City shall adopt an equal housing ordinance, strengthening partnerships with community organizations and service providers through a biennial meeting and providing dedicated staff for the referral of fair housing complaints.
- The efforts to increase AFFH awareness, the City shall add a fair housing web page to the City website to increase access to resources and support.
- The City Shall actively pursue their efforts to implement meaningful actions.

Objective: Affirmatively Furthering Fair Housing
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Geographic Targeting: Citywide
Performance Metric: Publish AFFH policy by end of 2026

Action HE 4.1b Definition of Family

The City's Municipal Code currently defines a Family as "a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit in a bachelor apartment or dwelling unit. Family shall also include a group of not more than five persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit." The City will amend the definition of "family" to be consistent with State and federal fair housing laws by December 2026.

Objective: Definition of "family" consistent with fair housing laws
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Code amendment by December 2026
Geographic Targeting: Citywide
Performance Metric: Update code by end of 2026

Policy HE 4.2

Support local, non-profit agencies near Artesia that serve the homeless.

Action HE 4.2a Coordination with Homeless Service Providers

The City participates in the annual National Point-In-Time Count to identify the general unhoused population.

To support this community, the City has identified two zoning districts (MUO and M1) that can accommodate shelters, generating new options for a variety of supportive housing types - including SROs, increased density to support new housing development, created incentives to help build and fund housing, and reduced code standards to further support development.

The City has implemented new opportunities for multiple types of more accessible housing through the Mixed-Use Overlay and new general code changes.

The City shall participate in the Gateway Cities COG Committee on Homelessness and PATH and shall co-sponsor initiatives which expand regional homeless services and resources.

When individuals in need are identified, City staff such as Code Enforcement or other staff members helps coordinate regional aid. Homeless persons are currently referred to the Los Angeles County Sheriff's Department (LASD), social service programs in the nearby cities of Long Beach and Los Angeles, and service providers within SPA 7. **Objective:** Coordination with agencies and service providers.

Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Annually and Ongoing; Code Updates ongoing
Geographic Targeting: Citywide
Performance Metric: Update code, and document process to help unhoused individuals.

Action HE 4.2b Write a Plan to Combat Homelessness

Write a plan for how to address homelessness within the City.

Objective: Document process.
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: By end of 2026; ongoing and at least annual implementation thereafter.
Geographic Targeting: Citywide, focus on areas such as the train tracks and under the freeway overpasses
Performance Metric: A written plan

Policy HE 4.3

Provide rental assistance to low-income households.

Action HE 4.3a Section 8 Housing Choice Vouchers

Continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website. The goal was 29 Section 8 Vouchers during the 5th Cycle housing element and there were 176 between 2013-2021. Program in effect. The City shall aspire to 10 more units a year.

The City shall also continue to provide referral information to eligible low-income households regarding Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and on the City website.

The City shall also create a newsletter to assist in publicizing the eligibility list. This may help achieve our goal of achieving ten or more Housing Choice recipients within the community.

Objective:	Support the Section 8 Voucher program (the City has no control over the number of vouchers that will be made available to Artesia residents)
Responsible Agency:	Los Angeles County Housing Authority
Funding Source:	HUD
Time Frame:	Annually; Ongoing
Geographic Targeting:	Citywide
Performance Metric:	Increase the availability of units to households eligible for Section 8 vouchers.

Action HE 4.3b Equal Housing Program

The City will adopt an equal housing program to strengthen partnerships with community organizations and service providers. The program shall provide dedicated staff for the referral of fair housing complaints. Staff shall participate in regional meetings and efforts to support AFFH efforts. Staff shall publicize fair housing programs and services offered to the community by the city and other agencies.

Objective:	Support AFFH efforts
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing
Geographic Targeting:	Citywide
Performance Metric:	Implement equal housing program

Policy HE 4.4
Increase Public Outreach.

Action 4.4a Public Outreach

The City of Artesia will implement an ongoing Public Outreach and Engagement Program that is designed to inform the community about housing policies and initiatives, including Affirmatively Furthering Fair Housing (AFFH) and new housing options and development. Per Government Code Section 65583(c)(8) for Housing Elements, the City must engage all segments of the community–across every income category. The City will maintain the outreach schedule on housing element implementation with updates to be published on the City website.

As part of this program, the City will:

- Provide background and educational materials on AFFH, including information regarding the City's commitment to address any barriers related to fair housing while supporting those with disproportionate housing needs.
- Share updates on new housing options, planned developments, and progress towards the next Housing Element.
- On the Artesia website, publish accessible and clear information on the goals and implementation of the Housing Element, including how residents can engage in the process.
- Participate in community popup events to share information, gather input, and build awareness of housing programs and policies.
- Create informational, multilingual informational material on fair housing that will be made available at public counters, libraries, post office, and other community locations and on the City's website.
- Foster an "open for business" and inclusive dynamic with the community of Artesia will enforce transparency, accountability, and collaborative information of housing goals.
- The City shall either conduct targeted stakeholder interviews or establish a committee representative of lower-income households in future public outreach efforts.
- Research approaches by other cities to prevent displacement and hold a workshop consisting of residents, stakeholders, and members of protected classes to provide recommendations to the City Council.
- Promote active and inclusive community involvement in decision-making and development processes.

The City of Artesia will ensure its continued efforts to expand awareness of fair housing resources, track public feedback, and adjust outreach methods to reach diverse segment of the community, including non-English speaking residents, renters, seniors, and persons with disabilities.

Objective:	Support AFFH/Public Outreach
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annually

Geographic Targeting: Citywide
Performance Metric: Facilitate at least one outreach effort related to the annually such as a town hall meeting. Research, community meeting, presentation to City Council, and subsequent adoption of identified resources.

Action 4.4b Public Engagement

To ensure that all economic segments of the community have a voice in housing decisions, the City of Artesia will implement an outreach strategy during the Housing Element cycle and beyond. This approach is designed to reach a broad range of residents, including those with disproportionate housing needs.

- As part of this program, the City will:
- Continue to host hybrid in-person/virtual public meetings with the Planning Commission, allowing greater flexibility and accessibility for residents to participate in housing discussions.
- Establish a Resident and Stakeholder Advisory Committee to provide input on housing needs, proposed sites, and programmatic goals, ensuring a balanced representation of community voices.
- Conduct direct consultations with local service providers and organizations who work with lower-income residents to better understand unmet housing and supportive service needs.
- Host study sessions with the Planning Commission and City Council before submitting the Housing Element to the HCD to present proposed sites, analyze alternatives, and integrate community feedback into final decisions.

The City will maintain a record of outreach efforts and adjust strategies based on participation trends, with an emphasis on engagement. Public feedback gathered through these efforts will be summarized and incorporated into the Housing Element and Annual Progress Reports, demonstrating a continued commitment to transparency, inclusion, and compliance with Government Code §65583(c)(8)

Objective: Public Engagement Program
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Annually

Geographic Targeting: Citywide
Performance Metric: Establish a Resident and Stakeholder Advisory Committee

Goal HE 5: Remove governmental constraints to the development, maintenance, and improvement of the housing stock.

Policy HE 5.1 Provide guidance for decision-making regarding quality, inventory, and **conservation of the City's housing stock.**

Action HE 5.1a Informational Manuals and Handouts

To ensure that the public is informed about housing opportunities and supportive programs, the City will implement the following:

- Continue to provide and annually update explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits and post zoning regulations on the City website. In addition, to address new transparency laws, development fees and zoning requirements will continue to be posted on the City website.
- Continue to provide explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits.
- Govt. Code § 65940.1(a)(1) specifies transparency and content requirements for City websites. While the City Community Development Department does provide some development application materials the site must be reviewed for compliance with State mandates. The City will review and update its website to be in compliance with the new transparency requirements.
- Bringing older homes into compliance with current building codes can be costly, and there is government flexibility in building codes to facilitate rehabilitation while maintaining health and safety standards. To encourage rehabilitation, the City shall implement education programs for public officials, contractors, and property owners to ensure public knowledge of flexibility in building codes for rehabilitation (e.g., minor or moderate). The primary resource for this will be through a webpage on the City website.
- Add information about green building and fair housing as mentioned in other programs.

Objective:	Informational manuals & handouts, website update
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing with annual review and updates, website updates complete by December 2026
Geographic Targeting:	Citywide
Performance Metric:	*Update by end of 2026*

Action HE 5.1b Annual Housing Report

In compliance with State law, the City shall submit annual progress reports to HCD. The reports will describe housing approvals and the City's progress in implementing the Housing Element policy program.

As part of this annual review, the City shall track the number of units built on parcels including in the City's sites inventory and to determine the remaining site capacity by income category. The program and City effort will ensure that the no net loss provision will be addressed and will help hold the City accountable if an Opportunity Site in the Housing Opportunity Areas is developed at a density below what is planned.

Objective:	Annual Report to HCD
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annually
Geographic Targeting:	Citywide
Performance Metric:	*Report annually*

Policy HE 5.2

Provide efficient development permit processing.

Action HE 5.2a Development Review Process Handouts

To assist the public in understanding the application and approval process, the City shall continue to distribute "The Development Review Process" handout to applicants. The City shall modify the handout as needed to reflect changes in the application process, timelines, or requirements. The document will also be available online.

Objective:	Simplify the development review process through informational handouts
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, update as necessary
Geographic Targeting:	Citywide
Performance Metric:	*Update by end of 2026*

Action HE 5.2b Pre-Application Coordination with Developers

Continue to meet with prospective developers prior to formal submittal of a building permit application. The City will inform the applicant of the City's requirements as they apply to the proposed development project, review the procedures outlined in the Municipal Code, explore possible alternatives or modification of the project, and identify any necessary technical studies or other required information relating to future entitlement review.

The City offers pre-application meetings over the counter and in person. These are available upon request typically within days.

For large projects, such as substantial housing developments, the City requests applicants participate in the Development Review Commission to garner local citizenry and commission feedback about proposed projects. These commission review meetings can take a few weeks to plan and notice but are available on request.

The City shall actively pursue opportunities with an active outreach program for our pre-application services, with a public newsletter. The meetings are available weekly on request by scheduling time with City Planning Staff. Staff is also engaged in on going outreach for the AFFH, the HE, and to highlight development potential in the community.

Objective:	Pre-application meeting with developers, and proactive outreach
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, annually, project based
Geographic Targeting:	Citywide
Performance Metric:	*Advertise the service twice*

Action HE 5.2c Remove Constraints to Housing Entitlement and Construction

To reduce the time and cost of housing permit processing and encourage construction of affordable housing projects, the City shall review existing development application requirements, approval procedures, and required development fees and if any of these requirements are found to pose an unwarranted constraint to housing development, the City shall amend regulations and/or procedures to eliminate such constraints by October 2025. The following is the list of constraints to be removed:

- Four or fewer unit developments shall be ministerial City wide.
- Residential development, including at least 40% of lower income units, shall be ministerially reviewed.
- Projects that are ministerial in CEQA shall be reviewed ministerially.
- A reasonable accommodation procedure to reduce parking for seniors and people with disabilities will be created.
- Remove the requirement for CUP for single-family houses with 5 or more bedrooms to be removed. This will help a variety of housing types and large families.
- Remove CUP requirement for a residential care facilities such as group homes, based on State law.
- M-R Zoning District height increased from two to three story maximum.
- M-R will no longer have lot coverage requirements (site restriction will be defined by height and setbacks only) M-R will no longer have lot coverage requirements (site restriction will be defined by height and setbacks only)
- M-D-R shall have the parking standards changed to allow for one parking space for one bedroom units, 2 parking spaces for a two bedroom, and three for a four bedroom.
- Defer City fees until financing is in place for low income and senior housing projects that incorporate 50% of the development with low-income units.
- Studio and one-bedroom units, parking standards shall be reduced to one parking space per unit.
- Singel Family Residential—if a one bedroom unit is built, then one parking spot shall be required instead of two.

- Enclosed parking will no longer be required for multi-family development.
- Allow tandem parking in residential developments.
- A Manufactured Housing District will be created, and a rezone will be implemented on projects featuring multiple and primarily manufactured homes.
- Allow agricultural/employee housing for six or fewer persons by-right in Residential Zoning Districts.
- The City shall permit residential care facilities in all residential zones and not restrict the occupancy of unrelated individuals in residential care facilities.
- Update the design review process to remove required subjective standards and create objective standards.

Objective:	Removing constraints to affirmatively further fair housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Update Zoning Code, as appropriate, in 2026
Geographic Targeting:	Citywide
Performance Metric:	*Finish updates by end of 2026*

Action HE 5.2d Ministerial Design Review Process

A ministerial review process shall be implemented to manage both City housing goals and State mandated development potentials. The process will be published online and available at the City to facilitate new housing development.

Objective:	Implement Ministerial Process
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	December 2025
Geographic Targeting:	Citywide
Performance Metric:	*Implement process by end of 2026*

Quantified Objectives

Under section 65583 of the California Government Code, local jurisdictions are required to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. These objectives are not a restriction on the total amount of units that could be built, but rather a set of aspirational goals based on needs, resources, and constraints.

The 6th Cycle Housing Element Quantified Objectives are illustrated in the table below, for the new construction (new units), rehabilitation (existing units), and conservation/preservation (at-risk units) of

affordable and special needs housing units and/or households. The aspirational quantified objectives will be based on the Goals, Policies, and Programs sections of this Housing Element. Since the community has had limited development in recent years, the preservation and rehabilitation goals are modest—it is the City's goal to initiate movement on these goals and improve on outcomes overtime.

The City has established a plan to help facilitate the development of the Regional Housing Needs Allocation (RHNA) including the units not accommodated within the last housing cycle. Through the implementation of a progressive housing stance the City is going to put into place the Mixed-Use Overlay. The goal is that the new density potentials will help spur development. Affordable housing units (deed restricted) are incentivized by the City and State, and their construction will generate units that are preserved/conserved. While there are housing voucher recipients within Artesia, the City does not track individual units, and there are no public housing developments. The preservation/conversation goals are aspirational and tied to strongly established goals of new affordable housing.

Furthermore, Government Code Section 65583.2(g)(3) requires a Program and policy requiring replacement of existing affordable units. This law will assist in the preservation of what affordable units may exist within the community while still allowing new development.

Rehabilitation goals will be met through the City's Code Enforcement program, which is viewed as a partner in maintaining housing stock and will be implemented through the City of Artesia Housing Rehabilitation Assistance Program. This program will aid eligible homeowners and residents for correction of health and safety items, as well as code violations, and other home repairs and other general or visual improvements located within the City of Artesia. The Program provides this assistance in the form of grants used to finance the cost of necessary repairs that will provide the resident with a decent, safe, sanitary and code compliant home, referred to herein as "housing unit."

Table H-43 below summarizes the quantified objectives for the 2021-2029 planning period.

Construction projection for extremely low income units are based on one half of the units needed for very low income, as determine with RHNA, Carry Oversites, and a buffer.

Table H-43. 2021-2029 Quantified Objectives

Housing by Income Level	Objective
Construction	
Extremely Low Income	198
Very Low	198
Low	205

Moderate	163
Above Moderate	564
Total	**1,327**
Rehabilitation	
Extremely Low Income	5
Very Low	5
Low	5
Moderate	5
Above Moderate	0
Total	**20**
Preservation/Conservation	
Extremely Low Income	5
Very Low	5
Low	5
Moderate	5
Above Moderate	0
Total	**20**

Appendix A: Evaluation of the Prior Housing Element

Overview

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives, and policies. The findings from this evaluation have been instrumental in determining the City's 2021-2029 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the program objectives, accomplishments, and implications for future policies and actions.

Effectiveness in Meeting Special Housing Needs

As a small city, Artesia has limited resources to directly address special housing needs such as extremely-low-income households, seniors, problems of overpayment and overcrowding, and persons with disabilities. The City utilizes density bonus to incentivize production of affordable and special needs housing, and in partnership with the Los Angeles Urban County CDBG program, the City works to address the housing needs of seniors and persons with disabilities. The City also works to conserve the existing supply of affordable housing for special needs groups that may be at-risk of conversion to market rate during the planning period

Assessment of Goals, Policies, and Programs

State Government Code (GC) Section 65588 requires local government to "…review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element."

The following table is a review of the City's progress towards housing goals established in the 2013-2021 5th Cycle Housing Element Planning Period.

Table H-44. Program Accomplishments 2013-2021

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
Action: Action HE 1.1a Mortgage Credit Certificate Program **Timing:** Program has ended. **Responsibility:** Housing Department/LACDA	Continue to promote the County of Los Angeles Mortgage Credit Certificate (MCC) Program for first-time homebuyers through handouts available at City Hall and announcements in the City's website and cable television station (RTA).	There were 955 MCC participants between 2013-2021. The program ended in 2020.	Effective	Delete. Program no longer available.
Action: Action HE 1.2a Maximize External Funding Resources **Timing:** Ongoing, annual depending on the program **Responsibility:** Housing Department/LACDA	Maximize use of external funding resources for affordable housing construction, rehabilitation, and rental assistance. The City shall monitor available County, State, and Federal funds and pursue funds based on the City's eligibility.	City has not had the capacity to manage this aspirational goal.	Ineffective	Modify. Research ways to provide resources for locals in need.
Action: Action HE 1.2b Compliance with State Density Bonus Law **Timing:** Review and revise Article 43 of the Municipal Code to reflect recent changes in State Density Bonus Law annually Responsibility: Planning Department	To encourage affordable housing development, the City currently offers density bonuses and developer incentives in Article 43 of the Municipal Code. To provide further incentives for affordable housing development and to comply with the provisions of State Density Bonus Law, the City shall review and revise Article 43 of the Municipal Code. The City shall commit to annual monitoring.	Changes complete, and annual review	Effective	Continue
Action: Action HE 1.2c Participation in Gateway Cities Council of Governments Timing: Ongoing **Responsibility:** Planning Department	Continue to participate in the Gateway Cities Council of Governments' effort to develop strategies to increase the sub-region's housing stock. Tasks include identifying available financial resources, modeling housing costs, and formulating programs that the sub-region could sponsor to help overcome some of the constraints to housing development. Potential categories of housing assistance could include programs to help meet infrastructure needs, impact predevelopment and feasibility costs, and undertake redevelopment with pooled funds.	Ongoing	Effective	Continue

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
Action: Action HE 1.2d Second Units (ADUs) **Timing:** Review and revise Second Unit Ordinance by January 2015; Implement monitoring system by January 2015 **Responsibility:** Planning Department	The City understands that second units (ADUs) are an opportunity to provide affordable housing while maintaining the character of single-family neighborhoods. The City currently allows second unit housing on R-1 lots if the unit meets the requirements of the Second Unit Ordinance. The City shall review the Second Unit Ordinance and consider revisions or incentives to encourage development of second units. The City shall develop online outreach materials to inform residents of the Second Unit Ordinance. The City will also implement a monitoring program that inventories the second units.	ADUs are now permitted in residential zones. The City shall develop online outreach materials by December 2024 to inform residents of ADU opportunities. The City will review State law annually to ensure compliance.	Effective	Continue
Action: Action HE 1.2e Housing for Extremely-Low Income Households **Timing:** Outreach to developers on at least an annual basis; Apply for or support applications for funding on an ongoing basis **Responsibility:** Planning Department	Encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers on at least an annual basis, providing in-kind technical assistance, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, and/or offering additional incentives beyond the density bonus provisions.	The city has experienced minimal development, and new programs are to be created in place of this effort.	Ineffective	Modify—replace with new inclusionary housing efforts.
Action: Action HE 1.3a Mixed Use Overlay **Timing:** January 2015 **Responsibility:** Planning Department	Adopt a Mixed-Use Overlay to permit mixed-use development within the City.	In process. This overlay has become the foundation of the 6th Cycle Housing Plan and requires updates.	In process.	Continue—scope and application has advanced and changed. A new program shall be created and detail the updated overlay requirements.

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
Action: Action HE 1.4a Expedited Processing for Special Needs Housing Timing: Ongoing **Responsibility:** Planning Department	Continue to expedite processing for housing development projects for the special needs groups, giving highest priority to rental units with more than 3 bedrooms.	Procedures are available to help with special needs housing.	Effective.	Continue, review and upgrade as needed.
Action: Action HE 1.4b Technical Assistance for Special Needs Housing Development **Timing:** Implement Reasonable Accommodation ordinance December 2024 **Responsibility:** Planning Department	Continue to assist developers proposing special needs housing in applying for federal and state funding. Special needs households can encounter a variety barriers; accordingly the City will work to reduce these barriers whenever possible. The City currently works directly with people experiencing physical and mental disabilities.	Some procedures in place, new ordinance to be implemented	Effective.	Continue.
Action: Action HE 1.4c Adequate Sites for Emergency Shelters and Transitional Housing **Timing: Within** 1 year of Housing Element adoption, continued review of state law **Responsibility:** Planning Department	In compliance with SB 2, the City will analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing and supportive services to homeless individuals and families. The City will comply with the requirements of the State in the following manner: · Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters. The City will amend the M-1, or other suitable zone(s) with sufficient capacity, to permit emergency shelters by-right and without a condition use or other discretionary permit. ·Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards.	In effect, but to be updated with new state laws and new opportunities of the future Mixed-Use Overlay.	Effective.	Continue and update.

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
	· Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development. · Amend the Zoning Code to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.			
Action: Action HE 1.5a Green Building Practices and Energy Conservation **Timing:** Ongoing, handouts and website updates December 2024 **Responsibility:** Planning Department	To encourage the use of green building, energy conservation, and sustainable development practices, by enforcing the CALGreen building code and promoting best practices within the Los Angeles County Green Building Program. Additionally, the City will continue to promote energy conservation programs provided by the local utility providers by providing educational handouts and workshops in partnership with those providers. The City also offers a green building certification incentive section of the AMC adopted in 2020. Title 8, Chapter 11.	Information is available for developers to build more environmentally conscious.	Effective.	Continue, update.
Action: Action HE 2.1a Residential Home Improvement Program Timing: Annually **Responsibility:** Economic Development	Continue to offer interest-free loans to eligible low-income owner occupied, single-family, detached residences within the limits of the northeast area of the City. The City will distribute and make information available to homeowners regarding program eligibility, funding uses and assistance, and counseling at City Hall and on the City's website. The goal was 10 households.	Program was not feasible.	Ineffective	Delete
Action: Action HE 2.1b Outreach to Spanish Speaking Residents Timing: Ongoing **Responsibility:** Housing Department/LACDA	Continue to implement the outreach program in Spanish to inform Spanish-speaking residents of the low interest, deferred payment loans available for home repairs.	Spanish speakers in City hall and available for public events.	Effective.	Delete—program ended

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
Action: Action HE 2.3a Priority Code Enforcement Timing: Ongoing. **Responsibility:** Code Enforcement	Continue to utilize the Artesia Housing Conditions Survey as the basis for identifying target areas within the city that require priority attention by the Code Enforcement Department. Subsequent to target area identification, prioritize the areas for proactive code enforcement programs.	Program in effect. Code Enforcement is trained on Fair Housing issues and offer resources to homeowners affected by code enforcement.	Effective.	Continue.
Action: Action HE 3.1a Land Inventory **Timing:** Annual update **Responsibility:** Planning Department	Maintain an updated land inventory that identifies vacant residential land and underutilized properties suitable for higher density residential development within the City. This land use and housing database shall be updated and enlarged annually by the City's Planning Department in conjunction with the Code Enforcement Department.	List available and updated due to the new Housing Element.	Effective.	Continue, update.
Action: Action HE 3.1b Provide for Adequate Sites for Housing Development **Timing:** Rezone parcels within 1- year of Housing Element adoption **Responsibility:** Planning Department	To provide for adequate sites to accommodate the City's remaining very-low and low income growth need of 76 dwelling units (52 of which shall be on sites designated exclusively for residential use), the City shall re-zone a minimum of 3.8 acres of land to permit owner-occupied and rental single family and multifamily development by right with a minimum net density of 20 du/ac. A minimum of 2.6 acres of the rezoned land shall allow exclusively by right residential development to accommodate at least 50 percent of the City's very-low- and low-income growth need. The very-low- and low-income housing need shall be accommodated on sites with densities and development standards that permit at minimum of 16 units per site.	Program to be addressed with the proposed Housing Opportunity Overlay Zone.	Effective Ordinance adopted in 2019.	Continue.

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
Action: Action HE 4.1a Fair Housing Referrals Timing: Ongoing **Responsibility:** Planning Department	Continue to refer inquiries related to housing discrimination and fair housing practices to the Fair Housing Foundation. The Fair Housing Foundation provides fair housing education and outreach as well as tenant-landlord resolution and investigates reports of discrimination. The City shall provide information about the Foundation's services in English, Spanish, and other languages, as found necessary, at City Hall and on the City's website and cable television station.	Program is in effect indefinitely.	Effective.	Continue.
Action: Action HE 4.2a Coordination with Homeless Service Providers **Timing**: Ongoing **Responsibility**: Planning Department	Continue to coordinate efforts with appropriate agencies and organizations addressing homeless issues such as the Gateway Cities COG Committee on Homelessness and PATH.	Program in effect.	Effective.	Continue.
Action: Action HE 4.3a Section 8 Housing Choice Vouchers **Timing**: Annual **Responsibility**: Los Angeles County Housing Authority	Continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website. The goal was 29 Section 8 Vouchers during the 5th Cycle housing element and there were 176 between 2013-2021.	Program in effect. The City shall aspire to 10 more units a year.	Effective.	Continue.
Action: Action HE 5.1a Informational Manuals/Handouts **Timing**: Ongoing **Responsibility**: Planning Department	Continue to provide explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits.	Program in effect.	Effective.	Continue.
Action: Action HE 5.1b Annual Housing Report **Timing**: Annually **Responsibility**: Planning Department	In compliance with State Law, the City shall submit an annual housing report to HCD. The report should describe changes to the City's housing stock and the progress in implementing the Housing Element policy program.	Annual Housing Reports submitted to HCD annually.	Effective.	Continue.

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
Action: Action HE 5.2a Development Review Process Handouts **Timing**: Ongoing, update as necessary **Responsibility**: Planning Department	To assist the public in understanding the application and approval process, the City shall continue to distribute "The Development Review Process" handout to applicants. The City shall modify the handout as needed to reflect changes in the application process, timelines, or requirements.	Document available.	Effective.	Continue.
Action: Action HE 5.2b Pre-Application Coordination with Developers **Timing**: Ongoing, project based **Responsibility**: Planning Department	Continue to meet with prospective developers prior to formal submittal of a building permit application. The City will inform the applicant of the City's requirements as they apply to the proposed development project, review the procedures outlined in the Municipal Code, explore possible alternatives or modification of the project, and identify any necessary technical studies or other required information relating to future entitlement review.	Pro-application meetings are available and will now be proactively outreach.	Effective.	Modify, create proactive outreach plan.
Action: Action HE 5.2c Expedited Processing and Fee Waivers **Timing**: Review and revise process and fees, as appropriate, by January 2015 **Responsibility**: Planning Department	To encourage construction of affordable housing projects, the City shall review the existing development application, approval process, and required development fees. If the development approval process and/or fees are found to be a constraint to affordable housing development, the City shall establish expedited processing procedures and/or fee waivers.	City reviewed fees and standards at the time and found no issue. New programs will address new concepts of change.	Effective	Continue, update.

Appendix B: Residential Land Inventory

Introduction

California boasts advantages of climate, natural beauty, diversity, and social vitality. These advantages, combined with a history of low-density land use and a steady increase in demand, has created a lack of affordable housing and a large rise in homelessness, which illustrates extreme inequalities. The lack of equal access to housing has become a fundamental threat to the future and quality of life for Californians.

To address these issues, the State of California has implemented proactive measures to increase housing opportunities. Part of this effort has been requiring cities to document how increased residential space may be created, by way of the Housing Element of the General Plan.

The California Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (California Government Code §65583(a)(3)). The Housing Element must include an analysis of existing zoning and infrastructure available for the sites identified for the land inventory to illustrate that development of housing during the planning time period is feasible. By way of identifying sites for potential housing, the City must demonstrate that it has sufficient land area and development potential to accommodate its fair share of the region's housing need for the 2021-2029 Housing Element cycle.

In addition to accommodating housing at different economic levels, the City must also make a proactive effort to accommodate the needs of special needs communities. The housing sites chosen must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). This process is known as Affirmatively Furthering Fair Housing (AFFH), and in other words it is taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all public agencies.

Regional Housing Needs Allocation (RHNA)

The number of housing units needed by area/jurisdiction is known as the Regional Housing Needs Allocation (RHNA). These housing unit counts are further divided into housing needed per income group. The Southern California Area of Governments (SCAG) is the regional government entity that identifies the number of units needed to be constructed to accommodate housing needs in each member City. The determination is based on four primary planning factors:

1. The number of housing units needed to accommodate future population and employment growth.

2. The number of units needed to allow for the desired level of vacancies and the replacement of housing units normally demolished.
3. The number of very-low, low, moderate, and above moderate-income households needed in the community.
4. Other factors related to a subregional job-to-housing balance, tenure, and other factors unique to each community.

The four income categories included in the RHNA are:

- **Very Low Income**: 0-50% of Area Median Income
- **Low Income:** 50-80% of Area Median Income
- **Moderate Income:** 80-120% of Area Median Income
- **Above Moderate Income:** 120% or more of Area Median Income

Table H-45 shows the RHNA allocation for the City of Artesia's 6th Cycle Housing Element:

Figure H - 11 RHNA Allocation for Artesia 6th Cycle Housing Element

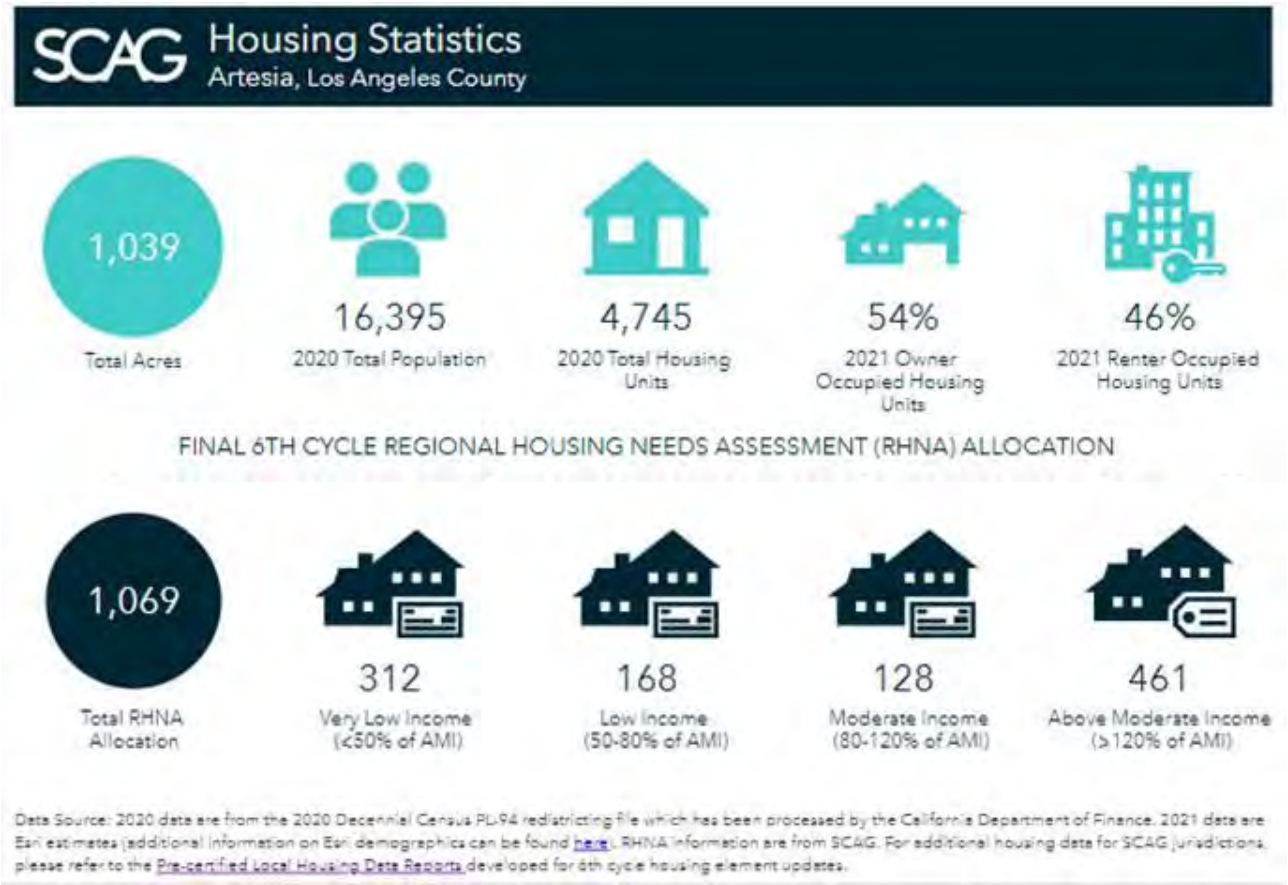


Table H-45. RHNA Fair Share Housing Need Allocation

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
New Housing Units	312	168	128	461	1,069

Capacity to Accommodate RHNA

California law does not require cities to build housing, but it does require local jurisdictions to facilitate the development of housing. The following is an overview of Artesia's approach to address its 2021-2029 RHNA.

- **Constructed Projects**. Approved and constructed residential development projects can be credited toward the 2021-2029 RHNA. Since RHNA uses July 1, 2021, as the baseline for growth projections for the 2021-2029 Housing Element planning period, the jurisdiction may claim units approved and proposed that are anticipated to be completed after that date but before 2029. The recently-approved Pioneer Place, an 83 unit mixed use project and the recently submitted Artesia Square 157 unit mixed-use project are not included as it is not certain if they will be completed by 2029.

Table H-46. Constructed Projects

Project Name	Zoning	Max Allowable Density	Max Units Allowed (Based on Lot Size)	Units Achieved	Income Category
Brandywine (11504 Artesia Blvd)	ABCSP	30	43 (Lot Size 62,380 SF, 1.43 acres)	30	Above Moderate
City Ventures (11700-28 Arkansas St)	M-1 to Arkansas Specific Plan	30	92 (Lot Size 133,282.88 SF, 3 acres)	59	Above Moderate

- **ADU Projections.** Since 2017, the State legislature has passed a series of laws that significantly increase the potential for the development of ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize ADU development.

The City's existing Multiple Family Residential zone has additional potential for multiple-family projects as significant parcels within the zoning district are developed only with single-family

residences and duplexes. However, this Housing Element does not analyze the capacity as the potential development opportunity is not significant. Similarly, the Housing Element does not separately analyze the housing potential within the Artesia Boulevard Corridor Specific Plan, because a number of sites discussed in the Opportunity Areas are located within that Specific Plan, which is overlain by the MU-O.

Table H-47. RHNA Capacity Analysis

	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity
RHNA	480	128	461	1,069
Submitted/Approved Projects	0	0	89	89
Approved ADUs	31	1	14	46
Projected ADUs	27	1	12	40
Subtotal	58	2	115	175
RHNA Shortfall	422	126	346	894
Unit Capacity on MU-O Rezoned Sites	1,553	435	1,687	3,675
RHNA Buffer (Surplus)	1,131	309	1,341	2,781
RHNA Buffer (Surplus Percent)	268%	245%	388%	311%

Methodology for the Sites Inventory Analysis

The California Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (California Government Code §65583(a)(3)).

In order to accommodate the new residential development, the City is implementing the Mixed-Use Overlay (MUO). The Housing Element has used properties within the MUO as the basis for the Sites Inventory. The Sites Inventory was divided into Opportunity Areas and Opportunity Subareas to better describe the current land uses and what could be achieved with the proposed new overlay. Individual parcels, designated as "Opportunity Sites," are identified within Opportunity Areas. The Mixed-Use Overlay greatly expands the City's capacity for new housing in mixed-use settings at densities that make dedicated lower-income units feasible. The Overlay also creates ample room for development that surpasses the required unit count of the Regional Housing Needs Assessment. Artesia is dedicated to creating an inclusive and accessible home for our residents. The identified Opportunity

Sites are primarily underutilized (non-vacant) sites with potential for additional residential development or redevelopment (see Improvement Land Ratio discussion on page 148 below).

Zoning Appropriate to Accommodate Low- and Very Low- Income RHNA (Government Code section 65583.2(c)(3)).

California housing law allows jurisdictions to use higher density as a proxy for lower income affordability, as long as certain statutory requirements are met. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. To make this determination, the statute allows the jurisdiction to either demonstrate that the zoning allows a specific density set forth in the statute (default density) or to provide an analysis demonstrating the appropriateness of the zoned densities of the site identified to accommodate the lower RHNA. For a jurisdiction in a metropolitan county, allowing sites with at least 30 units per acre are considered potentially appropriate for lower income households.

Due to review and analysis of existing conditions and the City's goal to focus development along our primary roadways, the City is proposing a higher minimum density than the State Statute of 30 dwelling units per acre. To facilitate development at scales large enough to accommodate very low-income units the City has committed to a minimum of 70 dwelling units per acre within the Mixed-Use Overlay.

Size and Income Unit Density of Site

To achieve financial feasibility, many assisted housing developments using state or federal resources are between 50 to 150 units. Parcels that are too small may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are large may require very large projects, which may lead to an overconcentration of affordable housing in one location or may add cost to a project by requiring a developer to purchase more land than is needed or render a project ineligible for funding. If the size of the site is smaller than 0.5 acre or larger than 10 acres, the sites may prove infeasible for development, (Government Code section 65583.2(c)(2)(A), (B), and (C)).

Within the Mixed-Use Overlay, sites were sorted by the number of potential residential units at the minimum density and lot size. Contiguous parcels of less than 0.5 acres were identified as possible sites for lower-income units involving lot consolidation when after consolidation, the size of the site would be larger than 0.5 acre.

Mixed Use Overlay (MU-O).

The core benefit of the Mixed-Use Overlay is an increase in density and height to facilitate the reimagining of City sites to generate more housing. The proposed overlay increases the potential building height for the zone and facilitates additional height if affordable units are included, and these heights are stackable with State development mandates. The MU-O requires a minimum of 40 dwelling units per acre.

General Plan Housing Element.

The MUO requires a minimum density to address housing needs, including low income housing requirements. The Housing Element of the General Plan requires that sites that are identified as

Opportunity Sites be developed at the MU-O minimum density and require the units be income identified in the Residential Land Inventory.

Requests to Develop Below Minimum Density.

On Opportunity Sites the minimum 40 du/ac density is required for ministerially-reviewed projects; projects proposed at densities less than 40 du/ac require legislative approval and are thus subject to discretionary review, including CEQA environmental review and City design review.

Development Capacity Analysis

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can realistically be achieved. The housing element must describe the methodology used to make this calculation. Jurisdictions have two options to make this calculation, either use minimum densities or utilize adjustment factors (substantial supporting evidence for why a site may develop). The City has utilized the minimum density option to identify sites appropriate for residential development by income need.

Utilizing minimum densities to calculate realistic capacity of sites.

Govt. Code § 65583.2(c)(1) states that where a jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site.

After careful analysis of the sites available in the Mixed Use Overlay the minimum density has been increased in order to accommodate the development of low and very low-income housing units. These needs have generated a minimum density of 70 dwelling units per acre within the Mixed-Use Overlay. The MUO Program will commit to affirmatively further fair housing by requiring a minimum residential density.

This 6th Cycle Housing Element shall act as the land use regulation to require an Opportunity Site to utilize a minimum density of 40 du/acre to be eligible for ministerial (by-right) approval. Projects proposed at densities less than 40 du/ac on Opportunity Sites are not permissible by-right, and are subject to discretionary review, including CEQA compliance and design review.

Improvement Land Ratio (ILR).

Of the properties within the Mixed-Use Overlay, data from the Los Angeles County Assessor was utilized to divide the value of the land by the value of what was constructed on the land. Sites where the land was more valuable than what was built on it were elected as potential Sites Inventory sites. If the property has a low building-to-land value ratio, it is likely that building has not improved and deterioration may be occurring to the structure, including to the façade, decline of the roof, and equipment and services (e.g., space and heating, ductwork, electrical work, etc.). All sites that had improvements equal to the value of the land were removed from the proposed Opportunity Sites. Any site that had an Improvement Land Ratio over 1.0 was removed, and any site that has land more valuable than the improvements is considered a potential Opportunity Site.

Residential-Commercial Mixed-Use Development.

The Mixed-Use Overlay will create a large increase in potential residential area and density to facilitate the economies of scale required to redevelop a site and include more affordable units. Within the Mixed-Use Overlay, in order to include housing at least 40 dwelling units per acre shall be required and of those units there shall be affordability requirements as laid out by the Sites Inventory.

The potential increase in height and commercial and residential density and included with the required income-based units, the City has laid groundwork for innovative and exciting new projects. While commercial or mixed-use projects are an elective choice, the increased density and height are only for projects including both uses. However, development proposals on any of the Opportunity Sites/Parcels within any of the nine Opportunity Areas must be developed with residential uses at a minimum density of 40 du/ac or mixed-use where nonresidential uses cannot exceed 50 percent of the total usable floor area of buildings. The cost to prepare a previously developed site necessitates development of scale large enough to cover the cost, the economy of scale available requires housing. The goal of the City is to be more commercial for a positive tax base and increased residential to meet our regional need.

Fully residential projects are permitted within the Mixed-Use Overlay. Sites zoned for residential uses may apply the height and density of the MUO and stand-alone residential is permitted in all zones in the MUO when the development is 100% lower income or on sites with State expectations from previous Housing Elements.

Potential for Full Commercial Development.

The City has had the benefit of mixed-use development within recent years, as shared in the Nonvacant Sites section communicated in more detail below. This illustrates that there is potential for development. Recent developer proposed projects have been of larger scales along primary roadways, as is the goal of the Mixed-Use Overlay. All the proposed projects have included housing in their proposals. The need, desire, and development interest exists for residential development. The primary way to achieve the scale needed to clear a developed site for redevelopment would necessitate the use of the Mixed-Use Overlay within the City. Full commercial development is an option, except on parcels identified as Opportunity Sites/Parcels, but the cost without an increase of density is unlikely.

Overlays.

Affordable housing or zoning overlays are a zoning tool that allows jurisdictions to modify existing zoning to allow for or require certain types of residential development, or development at certain densities, on a parcel without modifying the standards of the underlying zoning district. Usually, they have specific requirements and conditions (e.g., a percentage of the development must be deed-restricted as affordable to lower income households for a specific number of years) that must be met in order for a developer to take advantage of the overlay. These are often combined with incentives to encourage developers to utilize the overlay. Jurisdictions use overlays to help promote a specific type of development, and to increase densities without having to go through a rezoning procedure

on the actual parcel and can be more useful when issues such as density and affordable housing become contentious. Artesia has implemented the Mixed-Use Overlay to accommodate these needs.

To ensure the overlay is considered zoning and not just a development incentive, the overlay has accommodated the following:

- There is no additional discretionary action needed above what is required in the base zone (i.e., a conditional use permit or other review) for a developer to take advantage of overlay. If the proposed development within the Mixed-Use Overlay includes affordable housing at set percentages than a ministerial process is available, and no discretionary review is required fully commercial, or market rate would require discretionary review. Projects proposing densities less than 40 dwelling units per acre require legislative action and are subject to discretionary review.
- Development standards are consistent with those needed to allow for the density allowed under the overlay. The Mixed-Use Overlay requires 40 dwellings units per acre which surpasses the State mandate.
- The developer can access State Density Bonus Law in addition to using the densities allowed in the overlay. The Mixed-Use Overlay is intended to be a stacking option, so that the potential State unit density bonus may be added to the Mixed-Use Overlay totals.
- The Overlay does have conditions to require the affordability of units and to achieve increased density. The increased density and new mixed-use options are intended to be the primary tool to facilitate development. Since Minimum Density was implemented to determine realistic capacity affordable units are required.

Nonvacant Sites

Local governments with limited vacant land resources or with infill and reuse goals may rely on the potential for new residential development on nonvacant sites, including underutilized sites, to accommodate their RHNA.

Local governments can meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals, by adopting policies to maximize existing land resources and by promoting more compact development patterns or reuse of existing buildings.

- **Description of the nonvacant site** *(Government Code Section 65583.2(b))*

  The site inventory must describe the specific existing use on the site, such as a surplus school site, auto shop, restaurant, single family residence, nursery, etc. Additional details, such as whether the use is discontinued, land to value information, and age and condition of the structure, are useful for demonstrating the potential for the site to be redeveloped within the planning period. Site descriptions are included in the second part of the Sites Inventory.

- **Reliance on nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households** *(Government Code Section 65583.2(g)(2))*

The majority of the sites identified within the Sites Inventory are nonvacant, as is consistent with a nearly entirely built-out municipality. Due to State law this level of nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period.

Per State law as part of the resolution to adopt the Housing Element, will state that the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income is likely to be discontinued during the planning period and the factors used to make that determination.

- **Nonvacant site analysis methodology** *(Government Code section 65583.2(g)(1))*

Nonvacant site analysis methodology requires review and description of existing uses, development trends, market conditions, and Available Regulatory Incentives.

- **Existing Uses.** Existing Uses are reviewed in more detail in the following section.
- **Development Trends.** The inventory analysis should describe development and/or redevelopment trends in the community as it relates to nonvacant sites. There are several projects within the City illustrating both reuse and mixed-use development, as can be reviewed here.
- **Market Conditions.** The region is in a housing crisis, and projects that have been developed in the region highlights that 100% potential residential units are achieved.
- **Available Regulatory Incentives.** The Mixed-Use Overlay was implemented to generate a tool to facilitate the economies of scale needed to create more affordable housing development.

Mixed Use Overlay (MU-O)

An "overlay zone" is a regulatory tool that superimposes a new zoning "district" on an underlying zone. Overlay zones are typically used to promote a particular type of development, to protect characteristics unique to a defined area, to add development standards and/or establish design criteria.

The State has mandated specific residential unit counts to be constructed in every community in the State. This mandate has created a need to generate a large increase in housing while also trying to preserve the character and quality of life of the City.

To further increase housing access and commercial space within the City of Artesia, while also protecting existing single-family homes in the community, the City has enacted a Mixed-Use Overlay (see Figure B-3). This overlay would help facilitate complimentary uses that are currently separated by zoning districts—such as high-density housing and commercial space.

The most beneficial tool for development in the Overlay is to provide a path through to development without subjective design review. If affordable components are included in development, then development may be applied through the application of the Ministerial Review.

The goal of the overlay is that the potential increase in density will incentivize development to achieve the housing needs of the City. Aspects of the proposed Overlay will include:

- Facilitate socially and economically inclusive housing development by way of increased density along primary roadways within the community. This shall help with access to transportation options, increase proximity to jobs, and generate mandated housing while protecting the majority of the housing already within the community.
- The housing will be either owner-occupied or rental multifamily residential uses.
- The MU-O will also be utilized to accommodate a variety of housing types, including Single Room Occupancy and the various types of supportive housing (group homes, transitional housing, shelters, etc.).
- Minimum residential densities

Mixed Use Overlay Buildout Potential

Implementation of the MU-O zone has the potential to increase the total nonresidential building square footage by 7,907,810 square feet. The overlay zone potential building area was based on eighty percent (80%) lot coverage multiplied by the maximum number of stories in a zone. For estimation purposes, stories were assumed to be uniform in height.

There are currently 1,086 total residential units (single-family and multiple-family) located in the Overlay Zone. Application of the MU-O zone could result in the minimum development of 9,266 total new residential units (before any density bonuses). The minimum 40 du/ac density for residential development under the Mixed-Use Overlay zone shall be met and shall be subject to the affordability requirements or the payment of in-lieu fees. Densities less than 40 du/ac require legislative action subject to discretionary review, including CEQA compliance and design review. The Opportunity Sites proposed for the Housing Element are a subset of the Mixed-Use Overlay.

There are 569 parcels designated with the MU-O zone, totaling approximately 232 acres. The parcels are spread throughout the City to accommodate fair housing access to as many as possible. The Mixed-Use Overlay is an elective development process, however if any residential uses are proposed within the overlay, then they are subject to affordability requirements or the payment of in-lieu fees. Furthermore, any new nonresidential construction on any of the Opportunity Sites will only be permitted if it is part of a mixed-use residential project.

Figure H - 12 below shows the MU-O boundary. Figure H - 13 below shows the three MU-O zones and the Opportunity Sites, with respective maximum residential heights and minimum densities. (Note: Figure H - 13 is replicated as Figure H - 19 in the Housing Element Opportunity Site discussion below.)

1. Where the maximum allowable building height is three stories, the minimum density is 40 dwelling units per acre, and the maximum density is 100 dwelling units per acre;
2. Where the maximum allowable building height is four stories, the minimum density is 40 and the maximum density is 100 dwelling units per acre; and
3. Where the maximum allowable building height is five stories, the minimum density is 40 and the maximum density is 100 dwelling units per acre.

Figure H - 12 Artesia Mixed-Use Overlay

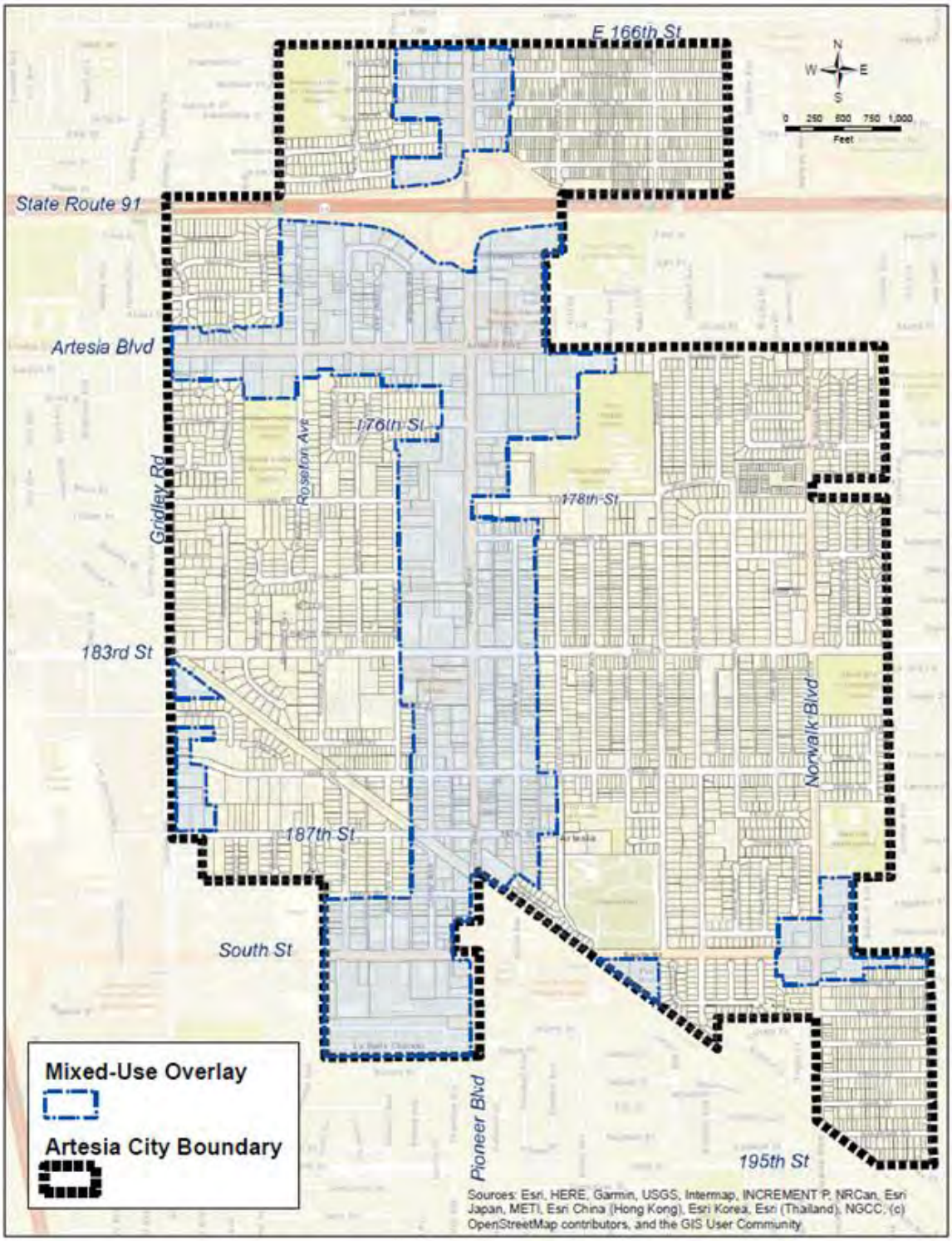
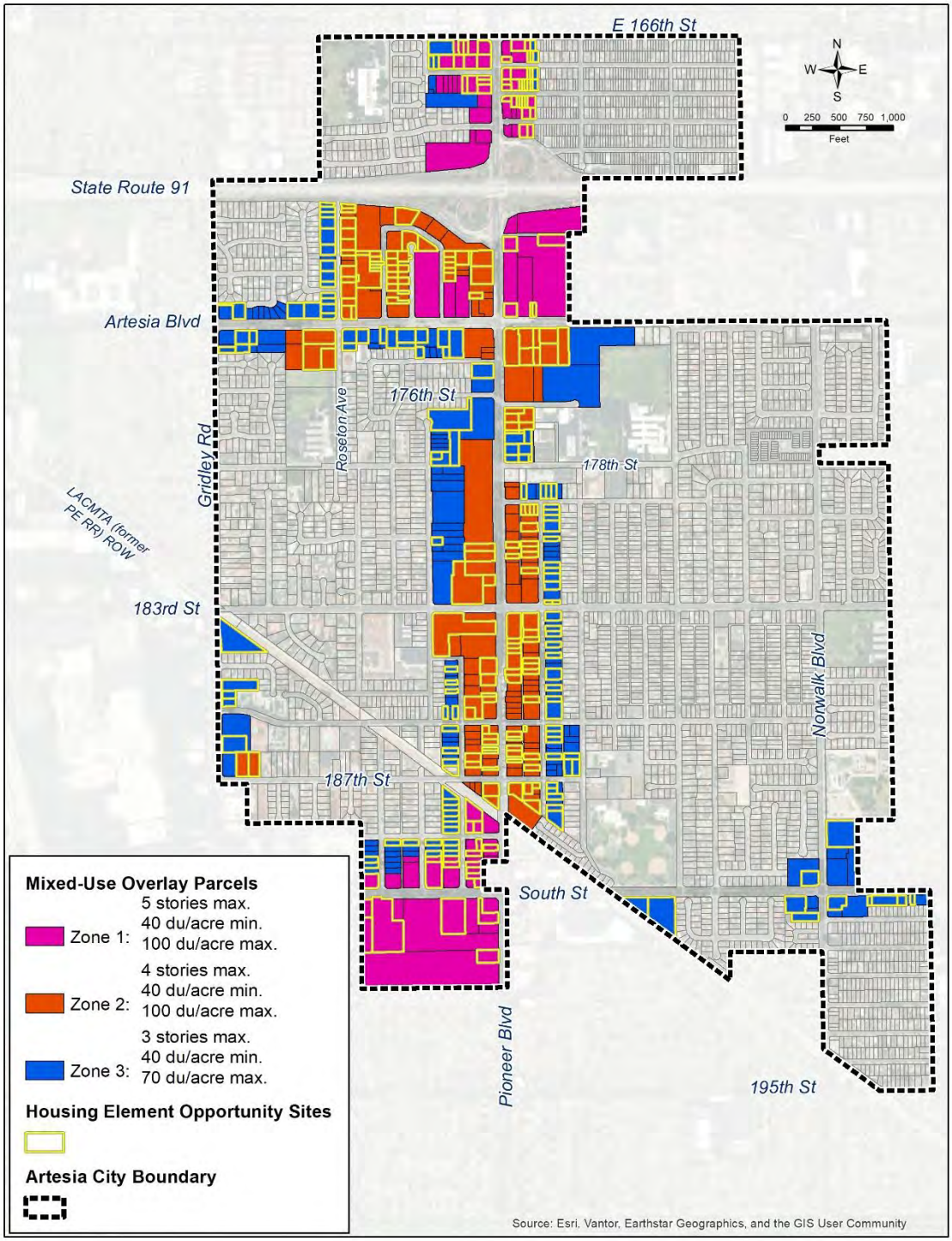


Figure H - 13 Artesia Mixed-Use Overlay Zones and Opportunity Sites



Demonstrating Realistic Capacity of the Mixed-Use Overlay

As discussed previously, the mixed-use overlay sets a minimum residential density of 40 du/acre, maximum residential densities of 70-100 du/acre, within stepped building heights from 3 to 6 stories, depending on the overlay zone. Overlay Zone 1 permits the greatest development intensity of five stories, with six stories available under the Artesia Density Bonus. Overlay Zone 2 permits an intermediate intensity of four stories, with five stories available under the Artesia Density Bonus, and Overlay Zone 3 permits a moderate intensity of three stories with four stories available under the Artesia Density Bonus.

A simplified calculation shows that 40 units per acre is obtainable within these potential building volumes, and thus demonstrates the realistic capacity of the opportunity sites within the mixed-use overlay. 80% of the net lot area was used to represent the potential building footprint of each lot. The building footprint was then multiplied by the potential number of stories to obtain the hypothetical maximum building floor area in square feet. This total was then divided by 2000 $ft.^2$ to obtain a hypothetical potential number of units within that building volume, allowing for non-habitable floor area, such as corridors, stairwells, elevators shafts, etc., and assuming that individual units would range in size from 800 ft^2 to 1200 ft^2. The number of units was then divided by the gross lot area in acres to obtain the resulting residential density. These achievable densities average a hypothetical 93 units per acre for the 318 Opportunity Sites. Accordingly, 40 units per acre is a reasonable minimum density for the mixed-use overlay. Figure H - 14 below provides an example of the calculation.

Figure H - 14 Realistic Capacity Calculations

REALISTIC CAPACITY CALCULATION

NLA = Net Lot area, ft^2
BF = Building footprint, ft^2
BFA = Total building floor area, ft^2
NS = Number of stories
NU = Estimated Number of units
GLA = Gross Lot Area, acres

(NLA x 0.8) = BF

BF x NS = BFA

BFA/2000 = NU

NU/GLA = Projected Residential Density, du/acre.

EXAMPLE:

AIN 7011-005-006, Overlay Zone 1
5 stories permitted by right, 6 stories with Artesia Density Bonus
Net Lot Area: 2,675 ft^2
Gross Lot Area: 0.06 acre

Without Artesia Density Bonus:

(2,675 x 0.8) = 2,140

2,140 x 5 = 10,700

10,700/2000 = 6

6/0.06 = 98 du/acre

With Artesia Density Bonus

(2,675 x 0.8) = 2,140

2,140 x 6 = 12,840

12,840/2000 = 6.42

6.42/0.06 = 107 du/acre

See the accompanying Mixed-Use Overlay Excel™ workbook (on file at the City of Artesia Planning Department) for the number of hypothetical units per each mixed-use overlay parcel.

Notably, recent entitlement applications for mixed-use and multifamily residential developments have typically exceeded 70 units per acre.

Mixed Use Overlay: Community Benefit Housing Program

To further incentivize development within the Mixed-Use Overlay to accommodate housing units, a Community Benefit Housing Program (CBP) shall be put into place (Action 1.3a). The CBP shall encourage development by offering the *Artesia Density Bonus* as well as a fee per square foot of new construction within the overlay.

Artesia Density Bonus

The Artesia Density Bonus shall allow for developments to surpass the height limits within the Mixed-Use Overlay. The base height permitted in the Mixed-Use Overlay is four, five, and six stories. Figure B-4 illustrates where additional density may be added—blue illustrates where structures would go up to four stories, orange shall allow up to five stories tall, and the area in pink could go up to six stories tall. The potential to build above the base heights of the overlay are in exchange for additional affordable housing units that are deed restricted. Action 1.3a will define the exchange rate of units for density. The Artesia Density Bonus is a stacking bonus with State density bonus options.

The overlay zones also illustrate where the Artesia Density Bonus permits an additional story (illustrated in Figure B-4, above):

1. Where maximum allowable building height is **three** stories, maximum allowable building height with the Artesia Density Bonus shall be **four** stories;
2. Where maximum allowable building height is **four** stories, maximum allowable building height with the Artesia Density Bonus shall be **five** stories; and
3. Where maximum allowable building height is **five** stories, maximum allowable building height with the Artesia Density Bonus shall be **six** stories.

Affordable Housing In-Lieu Fee

All residential projects within the mixed-use overlay must include deed restricted affordable units or pay for the Affordable Housing In-Lieu Fee. This fee shall be charged per square foot of any residential project consisting of five or more units that does not include affordable housing units. Action 1.3a will define the fee per square foot for properties that do not include affordable housing (moderate- and lower-income groups).

Mixed Use Overlay Incentivization Best Practices

The HCD Sites Inventory Guidebook suggests a list of concepts that have successfully been utilized to increase the residential capacity of an area and to facilitate development on identified sites. The Mixed-Use Overlay has achieved the following suggested actions:

- Up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas at appropriate densities to facilitate development of housing. The Overlay increases density with multi-modal access and a metro transit stop planned to facilitate transit-oriented development.

- Increase maximum allowable residential densities in existing residential, commercial, and mixed-use zones and modify development standards, such as height limitations to ensure maximum density can be achieved. All of these suggestions were achieved in the Overlay.
- Establish minimum densities – Designate minimum densities of development to ensure that existing available land is not underutilized. Minimum densities have been established.
- Allow and encourage mixed-use zoning – Permit housing in certain nonresidential zones either as part of a mixed-use project or as a standalone residential use. The purpose of the Overlay is to facilitate mixed-use.
- Rezone underutilized land from nonresidential to residential to expand the supply of available residential land. The Mixed-Use Overlay shall act as the rezone to both support City housing goals and State rezone expectations for previously identified sites and carry over sites.
- Institute flexible zoning – Allow various residential uses within existing non-residential zones without requiring rezoning or conditional approvals. If affordable housing is included, the ministerial review process can be utilized, which would facilitate development without subjective scrutiny.
- Redevelop and/or recycle underutilized existing land to more intensive uses. The Overlay achieves this goal.
- Convert obsolete, older public/institutional/commercial/industrial buildings to residential use through adaptive reuse and/or historic preservation. The MU-O is an elective use over several industrial sites due to proximity to major roadways and potential for lot consolidation or general reenvisioning of mixed uses. Industrial uses may not be combined with residential uses, but the zoning will not restrict the elective use of the MU-O.
- Allow and promote small and irregular-size lot development. Site inclusion in the MU-O were based on proximity to primary roadways to facilitate new ways of interacting with the local land resources beyond single parcels regardless of individual lot sizes.
- Consolidate lots – Facilitate combining small lots into larger lots to accommodate higher-density development. The City has existing processes to consolidate lots.
- Increase height limitations – At a minimum, allow three stories in multifamily zones. The overlay allows increases in heights.
- Increase Floor Area Ratios – Allow for larger buildings on smaller lots and/or more units per lot by reducing the floor area ratio (total lot area divided by the total building area). The proposed MUO increases potential buildable area.
- Facilitate development by encouraging staff outreach to owners of potential sites and affordable housing developers to discuss needs and constraints in the jurisdiction. This is planned through Policy HE 5.1, Action HE 5.1a, Informational Manuals and Handouts.
- Adopt incentives such as a super density bonus or by- right approval for housing that meets community objectives, such as housing near transit, affordability, housing that meets the needs of special populations, etc. The Overlay provides an ample list of projects that may be revied with objective standards if the project meets affordability goals.

Affirmatively Furthering Fair Housing in the Mixed-Use Overlay

The City of Artesia has taken a pro-housing stance in code updates and procedure updates to facilitate access to new housing options within the community. To best meet the needs of all of our citizens regardless of ability, background or income, the City utilized the best practices to accommodate lower income housing as per the California Department of Housing and Community Development. With the best practices in mind and the desire to increase the commercial tax base and to preserve existing single family residential areas, generating access to multi-modal transportation, access to jobs, health care and more, the City has focused proposed increases along primary roadways through incentivized mixed-use development.

The location of the Opportunity Sites may be reviewed in the Sites Inventory #2, and it should be noted that sites are not concentrated but rather spread out through the city with unit affordability levels spread throughout the city as well. The practices below were utilized in establishing unit location and spread.

1. **Best Practices to accommodate lower income categories.** The California Department of Housing and Community Development has also provided a list of best practices for identifying sites to accommodate the lower income categories in the RHNA which were taken into account when planning the OAs. These best practices are illustrated and ranked on maps created by the California Tax Credit Allocation Committee (TCAC). This map shows that the majority of Artesia is within a High or Highest Resource area, while the part of the city to the North of Artesia Boulevard is considered Moderate Resource—however even though the area is "moderate" it is within a half mile of transportation options to access more resource rich parts of the Community.

   The best practices for identifying lower income developments are as follows:

   - Proximity to transit.
   - Access to high performing schools and jobs.
   - Access to amenities, such as parks and services.
   - Access to health care facilities and grocery stores.
   - Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding.
   - Proximity to available infrastructure and utilities.
   - Sites that do not require environmental mitigation.
   - Presence of development streamlining process, environmental exemptions, and other development incentives (i.e., the new Mixed-Use Overlay).

Code and Process Updates

The 6th Cycle Housing Element generated a shift in how Housing Elements are utilized and reviewed. Through deep analysis, code changes have been implemented to remove barriers for development. These code changes can be reviewed in the Constraints section and Contributing Factors and Meaningful Actions section. They can also be seen in the creation of new tools to generate feasibility for residential development, such as the Mixed-Use Overlay. The key factor that the MU-O generates is a way to surpass objective design review by including required numbers of affordable units and specific types of housing.

Public Services Infrastructure Availability or Constraints

All sites identified in the site inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the City's RHNA allocation of 1,302 units. The water service provider for the City of Artesia is the Golden State Water Company ("Golden State"). According to the latest (2020) Golden State's Urban Water Management Plan (UWMP), there are reliable supplies to meet the City's needs even with five consecutive dry year conditions through the year 2045. Water supply portfolio for Golden State contains the following rights and contracts:

- Central Basin adjudicated groundwater.
- Purchased water through the water supply nexus between GSWC, CBMWD, and Metropolitan Water District of Southern California (MWD).
- Purchased water from the City of Cerritos.
- Emergency interties with the City of Lakewood, the City of Long Beach, the City of Cerritos, GSWC West Orange Service Area, and Norwalk Municipal Water System.
- Purchased recycled water from CBMWD through the Central Basin Recycled Water Project (CBRWP).

The UWMP recognizes and anticipates additional mixed-use redevelopment within the City of Artesia, especially along existing commercial corridors such as Pioneer Boulevard and Artesia Boulevard. Golden State has communicated to the City that it has the capacity to serve the allocation of 1,302 units and more based on its 2021 UWMP. According to Golden State, water usage has declined significantly over the years even though the population has increased. This is due in part to state mandates requiring water providers to implement conservation measures, use of water efficient plumbing fixtures and appliances, continued replacement of water demanding landscaping with drought -tolerant landscaping and increased water recycling efforts.

Like many other cities in the southern California region, which were primarily developed in the 1950s and 1960s, fire flow issues are experienced by all jurisdictions. Current Fire Codes result in the need for water main upgrades or install fire hydrants by developers. The upgrades are always feasible and accomplished. This is the method that has been implemented in many jurisdictions over the years. In addition to upgrades occurring in conjunction with major development, water providers, like Golden

State, do have Capital Improvement Programs that over time will upgrade water mains to meet current standards.

The UWMP is to be updated every 5 years. Golden State has started the process to update the UWMP, which will be completed in 2026. The updated UWMP will further address the anticipated housing development in the region and implement measures that will continue to ensure adequate water supplies.

The City of Artesia owns the local sewer system consisting of approximately 31 miles of gravity flow sewer pipelines that is maintained by the Los Angeles County Department of Public Works Sewer Maintenance Division. The Sewer System Management Plan, (SSMP) adopted by the Los Angeles County Board of Supervisors, on November 7, 2018, manages the consolidated Sewer Maintenance Districts (CSMD) that serve a population of over 2 million people within the County unincorporated area and 37 CSMD cities. The SSMP identifies any deficiencies in the existing mainline sewer system within the City, recommends alternatives to eliminate deficiencies, prioritizes the deficient reaches, and provides the City with a basis on which to build a future infrastructure management system. While 2.8 percent of the existing system is identified as being deficient, the sewer system has sufficient treatment and collection capacity to serve the needs of future housing developments, including affordable housing, as required under Government Code Section 65589.7. Through Policy HE, 1.1, Action 1.4f, the City will ensure that the City and partner districts and providers have specified plans and procedures in place to provide priority services to affordable housing developments.

Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City. Service providers are as follows:

- Power: Southern California Edison (SCE)
- Gas: SoCalGas
- Water: Golden State Water Co, L.A. County Water, Liberty Utilities, Norwalk Water
- Internet Service, Phone, Cable: DirecTV, Dish, Frontier, Spectrum, Verizon, AT&T
- Television Systems: AT&T/DirectTV, DISH, Frontier, and Spectrum
- Solid waste and recycling services: CR&R

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to install or relocate, as applicable, on-site, and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. Additionally, any fire flow issues that may be encountered would be accommodated through infrastructure upgrades by the developer and the fact that new development and major remodels generally requires the installation of fire sprinklers. As such, infrastructure availability is not considered to be an impediment to implementation of housing element policies and programs or housing development in the City during the planning period.

Small Sites Lot Consolidation

A parcel smaller than 0.5 acre is considered inadequate to accommodate housing affordable to lower income households, unless a city or county demonstrates that development of housing affordable to lower income households on smaller sites is realistic or feasible – in other words, that such development *has* occurred in the City and continues to be proposed. There is no evidence of any affordable housing project in the City that has been developed on sub-0.5-acre lots. Many lots in the City are less than 0.5 acre in area; within the Mixed-Use Overlay area, there are only three vacant Opportunity Site parcels that exceed 0.5 acre (AINs 7035-005-048, 0.64 acre; 7035-005-050, 1.06 acres; and 7039-024-010 (0.73 acre).

There are, however, 45 developed Opportunity Sites in the MU-O that are larger than 0.5 acre, averaging one acre in area with an average 0.43 ILR. Thirty-five of these lots were developed before 1980, making those structures more than 45 years old and potentially at the end of their useful life. The low ILR values also indicate that there is a strong potential for redevelopment of these parcels. Still, consolidating small sites must be a strategy for affordable housing development. Table H-48 below shows recent examples of lot consolidation in Artesia that resulted in residential projects. These consolidations took place after developers had achieved successful negotiations to purchase the lots from separate property owners, and then approached the City with development entitlement applications.

Potential groupings of parcels (sites) are proposed within each of nine Opportunity Areas, based on acreage, potential number of units, location and ownership (see the Opportunity Site discussions beginning on 201 below). There are 53 potential consolidated sites in Opportunity Areas 1-8; the lots in Area 9 have potential to be developed individually (see Table H-54 through Table H-62). Generally, and whenever possible, each consolidated site in the Opportunity Areas is at least 0.5-acre in area and can accommodate at least 20 units. The number of parcels in each potential site varies. This is consistent with the lot consolidation patterns and approvals that are historically occurring in the City and neighboring cities. Like past and current projects that have completed lot consolidations or will be going through lot consolidations, the majority of the sites in the inventory are envisioned to be mixed-use or completely residential with affordable components.

Table H-48. Lot Consolidation – Recent Projects

Project Name	Proposed Land Use	Zoning	Max Allow-able Density	Max Units Allowed (Based on Lot Size)	Units	Density Achieved (du/acre)	% Max Units Achieved	In-come Cat.[1]
Brandywine 11504 Artesia Blvd. Consolidated 3 parcels into 1. (*CONSTRUCTED*)	Medium Density	ABCSP	30	43 (Lot Size 62,380 SF, 1.43 acres)	30	21 du/acre	70%	AM
City Ventures 11700-28 Arkansas St. Consolidated 5 parcels into 1. (*CONSTRUCTED*)	Medium Density residential and commercial	M-1 to Arkansas Specific Plan	30	92 (133,283 SF, 3.06 acres)	59	19 du/acre	64%+	AM
Artesia Place 11709 Artesia Blvd. *(WITHDRAWN)*	Medium Density residential and commercial	ABCSP Amend-ment to allow residential uses	30	100 (145,055 SF, 4.98 acres)	128	24 du/acre	100%+	AM, LI

[1] AM: Above moderate; LI: Lower-Income

Using the examples in Table H-48 above, the following discussion compares successful lot consolidation in Artesia with estimated potential consolidation of adjacent underdeveloped properties.

Brandywine. The 30-unit Brandywine condominium project, constructed in 2023-2024, consolidated three parcels comprising 0.27 acre, 0.29 acre, and 0.44 acre. This market-rate project is located on the south side of Artesia Boulevard, between Gridley Road on the west and Roseton Avenue on the east. The East-West Ice Palace lies on the west side of the project, and single-family homes lie to the southwest. To the south are the playfields and school buildings of the Luther Burbank Elementary School. A three-parcel vacant lot (a former plant nursery) lies on the east. The latter parcels are in Opportunity Sub-Area 2.2, shown on Figure H - 21 on page 211 below (AINs 7035-005-048, 7035-005-049, and 7035-005-050). When developed as a single parcel, their combined acreage (2.6 acres) could support at least 104 units at 40 du/acre, complementing the Brandywine condominiums. New residential development in this area would complement existing residential uses and would benefit from the nearby recreational and educational facilities. Parcel details and income distributions are shown in Table H-55 on page 212 below.

City Ventures. The 59-unit City Ventures mixed commercial-townhome project, constructed in 2024-25, located on Arkansas Street between Alburtis Avenue and Pioneer Boulevard, consolidated five lots into one three-acre parcel (individual parcel information is no longer available on the Los Angeles County Assessor's parcel viewer). Single-family homes and the John H. Niemes Elementary School campus lie to the west and south. To the north and east are several aging industrial and commercial uses. These latter uses are within Opportunity Areas 1.1 and 1.2, shown on Figure H - 20 on page 204 below. All lots in Opportunity sub-Area 1.2 are adjacent to City Ventures and could consolidate into a 0.86 parcel, supporting 35 units at 40 du/acre (AINs 7014-003-015, 7014-003-016, 7014-003-017, 7014-003-018, and 7014-003-019). These lots are substantially underdeveloped with an aging auto collision-repair business and a fast-food outlet, having improvement-to-land (ILR) ratios from 0.01 to 0.66.

Across the street to the north of City Ventures, nine contiguous parcels are identified for consolidation in Opportunity sub-Area 1.1, and could support 114 units at 40 du/acre (AINs 7014-003-014, 7014-003-047, 7014-003-055, 7014-003-056, 7014-003-057, 7014-003-060, 7014-003-061, 7014-003-067, and 7014-003-070). Except for AIN 7014-003-060, which was more recently developed in 2011, the remaining lots in this sub-area were developed between 1930 and 1969. None are historically-important structures, comprising corrugated-steel buildings with open vehicle, boat, and construction equipment storage. The ILR ratios for these lots range from 0.00 to 0.98. The City Ventures project is anticipated to create momentum for transitioning this area into housing and mixed-uses. Parcel details and income distributions are shown in Table H-54 on page 205 below.

Artesia Place. The 128-unit Artesia Place project, which did not go forward, was proposed to be constructed on the north side of Artesia Boulevard between Flallon Avenue and Alburtis Avenue. This project is included here as an example of the applications that the City receives on an ongoing basis, and demonstrates developer interest in the City. The site occupies a nearly five-acre parcel approximately 1,000 feet east of the Brandywine project, and was previously used by a now-demolished milk production plant. While this project would not have consolidated parcels, the site is surrounded by small parcels occupied by various aging businesses, single-family residences, and multiple-family apartments. These latter parcels are in Opportunity Area 3.1, shown on Figure H - 22 on page 216 below.

For example, a cluster of six contiguous parcels on Alburtis Avenue across the street to the east of the project site, could consolidate into a one-acre parcel and support 44 units (AINs 7035-020-054, 7035-020-055, 7035-020-056, 7035-020-057, 7035-020-900, 7035-020-901). These parcels were developed with industrial buildings from 1976 through 1989 and have an ILR from zero to 0.04 (Table H-56, at page 217).

Likewise, a cluster of parcels on Jersey Avenue 220 feet west of the Artesia Place site, could consolidate into a 0.89-acre parcel and support 36 units at 40 du/acre (AINs 7035-016-040, 7035-016-041, 7035-016-042, 7035-016-043, 7035-016-044, 7035-016-045). Other potential consolidations extend to Roseton Avenue (see Figure H - 22). As discussed for the City Ventures project, introducing mixed residential-commercial uses on this site is anticipated to generate momentum for additional

residential development on adjacent parcels. Parcel details and income distributions are shown in Table H-56 on page 217 below.

Some of the non-vacant sites included in the sites inventory consist of multiple parcels, many of which are smaller than 0.5 acre. Only sites that have strong potential for parcel assemblage or consolidation have been included in the inventory to address the lower income RHNA.

Finally, all sites proposed for consolidation are within the Mixed-Use Overlay (MU-O) zoning designation, enacted in July 2025. As described above, the MU-O increases available residential density and requires residential development or payment of in-lieu fees on Opportunity Sites.

Nearby Cities' Lot Consolidation Experience.

Lot consolidation is common in the region because individual parcels are typically too small to support contemporary real estate development practices. Adjacent cities in the Gateway region have had reported success with developing affordable housing on small sites and sites that required lot consolidation. For example, in the city of Long Beach, south of Artesia, of the 23 housing development projects that were submitted to the City in the last 10 years (2010-2020), 12 projects, representing approximately 52 percent, required a lot merger or lot consolidation component. Of the 52 percent that included a lot merger or lot consolidation, seven of the 12 projects were 100 percent affordable projects, with the remaining five were market rate. In Long Beach, in the last 10 years, for affordable housing projects that required a lot merger, the average parcel size was 0.14 acres, which is in line with the average parcel sizes in Artesia. The City is using a "Placetypes" approach for identifying suitable sites, which "shifts from districts solely shaped by allowed land uses to a more hybrid perspective that accommodates more mixed uses and also considers the physical characteristics (building form, design, and function) that contribute to neighborhood quality and characteristic". (See City of Long Beach, Adopted 2021-2029 Housing Element (Sixth Cycle), p. 45, referencing the City's 2019 Land Use Element, available at *https://www.longbeach.gov/lbcd/ planning/general-plan/housing-element/* (accessed January 27, 2026)). This strategy has increased the City's capacity to facilitate 12,943 lower-income units, 1,446 moderate-income, and 14,182 market-rate units (id., p. 47).

Similarly, in the City of Bellflower, just northwest of Artesia, substantial lot consolidation activity has generated new commercial and residential development. Bellflower's 6th Cycle Housing Element reports 17 lot consolidations, including nine residential projects with a combined total of 155 units. Like Artesia, Bellflower's lot sizes are typically less than 0.5 acre in area, with many less than 0.3 acre. Typical lot consolidations resulted in parcels of 0.3 to 1.5 acres, making new development economically feasible (See generally, City of Bellflower, 2021-2029 Housing Element, pp. 190-194, available at *https://www.bellflower.org/departments/planning/planning_division/6th_cycle_housing_element_update.php#outer-624* (accessed January 27, 2026)).

Thus, from these examples and its own experience, the City of Artesia anticipates that lot consolidation will be a successful tool to accommodate its RHNA obligations and buildout of the Sites Inventory.

No Net Loss Provision

Government Code Section 65863 requires jurisdictions to ensure there is a plan in place to accommodate its share of the RHNA by income level throughout the 2021-2029 planning period. If a City were to approve a housing project at a density that is lower or with fewer units by income group than identified in the Housing Element, then the City would be required to identify and quantify any remaining unmet housing need at each income level and determine if there is sufficient capacity to accommodate the need. If alternative location options are not identified, then City must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. These expectations are commonly referred to as the "no net loss" provision of Housing Element law.

Accessory Dwelling Units (ADUs)

State legislature has passed a series of Assembly Bills that has significantly increased the potential of ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize ADU development. These laws have facilitated the increased building permit activity for ADUs which is expected to continue during the 2021-2029 planning Cycle.

While there have been several accessory dwelling units constructed, the speed and quantity were deemed too low to rely on to accommodate the significant need for housing in the community. Support and advancement of opportunities to encourage ADUs is planned. Policy HE 1.2, Action HE 1.2d commits the City to identify Standard Plans for ADUs to simplify development within the City.

Candidate Sites To be Rezoned

Rezones to accommodate certain State Housing Law are defined through an "Adequate Sites Program" (*Government Code section 65583(f) and Government Code section 65583.2(h)*.

1. **Rezone, Implementation of the Mixed-Use Overlay (MU-O)**

   The Mixed-Use Overlay is an elective development option that can surpass the base zoning and specific plan. When residential is developed within the MU-O the required units by income shall be included, and the State required options outlined below for opportunity sites are accommodated through the application of the Mixed-Use Overlay which requires minimum density of 40 du/ac (unless legislative action subject to discretionary review is requested to permit less than 40 du/ac) and the production of affordable units or payment of in-lieu fees.

2. **Rezone for Prior Identified Sites.**

   Pursuant to Government Code §65583.2(c) if nonvacant sites were identified in a prior adopted housing element or vacant sites were identified in two or more consecutive planning periods, the sites are inadequate to accommodate housing for lower-income households unless:

   - The site's current zoning is appropriate for the development of housing affordable to lower-income households by either including analysis or meeting the appropriate density, and

- Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households

The application of the Mixed-Use Overlay shall meet the needs of Government Code §65583.2(c).

Vacant Sites

While there are vacant sites within the City of Artesia and within the Sites Inventory, they are few in number and tend to have the most development interest. With this in mind, vacant sites were not utilized as a primary goal for development. Artesia is a nearly fully built out community, and as such redevelopment of sites holds the most potential for residential unit increases.

There are 502 vacant parcels in the Mixed-Use Overlay and 41 vacant parcels in the Sites Inventory. Of these vacant parcels 4 were utilized in the 4th and 5th Cycle Housing Elements. The amount of vacant parcels as identified by the Los Angeles County Assessor is misleading in some regards. Many of the parcels identified as vacant are parking lots associated with uses adjacent to the subject parcel.

Age of Structures

A common time frame used to assume a residential structure may need substantial preventative maintenance to avoid deterioration is around 30 years. This can coincide with the total redevelopment of sites at times. It can be concluded that even commercial structures could face major preventative maintenance or redevelopment after 30 years.

The majority of the housing units within Artesia were construction between 1950 and 1969, complementing the SCAG region showing that the majority of the area was developed between 1950 and 1980 (Figure B-6). These conditions illustrate that as a whole, Artesia may see consistent updating from single-family homes to large new mixed-use development to address residential need.

Figure H - 15 SCAG Pre-Certified Local Housing Data

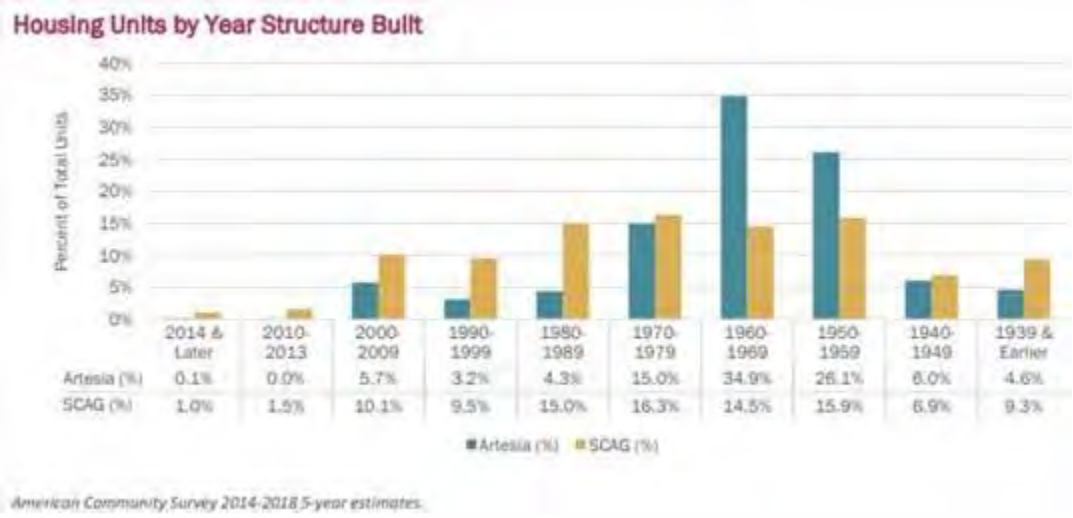
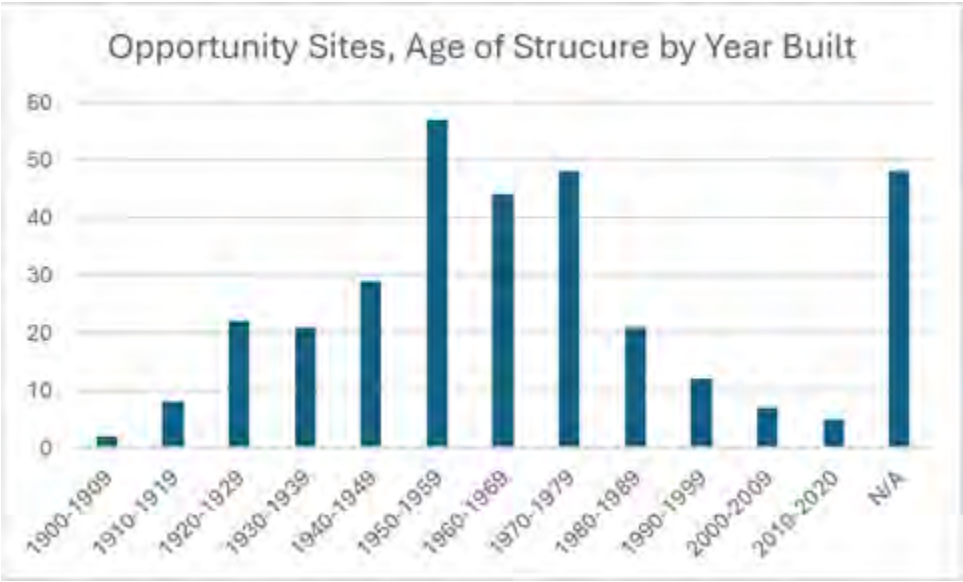


Figure H - 16 Opportunity Sites, Age of Structure by Year Built



The graph above shows the age of existing structures by count within the Sites Inventory.

Table B-7 illustrates the age range of the structures currently existing within the Sites Inventory List. As can be seen, like the regional housing stock, the majority of the existing structures were built between 1950 and 1979. The N/A category on the graph represents sites in the Sites Inventory that do not have a structure. Much of the City's existing commercial stock is prime for remodeling or re-purposing, including conversion to housing.

Local Development Trends and Regional Market Conditions

Nonvacant opportunity sites are required to provide supportive analysis that a site may be developed with desired housing goals. The City does not control development. However, there are still local developments that contribute to the City's housing goals.

The nonvacant site analysis methodology is comprised of four components (*Government Code section 65583.2(g)(1):*

1. **Existing Uses.** Existing Uses are reviewed in more detail in the following section.
2. **Development Trends.** The inventory analysis should describe development and/or redevelopment trends in the community as it relates to nonvacant sites. There are several projects within the City illustrating both reuse and mixed-use development, which may be reviewed below.
3. **Market Conditions.** The region is in a housing crisis, and projects that have been developed in the region highlight that total potential residential build out has been achieved. Figure B-1 illustrates a regional neighboring City, Monterey Park, which has achieved above 90% of potential units were built per project example.
4. **Available Regulatory Incentives.** The Mixed-Use Overlay was implemented to generate a tool to facilitate the economies of scale needed to create more affordable housing development.

Local Development Trends

The following approved and/or proposed developments in the City of Artesia demonstrate that mixed-use is an in-demand land use:

Artesia Downtown Specific Plan

The Artesia Downtown Specific Plan was adopted in 2025 to create a higher-density urban core centered around the intersection of Artesia Boulevard and Pioneer Boulevard. It sets forth development standards with a minimum residential density of 70 du/acre.

Figure H - 17 Artesia Downtown Specific Plan Land Use Diagram

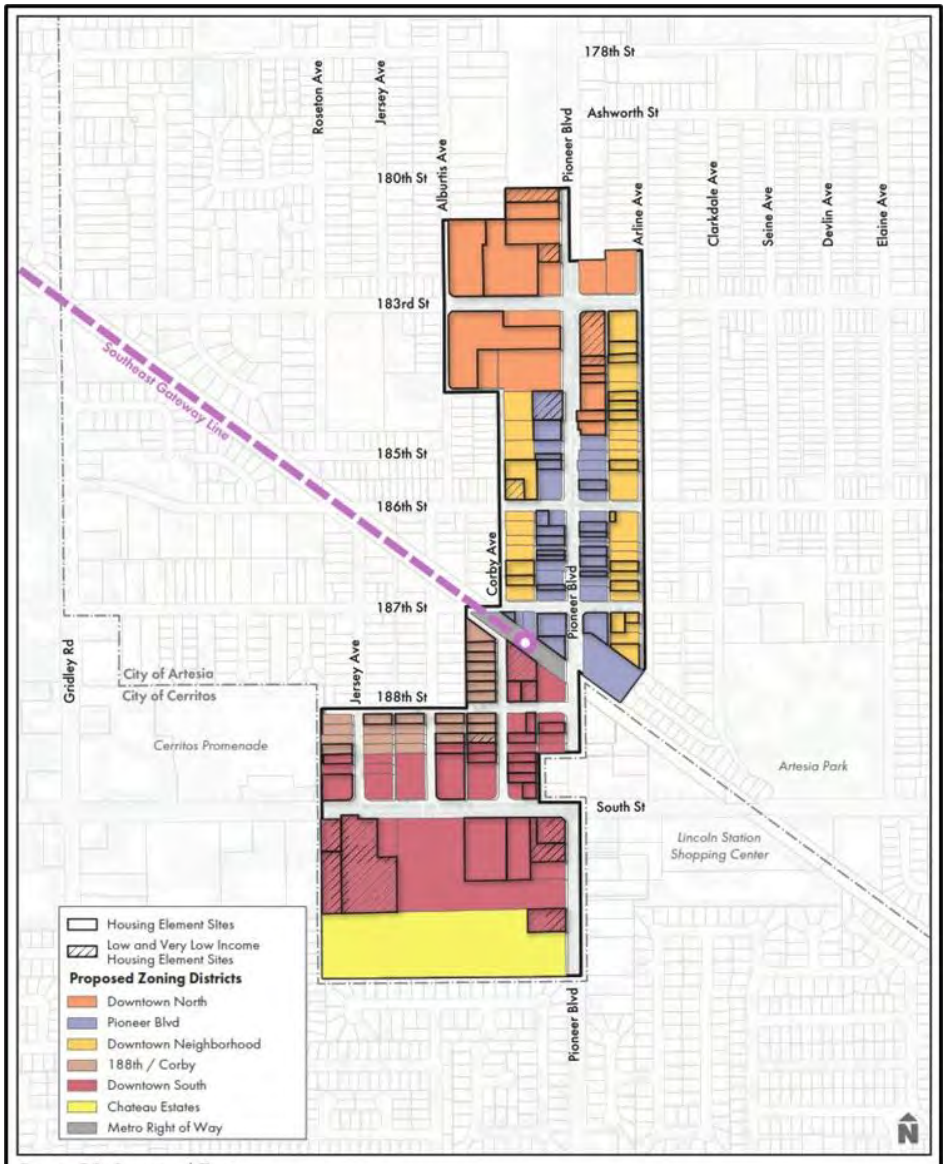


Figure 5.1: Proposed Zoning

Table H-49. Artesia Downtown Specific Plan – Development Standards

Standards	Quadrant		
	1	3	4
Maximum Height	2 stories/ 35 ft.	3 stories/ 45 ft.	2 stories/ 35 ft.

Standards	Quadrant		
	1	3	4
Maximum Density	10 du/ac	30 du/ac	10 du/ac
Minimum Unit Sizes	Live/Work – 400 sq. ft. One Bedroom – 600 sq. ft. Two Bedrooms – 750 sq. ft. Three Bedrooms – 1,000 sq. ft.		
Street Setbacks	5 ft. minimum1		
Interior property line not abutting residentially zoned property	No minimum		
Interior property line abutting residentially zoned property	10′-0″ landscaped with trees – building setback2 8′-0″ landscaped with trees – parking lot setback		
Open Space Requirements	Minimum Usable Common Open Space - 150 sq. ft./unit Minimum Private Outdoor Space - 50 sq. ft./unit		

Artesia Live I

Address: 17610 -17618 Pioneer Blvd.

Land size: 0.84-acre

Unit count: 53 units

Units per acre: 63.1 dwelling units per acre

Use: New development of 7-story twin tower (III keys hotel and 53 condominium units) w/ 2 levels underground parking (184 spaces) and 4,856 S.F. food tenant & 1317 retail. Total building area is 152,637 S.F. and 60,815 S.F. parking area with access ramp.

Height of proposed structures: 7 stories

Income level: Market Rate

Land use actions: General Plan Amendment to increase the allowed density on the project site from 30 DU/acre to 70 DU/acre and Zone Change to establish a Specific Plan Overlay land use designation (City Center Mixed-Use) for the 36,584 square foot site. Additional zoning entitlements include Tentative Tract Map 73667, Conditional Use Permit and Design Review applications

Project Status: Approved but not developed

Age of existing structures on site at the time of development: Vacant

Improvement Land Ratio (ILR): 0, No Improvements (land more valuable)

Prior Use: Vacant site

Artesia Live 2

Address: 18600 Gridley Road

Land size: 1.36 acres

Unit count: 130

Units per acre: 95.6 dwelling units per acre

Use: Subdivide one (1) parcel of land into residential condominium lots in order to construct a proposed seven-story vertical mixed-use development that will include 130 residential condominiums, 3,605 square feet of specialty-retail, 20,211 square feet of restaurant uses, and 331 on-site parking spaces with 270 in a subterranean parking garage.

Height of proposed structures: 7 stories

Income level: Market Rate

Land use action: Conditional Use Permit and Design Review, Specific Plan, Development Agreement, Tentative Map, General Plan Amendment, Subdivide one (1) parcel of land located at 18600 Gridley Road (Assessor Parcel Number 7039-008-037) into one hundred thirty (130) residential condominium lots

Project Status: Approved but withdrawn

Age of existing structures on site at the time of development: The Project site is a single parcel (7039-008-037), currently developed with a 17,216 square-foot single-story commercial building with surrounding surface parking and landscaping. This structure was originally constructed in 1975 and currently operates as a discount furniture store/showroom

Improvement Land Ratio (ILR): 0, No Improvements (land more valuable)

Prior Use: Retail (Electronics/Furniture Store) (Currently Vacant)

Artesia Square

Address: 11746 South Street

Parcel size 1.86 acre

Unit count: 163 units

Units per acre: 87.6 dwelling units per acre

Use: Mixed use: 163 dwelling units and 6,489 sf commercial space on the ground floor.

Height of proposed structures: 5 stories

Income level: Market Rate

Land use action: Design Review

Project Status: Incomplete

Age of existing structures on site at the time of development: 1977, 1993, 1933 and 1969, all commercial buildings

Improvement Land Ratio (ILR): 1.19, 0.54, 0.78, 0.32

Prior Use: Restaurants and Retail.

City Ventures Project

Address: 11700-30 Arkansas Street

Parcel size: 2.65 acres

Unit count: 59 Units

Units per acre: 22.3 dwelling units per acre

Use: 59 Unit Mixed-Use Development with 4,455 sq. ft. of commercial space along Arkansas St, 88,862 sq. ft. of residential area

Height of proposed structures: 3-stories

Income level: above-moderate

Land use action: Included lot ties/lot-line adjustments and a Tentative Tract Map, Specific Plan, Design Review for 10 Parcels to a condominium map for 53 units

Project Status: Constructed. Project was approved on 12/13/22 and second reading and adoption on 1/17/23

Age of existing structures on site at the time of development: Warehouses were built in 1920, 1954, and 1970.

Improvement Land Ratio (ILR): Value of what was on the land before the projects divided by the value of the land at the time. **Prior Use:** Single family home, and two small warehouses building from 1920 to 1954 and 1970.

Builders Remedy Application

Formerly G3 Urban and Artesia Place, however, the project land has been sold.

Address: 11709 Artesia Boulevard

Land size (acre or sf): 3.55

Unit count: 120 units.

Units per acre: 33.8

Use: 112 units (22 one bedrooms, 14 two bedrooms, 62 3 bedrooms, 14 4 bedrooms), and an additional 8 live-work units.

Mixed-use building with residential emphasis: 166,877 square feet of residential, and 1,926 sf of commercial. 242 parking spaces.

Height of proposed structures: 3- Stories

Income level: 24 units to be designated as low income, and 96 market rate units

Land use action: No Lot-Tie needed, Tentative Tract Map required, 3 would have been consolidated. (Design Review and Tentative Tract Map)

Project Status: Project's land was sold and the project will not proceed. The project was in the EIR phase at time of purchase.

Age of existing structures on site at the time of development: No building, former dairy was demolished in 2022, but built in 1950.

Improvement Land Ratio (ILR): 0, No Improvements (land more valuable)

Prior Use: 1950s Dairy

G3 Urban

This project was replaced by the Builders Remedy Application but has been left on this list to illustrate potential local development.

Address: 11709 Artesia Boulevard

Land size (acre or sf):

Unit count: Proposed 59, 3-story townhome units

Units per acre: 24 DU/acre

Use: Mixed-use carriage townhomes: 3,450 SF commercial and 4 carriage-type townhome units above, 8 commercial condominiums (2,664 SF) on the ground level and 8 townhome units above, 2,700 SF commercial use, Live/Work Townhomes: 2,443 SF of office uses and 9 townhome units

Height of proposed structures: Four to five stories

Income level: above-moderate

Land use action: No Lot-Tie needed, Tentative Tract Map required (Tentative Tract Map and Design Review)

Project Status: Project was replaced with Builders Remedy, and now the land has been sold

Age of existing structures on site at the time of development: 70+ years (former 1950s dairy was demolished in 2022).

Improvement Land Ratio (ILR): 0, No Improvements (land more valuable)

Prior Use: 1950s Dairy

Brandywine Residential Project

Address: 11504 Artesia Boulevard

Land size: 1.43-acre site

Unit count: 30-unit

Units per acre: 21 DU/ac

Use: residential condominium townhouse development

Height of proposed structures: Three story tall units, 38.5' in height

Income level: Above Moderate

Land use action: Within the Artesia Boulevard Corridor Specific Plan and received an amendment to the Artesia Boulevard Corridor Specific Plan requirement to provide additional setbacks for buildings above 20 feet in height, one parcel was divided into three for the 30 unit townhome development

Project Status: Construction finished in 2024, units sold and occupied

Age of existing structures on site at the time of development: 1950 commercial buildings

Improvement Land Ratio (ILR): 1.38, 1.43, 0.66 (get APNs to review)

Prior Use: 1950s Commercial

Regional Multi-Family and Mixed-Use Development Trends

The Mixed-Use Overlay sets a minimum density of 40 du/acre, with maximum densities of 70 to 100 du/acre. Opportunity Sites require residential development at the minimum density. The following examples are presented to demonstrate that these densities are feasible.

Garden Brook Senior Village, Garden Grove

Address: 10028-10082 Garden Grove Blvd, Garden Grove, CA, APN 098-070-72

Parcel size: 3.1 acres

Unit count: 394 units

Units per acre: 127

Use: Mixed-use project with 394 units for seniors (391 units for seniors and three manager units). The project will include 11,041 square-feet of commercial space on the first floor.

Height of proposed structures: eight-story

Income level: 40 very low-income, 351 low-income, three manager units

Land use action: The City worked with the applicant to utilize a transfer of development rights from an adjacent public facility to allow a greater number of units than would otherwise be is allowed by the zone.

Project Status: Built and rented

Age of existing structures on site at the time of development: Steel structure, abandoned multi-family project in 2011

Improvement Land Ratio (ILR): 0, Minimal Improvements (land more valuable)

Prior Use: Steel structure, abandoned multi-family project in 2011

Sankofa Place at Centinela, Inglewood

Address: 400 Centinela Avenue

Parcel size: 1 acre

Unit count: 120 units, including studios, one-, two- and three-bedroom apartments, with 55 studios, 34 one-bedroom units, 17 two-bedroom units, and 14 three-bedroom units.

Units per acre: 120

Use: affordable housing development designed to serve low-to very-low income residents, including formerly unhoused individuals and families, and will also include a community services center and the permanent home for the Social Justice Learning Institute.

Height of proposed structures: 7 stories

Income level: low-to very-low income residents

Land use action: Planning Review

Project Status: In review

Age of existing structures on site at the time of development: 1938

Improvement Land Ratio (ILR): 0.08

Prior Use: The Church of Jesus Christ of Latter-Day Saints

Mercury Mixed-Use Development Project, Pico Rivera

Address: 8825 Washington Blvd

Parcel size: 2.8 acres

Unit count: 255

Units per acre: 91 du/acre

Use: Mixed Use, 4,785 square feet of commercial space, internal parking structure which includes 464 parking spaces, 17,010 square feet of rooftop recreation and a pool deck, along a major commercial corridor

Height of proposed structures: 6 story

Income level: Market Rate

Land use action: Specific Plan, architectural renderings, Economic/Marketing Analysis, and Conditional Use Permit which includes the requirement to submit an environmental analysis of the impacts to the surrounding area per the California Environmental Quality Act (CEQA)

Project Status: In process, On Tuesday, January 24 and Tuesday, February 14, 2023, at the regularly scheduled City Council meeting, the City Council voted to approve the Mercury Project

Age of existing structures on site at the time of development: Vacant parcel

Improvement Land Ratio (ILR): 0, Minimal Improvements (land more valuable)

Prior Use: The property is the site of El Rodeo De Pico Rivera restaurant/nightclub and large surface parking lot space

Celadon, Monterey Park

Mixed-use development project located downtown Monterey Park, at the southeast corner of Garfield and Garvey Avenues. The development proposes 69 units per acre from 16 units per acre. The site currently includes a row of single-story retail stores facing Garvey Avenue, a City-owned parking lot, a dentist's office, a 16-unit apartment building, and a vacant lot.

Address: Garfield and Garvey Avenues (6 parcels, multiple addresses to be consolidated)

Parcel size (acre or sf): 4.49 acres (95,428 sf)

Unit count: 106 units

Units per acre: 69 units per acre

Use: The project would create 71,366 square feet of retail/commercial and restaurants and a 109-unit condominium complex. Residential units will be located on the 3rd thru 5th floors of the proposed building.

Height of proposed structures: 5 stories

Income level: Above moderate

Land use action: The development will reflect a change in density from 16 units per acre to 69 units per acre.

Project Status: In process; project was approved by Council on October 6, 2021.

Age of existing structures on site at the time of development: 1951-1973

Improvement Land Ratio (ILR): 0.62

Prior Use: Multiple tenants, mostly restaurants and small groceries

946 Linden Avenue, Long Beach

Address: 946 Linden Avenue

Parcel size: 1.1 acres

Unit count: 100

Units per acre: 90 units

Use: apartments units available for rent at low-income and very low-income rates. The units will be designed as a mix of one-bedroom, two-bedroom, and three-bedroom floor plans. The project is to feature amenities that include a community room, fitness area, computer center, tot lot, courtyard, and barbecue area as well as 125 underground parking spaces.

Height of proposed structures: four-story

Income level: low-income and very low-income

Land use action: Approved, purchase of land in partnership with City of Long Beach

Project Status: Under construction

Age of existing structures on site at the time of development: First Lutheran School built in 1957-1974

Improvement Land Ratio (ILR): 0.29

Prior Use: First Lutheran School

Union Apartments, Long Beach

Address: 1401 Long Beach Blvd.

Parcel size: 1.1 acres

Unit count: 160-unit

Units per acre: 146 du/acre

Use: transit-oriented affordable housing project with a mix of units dedicated for families earning low incomes with a range of affordability from 30% AMI to 60% AMI. There will be studio, one-, two- and three-bedroom units, with 20 units set aside for veterans experiencing homelessness and the rest being workforce housing for some of the lowest income households. Amenities include a community room, fitness center, computer room, media room, two courtyards, playground, outdoor grilling area, case management offices, and onsite laundry. The development will pursue LEED certification. 80 parking spaces with 60 standard parking spots, 5 accessible parking spots, 15 compact spots, and 77 bicycle parking spaces.

Height of proposed structures: 6 stories

Income level: Extremely low and very low income, 30-60% AMI; 99% Affordable

Land use action: Reviewed and approved

Project Status: Construction is expected to commence in 2026 with completion in 2028.

Age of existing structures on site at the time of development: 1949, now vacant land

Improvement Land Ratio (ILR): 0, Minimal Improvements (land more valuable)

Prior Use: Vacant land, informal parking lot

Santa Fe Springs - Phase I, II, Santa Fe Springs (ALA Development)

Address: 11330-11350 Washington Boulevard, Santa Fe Springs

Parcel size: 0.6 acres

Unit count: 44

Units per acre: 73 du/acre

Use: Phase I proposes 44 units, including 42 single efficiency (475 SF) units. Onsite amenities will include a multi-purpose room, outdoor area, community laundry area, and outdoor spaces. ALA will provide supportive services on-site, including intensive case management, mental health counseling, substance abuse counseling, and general social services. Phase II (Healthy Transit Village) is envisioned as a 75-unit health-centered, mixed-use project that combines affordable housing with a 7,000 square foot wellness center and walk-in clinic on the first floor. Onsite resident amenities will include a gym, multipurpose room, outdoor common areas, and ALA service provision.

Height of proposed structures: 3-4 stories

Income level: extremely low and above moderate

Land use action: Review and approval of City, development assistance funding from County

Project Status: In process, funding received, CEQA processed 2024

Age of existing structures on site at the time of development: original building on site constructed 1956, site currently vacant

Improvement Land Ratio (ILR): 0.33

Prior Use: multi-tenant commercial building, site currently vacant

26 Point 2 Apartments, Long Beach

Address: 3590 E. Pacific Coast Highway

Parcel size: 0.54

Unit count: 78

Units per acre: 144

Use: 76 efficiency units and one 2-bedroom manager's unit with common amenity area and support services for the resident population, 18 surface level parking spaces

Height of proposed structures: 4 stories

Income level: Low Income

Land use action: Site Plan Review Committee

Project Status: Built and occupied

Age of existing structures on site at the time of development: Unknown

Improvement Land Ratio (ILR): Assessor data not available, went from older multi-tenant commercial building with a large parking lot to a new multi-tenant residential building with greater value.

Prior Use: Multi-tenant commercial building

Mixed-Use Project, 636 Locust Avenue, Long Beach

Address: 636 Locust Avenue

Parcel size: 2.30

Unit count: 108

Units per acre: 47

Use: 108 units, 135 parking spaces, 32 bicycle stalls, 1,188 square feet of ground-floor commercial space, approximately 5,000-square-feet of community amenity space. Units will be a mix of one, two, and three-bedroom apartments, all of which will be at least 600 feet in size to comply with zoning regulations.

Height of proposed structures: 7 stories

Income level: Above Moderate

Land use action: Site plan review and approval

Project Status: TBD

Age of existing structures on site at the time of development: 1936, 1956

Improvement Land Ratio (ILR): 0.11

Prior Use: Currently a vacant industrial structure.

Lynwood Family Apartments, Lynwood

Address: 12021 Atlantic Ave.

Parcel size: 0.88 acres

Unit count: 67 units

Units per acre: 76 du/ac

Use: Apartments for rent

Height of proposed structures: 4 stories

Income level: 60% or less AMI; 99% affordable

Land use action: Review and approval by City

Project Status: Built and rented

Age of existing structures on site at the time of development: 1944, 1960

Improvement Land Ratio (ILR): 0.35

Prior Use: Land was vacant since 2003

Huntington Square - Community of Friends, Huntington Park

Address: 6101-6123 State Street

Parcel size: 0.76 acres

Unit count: 55 units

Units per acre: 72 du/ac

Use: Apartments: On-site parking

Height of proposed structures: 4 stories

Income level: 30,50,60% or less AMI

Land use action: Reviewed and approved

Project Status: 8/24/2022 Completion; Rental units

Age of existing structures on site at the time of development: 1974

Improvement Land Ratio (ILR): 0.91

Prior Use: Parking lot

The Spark, Long Beach

Address: 1900 Long Beach Blvd.

Parcel size: 0.93 acres

Unit count: 95

Units per acre: 100 du/ac

Use: Mixed-use residential and commercial. Apartment homes for disabled and formerly homeless individuals.

Height of proposed structures: 5 stories

Income level: 30-60% AMI

Land use action: Review and approval

Project Status: Completed in late 2020, Rental units

Age of existing structures on site at the time of development: In 2008 depressed potentially mixed-use commercial was documented, by 2011 the site was vacant and cleared.

Improvement Land Ratio (ILR): 0.73

Prior Use: Commercial

Vistas del Puerto, Long Beach

Address: 1836-1852 Locust Ave.

Parcel size: 0.62 acres

Unit count: 48

Units per acre: 77 du/ac

Use: Mixed-use development: Consists of 5 stories and 48 affordable housing apartments with on-site resident services such as mental health supportive services; substance abuse counseling, employment preparation support and skills workshop. Subterranean parking garage.

Height of proposed structures: 5 stories, 4 levels residential

Income level: 30-50% AMI

Land use action: Review and approval by the City

Project Status: 2020 construction completion, Rented Units

Age of existing structures on site at the time of development: Approximately 1940s

Improvement Land Ratio (ILR): Land was vacant for years before construction and former development was unmaintained low density residential, the land is more valuable than what was on it

Prior Use: low density multi-family

Senior Affordable Housing, Long Beach

Address: 901-945 E. Pacific Coast Hwy.

Parcel size: 0.65 acres

Unit count: 67

Units per acre: 103 du/ac

Use: The project involves the construction of a 4 story, 100% affordable senior housing development, consisting of 67 affordable residential apartment units, one manager's unit and 4,000 square feet of commercial tenant space.

Height of proposed structures: 4 stories

Income level: Very-low income (seniors)

Land use action: Zone Change and Conditional Use Permit, Lot merge (4 parcels)

Project Status: Under construction; Rental units

Age of existing structures on site at the time of development: Approximately 40-60s

Improvement Land Ratio (ILR): 0, land cleared and vacant, formerly depressed commercial properties

Prior Use: Corner store, car repair, several lots of commercial uses

Wellspring Apartments, Long Beach

Address: 1500 E Anaheim St. Long Beach

Parcel size: 0.71 acres

Unit count: 88

Units per acre: 123 du/ac

Use: 88-unit, 5-story, 100-percent-affordable apartment building with 93,656 sq. ft. of living space on levels two through five, and 22,700 sq. ft. of ground-floor medical clinic space, 2,300 sq. ft. of office space and 2,264 sq. ft. of residential amenity space. 20 apartment units reserved for older adults formerly experiencing homelessness, and one manager's unit. A related project on a 1.54-acre site includes a 3-story, 156-stall parking structure with a partial 4th-level outdoor terrace, totaling 116,356 sq. ft. of building area, and 81,903 sq. ft. of parking garage.

Height of proposed structures: 5 stories

Income level: 30% to 60% AMI

Land use action: Site Plan Review, Vesting Tentative Tract Map, Zone Change, General Plan Amendment

Project Status: Late 2026 Construction Completion: Rental Units

Age of existing structures on site at the time of development: Approximately 1940s-60s.

Improvement Land Ratio (ILR): Former sites were outdated, deteriorated one-story commercial buildings. Multiple lots were consolidated. The aggregate land was more valuable than the uses.

Prior Use: Multiple commercial properties cleared; former uses included car repair and a convenience store.

Cesar Chavez Foundation, Montebello

Address: 112-132 6th St, 501-525 Whittier Blvd.

Parcel size: 1.5 acres

Unit count: 132

Units per acre: 88

Use: Residential units, 63 affordable residential units with 66 parking spots, and 10,100 square feet of commercial space that is anticipated to include eating establishments and commercial/retail area, 152 parking spots, Phase One consists of 3- and 4-story buildings with 63 affordable residential units and 66 parking spots. Phase Two (pending approval), proposes 69 residential units, including both market rate and affordable dwellings, and about 10,100 square feet of commercial space, with eating establishments and commercial/retail space.

Height of proposed structures: one three-story and two four-story buildings

Income level: low income and above moderate

Land use action: Review and approval

Project Status: Phase 1 built and rented.

Age of existing structures on site at the time of development: 1938

Improvement Land Ratio (ILR): Phase 1 was vacant land; Phase 2 is early 1900s multiple commercial units on one property. Prior Use: vacant land, commercial units

Regional Policy Trends, Land Use Actions

Housing density options are increasing across the region. This trend to increase density can be illustrated in Table H-50 below.

Table H-50. Examples of High-Density Residential Projects in the Region

Jurisdiction	Zoning District	Max. Density (Base)	Max. Height
Huntington Park	Senior Citizen Housing Overlay	225 du/acre, Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre	65 feet
Huntington Park	Affordable Housing Overlay	70 du/acre	65 feet
Huntington Park	Single Room Occupancy Overlay Zone	70 du/acre for affordable units, also Senior citizen housing at a density of 225 units per acre, and single room occupancy (SRO) facilities at a density of 400 units per acre, are also permitted.	65 feet
Huntington Park	Downtown Specific Plan (DTSP)	70 du/acre	65 ft-85 ft
Huntington Park	Transit Oriented Development (TOD) Overlay	70 du/acre	65 ft-75 ft
Culver City	MU-HD (Mixed Use High) District	100 du/acre	56 ft
Culver City	RHD (High Density Multiple-Family Residential) District	70 du/acre	53 ft
City of Paramount	Clearwater Specific Plan	40, 65, and 90 du/acre	85 ft
County of Los Angeles	Willowbrook Specific Plan	60 du/acre	30-75 ft
County of Los Angeles, Gateway Planning Area (unincorporated parts of LA)	Gateway Planning Area Rezoning Program Addendum Certified Housing Element Update Program	General Plan amendments to rezone areas along Whittier Boulevard from CG (General Commercial) (20–50 dwelling units/acre) to MU (Mixed Use) (50–150 dwelling units per net acre [du/ac])	Height depends on the area
City of Artesia	Artesia Downtown Specific Plan	50, 65, 70 du/acre	2-6 stories depending on the area

State Laws to Facilitate Housing at Higher Densities

The State of California has been consistently implementing new laws to facilitate the development of new housing. One such law is the Affordable Housing and High Roads Jobs Act, 2022, AB 2011. This law illustrates the increased density trend, and in fact, it guarantees the densities proposed by the City of Artesia's Mixed Use Overlay, and even higher densities.

Affordable Housing and High Roads Jobs Act, 2022, AB 2011

The Affordable Housing and High Road Jobs Act (AB 2011) advances all of the state's housing goals, allowing every community to build more climate-friendly, infill affordable housing for struggling families, seniors, workers, and veterans – while also growing a thriving, high wage, middle-class construction workforce. It does so by making affordable housing by right on commercially zoned lands, and mixed-income housing by right along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria.

The Bill aims to produce significant affordable housing along transit-friendly commercial corridors Projects are subject to site criteria, such as parcels along arterials and within High Quality Transit Areas (HWTAs), minimum residential density requirements would be 60-80 dwelling units per acre

Govt. Code § 65912.123 (excerpt).

(1) In a metropolitan jurisdiction, as determined pursuant to subdivisions (d) and (e) of Section 65583.2, the residential density for the development shall meet or exceed the greater of the following:

(D) For sites of one acre in size or greater located on a commercial corridor of 100 feet in width or greater, 60 units per acre.

(E) Notwithstanding subparagraph (B), (C), or (D), for sites within one-half mile of a major transit stop, 80 units per acre.

Senate Bill 79: Housing development: transit-oriented development.

SB 79 will make it legal to build more multi-family housing near rail stations and rapid bus lines, including in areas where such homes are currently illegal, based on the distance of the housing from a transit stop, the transit type, and the service frequency. SB 79 creates two development tiers, based on transit type and frequency, and applies to any qualifying site zoned for residential, mixed-use, or commercial properties within a half-mile of qualifying transit, or a quarter-mile for very small cities. The Bill allows for an 85-foot maximum height immediately adjacent to high-quality transit stops, with tiers of up to 65 feet for other stops, depending on transit type and proximity.

Regional Example of High-Density Feasibility

The City of Paramount has approved the Clearwater Specific Plan to implement an increase in housing within the community, as presented in June 2025. As part of their work they conducted a pro forma analysis to determine the best residential density to develop a site that included low-income units. The analysis showed that 60 du/acre or more was financially feasible. This project demonstrates that the densities adopted in the Artesia MU-O are also feasible and will contribute to facilitating higher-density residential development in the City that can accommodate lower-income units.

This high minimum density is a necessity to generate the scales of development large enough to address housing needs for lower income community members.

Housing Feasibility

In addition to a land use market analysis, the Specific Plan completed a pro forma analysis of the feasibility of development in Paramount using local cost and value input. The pro forma analysis tested different building typologies (e.g., heights, materials, and construction typologies) as well as different characteristics across parking ratios, density levels, unit mixes, and affordability levels.

Generally, mixed-use residential housing typologies greater than 60 du/ac were found as financially feasible. Also, attached townhomes at about 24 du/ac were also found financially feasible. "Missing middle" housing types (between 25 and 55 du/ac) were found financially feasible if they were surfaced parked. Parking provided the most significant cost to development and reducing parking rates increasing financial feasibility for all housing types. Additionally, inclusionary affordable housing projects created some feasibility challenges.

Key Outcome: Zone the Specific Plan Area to allow for housing developments greater than 60 du/ac and reduce parking requirements to support economically feasible projects.

Item	Number	
Density	60 du/ac	80 du/ac
Total Units	240	320
Cost per Unit (excl. land)	$494,000	$487,000
Revenue per Unit	$514,000	$514,000
Residual Land Value per Acre	**$1,177,000**	**$2,150,000**

Item	Number	
Density	60 du/ac	80 du/ac
Total Units	240	320
Market-Rate Units	*216*	*288*
Low-Income Units	*24*	*32*
Cost per Unit (excl. land)	$494,000	$487,000
Avg. Revenue per Unit	$495,000	$495,000
Residual Land Value per Acre	**$67,000**	**$670,000**

Not feasible value for development

Potentially feasible value for development

Feasible value for development

EPS Existing Market Analysis Report

Table H-51. Regional Market Conditions, Illustrating Residential Build Out

Table 4-2 Monterey Park Planned, Approved, and Pending Units (2021)

Map ID	Project Name	Proposed Land Use	Zoning	Max allowable density	Max Units Allowed	Units Achieved	Density Achieved (units per acre)	% Max Units Achieved	Income Category
1	1688 W Garvey Ave.	Low Density Residential	DA	No maximum	16	16	12.5	100%	Lower
2	130-206 S. Chandler Ave.	High density residential	R-3	40	40	40	100.0	100%	Lower
3	Town Centre	High density residential and retail	DA	no max	109	100	161.3	92%	Above Moderate
4	224-230 N. Lincoln Ave.	High density residential	R-3	14.5	11	10	13.0	91%	Above Moderate
5	Whitmore Villas	High density residential	R-3	25	70	63	22.5	90%	Above Moderate
Total					**246**	**229**	**61.9 (average density)**	**93%**	

** Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project.*

This table also supports the City's realistic capacity assumptions.

Excerpt of the Monterey Park 6th Cycle Housing Element.

The following table summarizes projects within the City of Artesia that show mixed use developments that have achieved or are proposed to achieve high residential density:

Table H-52. Current Projects in Artesia

Project Name	Proposed Land Use	Zoning	Max Allowable Density	Max Units Allowed (Based on Lot Size)	Units Achieved	Density Achieved (du/acre)	% Max Units Achieved	Income Cat.
Brandywine (11504 Artesia Blvd)	Medium Density	ABCSP	30	43 (Lot Size 62,380 SF, 1.43 acres)	30	21 du/acre	100%	Above Moderate
City Ventures (11700-28 Arkansas St)	Medium Density residential and commercial	M-1 to Arkansas Specific Plan	30	92 (133,282.88 SF, 3.0597 acres)	59	19 du/acre	100%+	Above Moderate
Artesia Place (Former G3 Urban) (11709 Artesia Blvd)	Medium Density residential and commercial	ABCSP Amendment to allow residential	30	100 (145,054.8 SF, 3.33 acres)	80	24 du/acre	100%+	Above Moderate

Project Name	Proposed Land Use	Zoning	Max Allowable Density	Max Units Allowed (Based on Lot Size)	Units Achieved	Density Achieved (du/acre)	% Max Units Achieved	In-come Cat.
Artesia Place (Artesia Place was reimagined with a Builder Remedy application) (11709 Artesia Blvd)	Medium Density residential and commercial	ABCSP Amendment to allow residential	30	100 (145,054.8 SF, 4.98 acres)	128	24	100%+	Above Moderate and Low Income
Pioneer Place (17610 Pioneer Blvd)	High Density residential mixed use with 1,600 sq. ft. commercial	Artesia Live Specific Plan	100 du/ac	99	83	99	100%	Above Moderate

The current projects underway within Artesia show the trend of increasing density and achieving maximum buildout potential.

Nonvacant Sites, Substantial Evidence of Likelihood of Development

Due to the need to provide sufficient capacity to address low-income residential need, a higher level of minimum density was elected. For Opportunity Sites, a minimum density of 40 ~~70~~ du/acre shall be required. This regulation is supported by the analysis above. Local development trends illustrate Mixed-Use and total potential residential units are being utilized. Regional market trends illustrate examples of higher du/acre. Regional urban planning policy and land use actions show a trend towards increasing density to address housing needs. It was shown that a site is feasible with 60 du/acre or more in a reginal city. It was also shown that proposed densities are in-line with the State's increased use of density bonus options to generate housing.

Table H-53 below shows development trends both in the City and the region which were discussed above. The table contains representative projects in the city and the region on non-vacant sites that are similar to the non-vacant sites in the Opportunity Sites/Parcels identified in the Housing Element.

Table H-53. Representative Projects on Non-Vacant Sites in Artesia and Region

Address/ Project Name	Prior Use	Similar Sites in Opportunity Areas/Sites
Brandywine (11504 Artesia Blvd). 30 unit 3 story townhomes	Commercial buildings from 1950s. Consolidation of three parcels into one 1.43 acres. ILS 1.38, 1.43 and 0.66)	Most Opportunity Sites, like 4.1 through 4.3, consist of commercial buildings from 1950s to 1970s as discussed in detail for each opportunity site. Construction of residential uses on similar properties is likely when lots are consolidated.
G3 Urban (11709 Artesia Blvd.) 59 unit 3-story townhomes	Former dairy facility was built in 1950 and demolished in 2022.	G3 Urban is located in Opportunity sites which is similar to The Opportunity Sites, 1 and 2 containing older underutilized industrial and commercial uses with LIR of less than one making the Opportunity sites prime areas for redevelopment with housing projects.
City Ventures (11700 Arkansas St) 59 unit mixed us with 4,500 sq. ft. retail.	Single family house, small warehouses, and storage facility built in 1920, 1954 and 1970. LIR of less than one. Site consisted of many small (less than 0.5 acre) parcels which were consolidated.	Opportunity areas 1, 2, and 3 consist of similar land uses with LIR of less than one. Redevelopment of the Opportunity sites is likely as the existing development pattern is similar to the condition that existing on the project site.
Artesia Square (11746 South St). 157 unit mixed use with 10,000 sq. ft. retail	Vacant buildings (restaurant and retail). ILR ranges from 0.32 to 1.19. Site consists of smaller parcels to be combined to form a 1.8 acre site.	The condition of the site is similar to all the Opportunity Areas, especially Areas 8 (where the project is located), 7, 5 4, 2 and 6. These areas contain underutilized commercial consisting of vacant restaurants, offices and retail with ILR of less than one. Many of the smaller parcels can be combined, similar to Artesia Square to facilitate similar mixed use projects.
Cesar Chaves Foundation, Montebello (112-132 6th Steet and 501-525 Whittier Blvd). 132 units consisting of 63 affordable units.	The site consisted of vacant buildings built in 1938.	The Opportunity sites consist of underutilized and in some case vacant buildings, particularly 3.1 and 3.2. These sites are similar to the Cesar Chaves site which is conducive to high density residential with lower income household units.
Wellspring Apartments, Long Beach (1500 E. Anaheim St) 88 unit , 100 % affordable.	Multiple commercial properties including a car repair and a convenience store. Lots were consolidated. ILR less than one.	Most of the Opportunity Sites contain similar underutilized retail uses such as car repair facilities and shops. Therefore, high density residential uses are likely on similar sites within the Opportunity Areas/Sites.
Celadon, Monterey Park (Garfield and Garvey Avenues). 106 units mixed use	Row of single story retail stores, a parking lot, dentist' office and a small apartment. ILR of 0.62.	This project is another example of existing conditions of its site that are similar to the conditions identified in the Opportunity Ares with ILR less than 1 and developed with aging small restaurants, vacant buildings, and shops.

Opportunity Areas

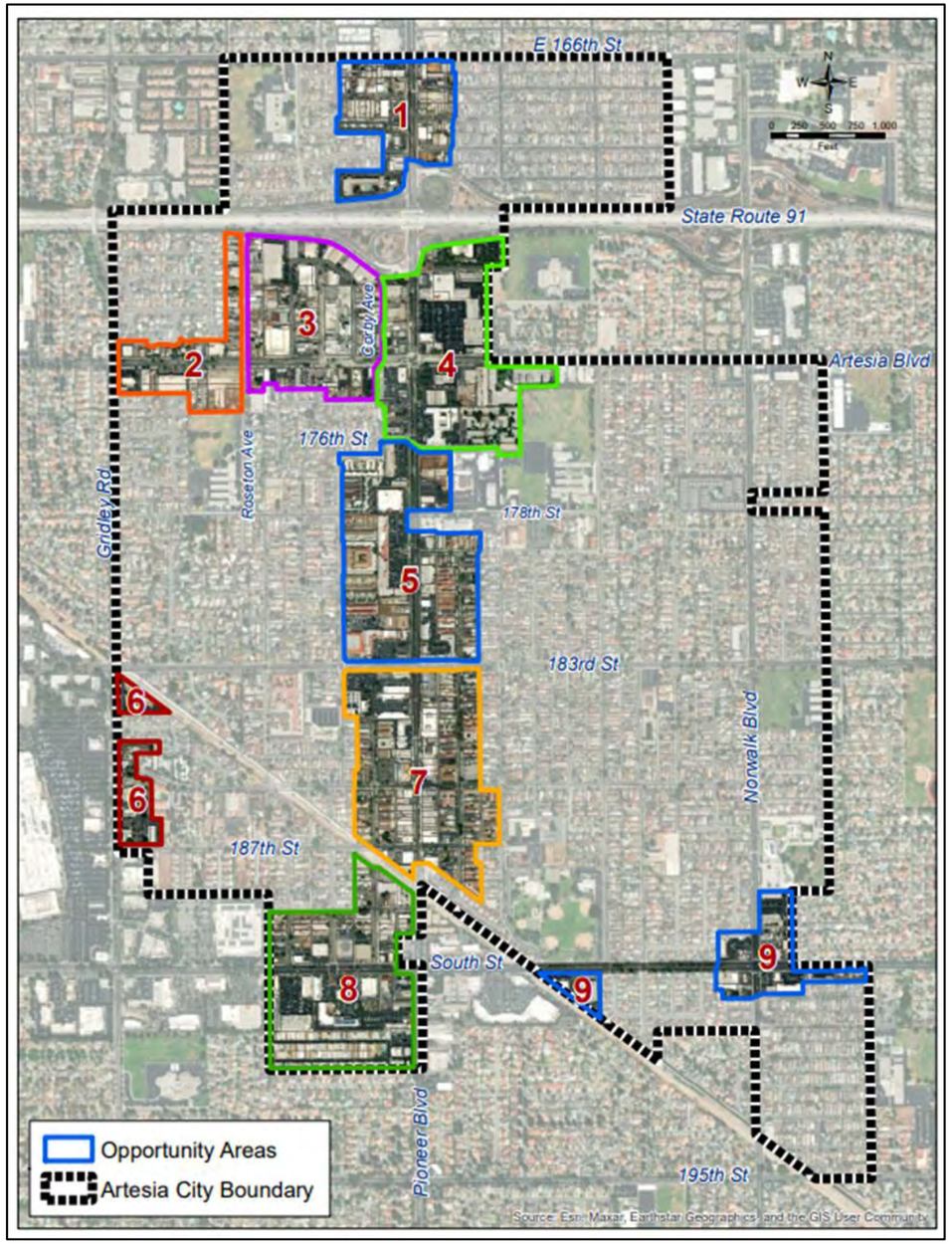
The following pages provide an analysis of the opportunity areas, subareas, consolidated sites, and individual sites that can feasibly support higher-density housing that accommodates units available to all income levels. Figure H-19 shows the distribution of opportunity areas within the MU-O. The MU-O ordinance requires that any project located on an identified opportunity site must either build a percentage of affordable units or pay a proportional in-lieu fee that would support City efforts in providing affordable housing. The City will encourage developers to work with property owners to consolidate sites.

Table H-54 through Table H-62 list the Opportunity Sites, and show potential lot consolidations. The latter are indicated by alternate table cell shading and red borders, with values for consolidated lot area, residential capacity, and income distribution. A discussion of the Opportunity Area and lot consolidation follows each table. Note: potential consolidated lots are not individually numbered, so as to avoid the appearance of mandating particular consolidations.

Distribution of affordable housing income categories

With the goal to affirmatively further fair housing, it is the City's intention to require a minimum density at scales large enough to address housing needs for all income categories. On Opportunity sites between 0.5 and 10 acres in area, (with lot consolidation), housing units are allocated among lower income, moderate income, and above moderate income according to the percentages used in the SCAG Regional Housing Allocation Determination Letter: 45 percent for lower-income households, 12 percent for moderate income, and 43 percent for above moderate-income.

Figure H - 18 Opportunity Areas



Opportunity Area 1: Pioneer Boulevard North of Freeway

Opportunity Area 2: Gridley-Artesia Boulevard

Opportunity Area 3: Roseton Avenue-Artesia Boulevard

Opportunity Area 4: Pioneer Boulevard South of Freeway

Opportunity Area 5: Pioneer Boulevard North of 183rd Road

Opportunity Area 6: Gridley South

Opportunity Area 7: Pioneer Boulevard South of 183rd Road

Opportunity Area 8: South Street

Opportunity Area 9: South Street East

Utility Access: The City of Artesia is an urban community characterized by already built residential and commercial areas–there are a few smaller vacant parcels. Due to the size of the community, water and sewer needs are met by entities outside of the City. The community has planned for sufficient sewer and water capacity for the proposed residential development.

Finance Potential: According to the 2021 TCAC/HCD Opportunity Map, the city north of Artesia Boulevard are Low Resource and those south of Artesia Boulevard are High Resource. There are current development projects within the low resource area, and the area is adjacent to Highest Resource areas to the east of the City and High Resource south of the area creating a buffered impact to low resource area symptoms. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, there are supporting resources such as access to schools and libraries, proximity to services and jobs, accessible transportation along primary roadways combined with an increase in potential buildable area which may facilitate applications for affordable housing funding. The sites were chosen based on the ability to accommodate new higher density housing and lower-income residential development in particular.

Applying the 2025 TCAC/HCD Opportunity Map, Artesia has identified the area north of Artesia Boulevard as High Resource, the area between Artesia Boulevard south to 183rd Street as Highest Resource, and the area of the city south of 183rd Street as High Resource.

Figure H - 19 Housing Element Opportunity Sites

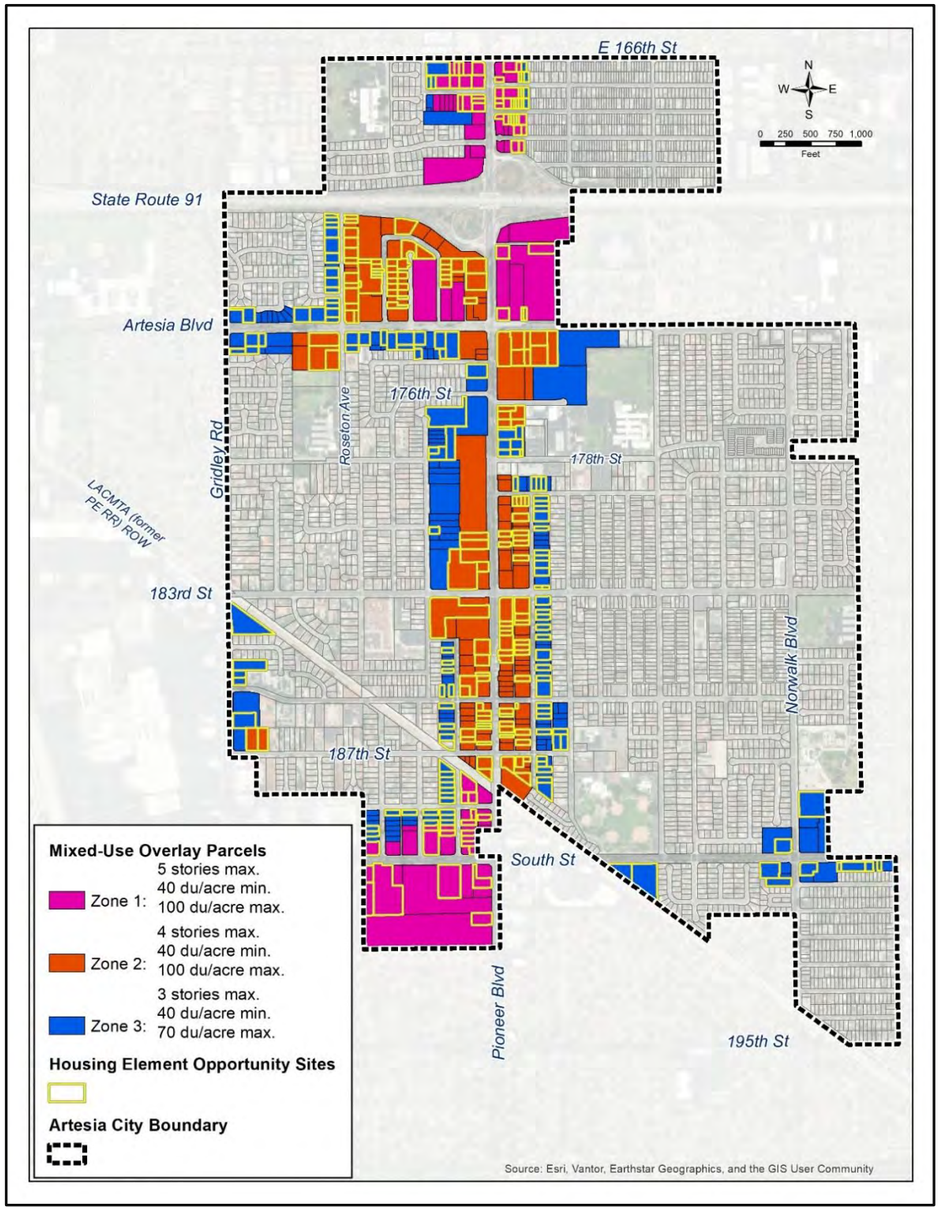


Figure H - 19 Housing Element Opportunity Sites shows the parcels identified within the Mixed-Use Overlay area for potential development with housing, either 100% residential or mixed-use. Under the Mixed-Use Overlay ordinance, every Opportunity Site will require either constructing a minimum number of deed-restricted units for affordable housing, or payment of an in-lieu affordable housing fee. As has been explained previously, these sites were selected based on the ratio of the current improvements on the land to the estimated land value, i.e. the Improvement Land Ratio (ILR).

Opportunity Area 1: Pioneer Boulevard North of Freeway

Figure H - 20 Opportunity Area 1: Pioneer Boulevard North of SR 91 Freeway

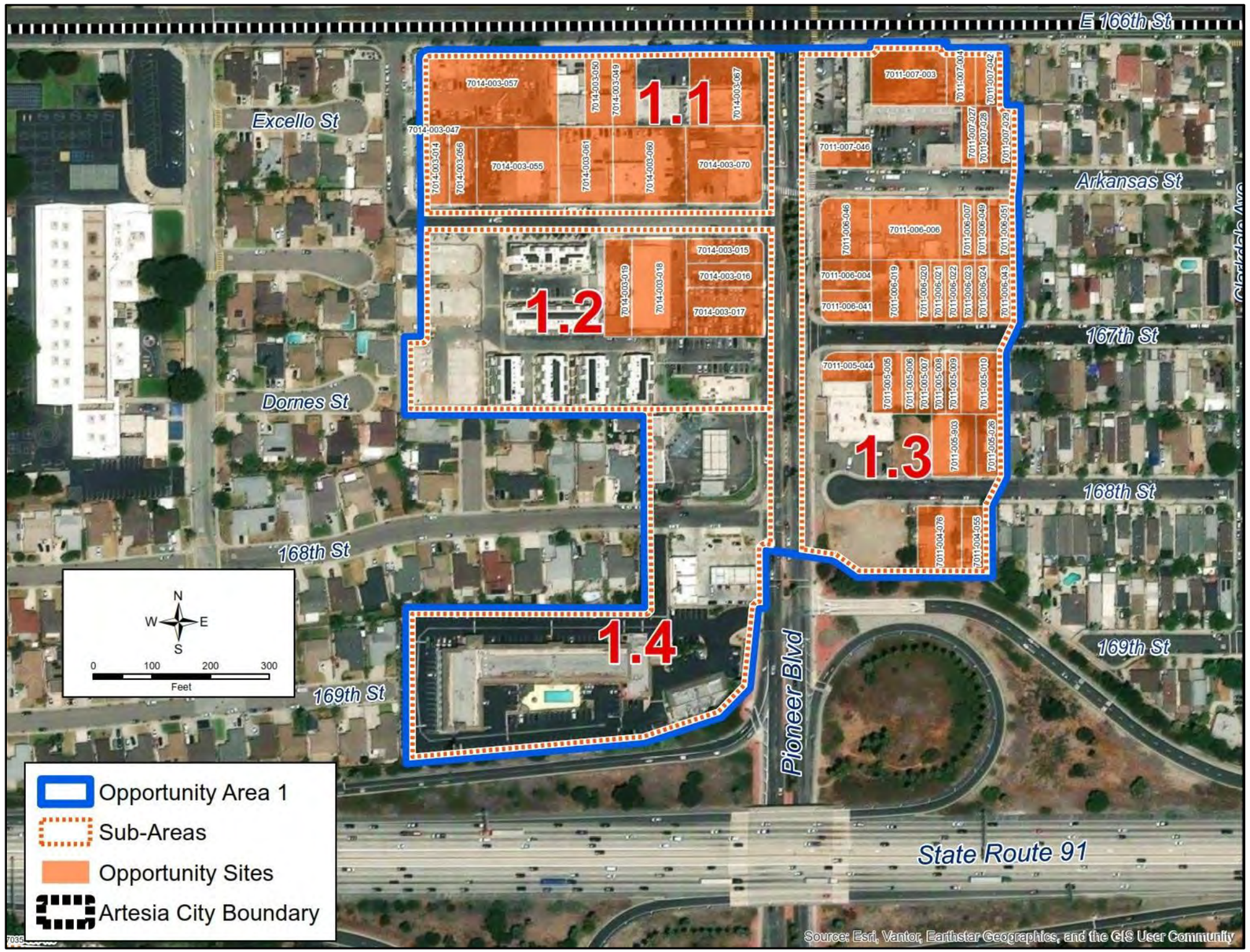


Table H-54. Area 1: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
1	1.1	7014-003-014	11703	ARKANSAS	LMI	LMI	3	Industrial												0.19
1	1.1	7014-003-047		ALBURTIS	LMI	LMI	3	Vacant												0.00
1	1.1	7014-003-055	11717	ARKANSAS	LMI	LMI	1	Industrial												0.06
1	1.1	7014-003-056	11705	ARKANSAS	LMI	LMI	3	Commercial												0.10
1	1.1	7014-003-057	11700	166TH	PBC	LMI	3	Industrial												0.09
1	1.1	7014-003-060			LMI	LMI	1	Commercial												0.06
1	1.1	7014-003-061	11727	ARKANSAS	LMI	LMI	1	Industrial												0.17
1	1.1	7014-003-067	11756	166TH	PBC	CG	1	Commercial												0.98
1	1.1	7014-003-070	16629	PIONEER	PBC	CG	1	Commercial	**2.85**	**114**	**52**	**14**	**50**							0.60
1	1.1	7014-003-049	11730	166TH	PBC	LMI	1	Industrial												0.01
1	1.1	7014-003-050	11728	166TH	PBC	LMI	1	Industrial	**0.27**	**11**			**11**							0.01
1	1.2	7014-003-015	16645	PIONEER	PBC	CG	1	Industrial												0.01
1	1.2	7014-003-016	16645	PIONEER	PBC	CG	1	Industrial												0.01
1	1.2	7014-003-017	16645	PIONEER	PBC	CG	1	Industrial												0.01
1	1.2	7014-003-018	11734	ARKANSAS	LMI	LMI	1	Industrial												0.66
1	1.2	7014-003-019	11732	ARKANSAS	LMI	LMI	1	Industrial	**0.86**	**35**	**16**	**5**	**16**							0.27
1	1.3	7011-007-003	11816	166TH	PBC	CG	1	Vacant												0.00
1	1.3	7011-007-004	11828	166TH	PBC	CG	1	Commercial												0.08
1	1.3	7011-007-042			PBC	CG	3	Vacant	**0.54**	**22**	**10**	**3**	**10**							0.00
1	1.3	7011-007-027	11827	ARKANSAS	PBC	CG	1	SFR												0.78
1	1.3	7011-007-028			PBC	CG	1	Vacant												0.00

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
1	1.3	7011-007-029	11835	ARKANSAS	PBC	CG	3	SFR	**0.25**	**10**			**10**							0.50
1	1.3	7011-007-046	16620	PIONEER	PBC	CG	1	Commercial	**0.11**	**5**			**5**							0.28
1	1.3	7011-006-004	16638	PIONEER	PBC	CG	1	SFR												0.45
1	1.3	7011-006-006	16632	PIONEER	PBC	CG	1	Industrial												0.00
1	1.3	7011-006-007			PBC	CG	1	Industrial												0.14
1	1.3	7011-006-019	11811	167TH	PBC	CG	1	MFR												0.53
1	1.3	7011-006-020		167TH	PBC	CG	1	Vacant												0.00
1	1.3	7011-006-021			PBC	CG	1	Vacant												0.00
1	1.3	7011-006-022			PBC	CG	1	Vacant												0.00
1	1.3	7011-006-023			PBC	CG	1	Vacant												0.00
1	1.3	7011-006-024	11829	167TH	PBC	CG	1	SFR												0.25
1	1.3	7011-006-041	16644	PIONEER	PBC	CG	1	MFR												0.62
1	1.3	7011-006-043	11833	167TH	PBC	CG	3	SFR												0.67
1	1.3	7011-006-046	16632	PIONEER	PBC	CG	1	Industrial												0.47
1	1.3	7011-006-049			PBC	CG	1	Vacant												0.00
1	1.3	7011-006-051	11832	ARKANSAS	PBC	CG	3	SFR	**1.64**	**66**	**30**	**8**	**29**							0.54
1	1.3	7011-005-005	11814	167TH	PBC	CG	1	Industrial												0.01
1	1.3	7011-005-006			PBC	CG	1	Vacant												0.00
1	1.3	7011-005-007	11818	167TH	PBC	CG	1	Vacant												0.00
1	1.3	7011-005-008	11822	167TH	PBC	CG	1	SFR												0.33
1	1.3	7011-005-009	11824	167TH	PBC	CG	1	SFR												0.44
1	1.3	7011-005-010	11828	167TH	PBC	CG	1	SFR												0.24
1	1.3	7011-005-044	16706	PIONEER	PBC	CG	1	Commercial	**0.65**	**27**	**13**	**4**	**12**							0.01

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
1	1.3	7011-005-026	11829	168TH	PBC	CG	1	SFR												0.54
1	1.3	7011-005-903	11825	168TH	PBC	CG	1	Commercial	**0.25**	**10**			**10**							0.00
1	1.3	7011-004-055	11826	168TH	PBC	CG	1	SFR												0.55
1	1.3	7011-004-076	11820	168TH	PBC	CG	1	SFR	**0.33**	**14**			**14**							0.43
														314	**8**	**121**	**34**	**0**	**314**	

Opportunity Area 1: Discussion of Opportunity Sites

Subarea 1.1: Opportunity Subarea 1.1 features 11 parcels located north of Arkansas Street, east of Alburtis Avenue, south of 166th Street, and west of Pioneer Boulevard and an area that primarily consists of single-family homes. These sites comprise 3.11 acres. One parcel was developed in 2011, some in 1992, while the rest have not been developed since before 1969. Commercial structures in this area range in age from 14 to 95 years old. Nine of the parcels are currently zoned for industrial use and will be under the Mixed Use Overlay, facilitating new residential potential.

There are currently no residential units on these properties. By discounting the two parcels sandwiched between two non–opportunity parcels, the remaining parcels combined equal to 2.84 acres. The two parcels not included for lot consolidation purposes are not positioned to be easily incorporated with the other parcels. The area of the combined parcels could be developed by two or three projects, and each site would average 0.95 acres (total 2.84). At 40 du/ac, the site could accommodate 314 units. The income categories are distributed per RHNA for the City. 45% for lower income = 8 units, 12% for moderate = 121 units and 43% for above moderate = 34.

The two parcels not included for lot consolidation total 0.27 acre which could accommodate 11 above moderate units, bringing the total unit count to 125 and total above-moderate units to 61 units; however, State and City bonuses could yield more units. The base construction height is capped at three and four stories, and if percentages of lower income housing are included then the heights can be increased to four to six stories. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (p. H-200). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

All sites have a Land Improvement Ratio of less than one. The parcels host a variety of uses including a construction company, a restaurant, and transmission and muffler companies.

Subarea 1.2: Opportunity Subarea 1.2 features 5 parcels, ranging in size from 0.12 acre to 0.25 acre, located east of Pioneer Boulevard, south of Arkansas Street, east of single-family residential neighborhoods, and north of single-family residential homes and a commercial lot featuring a gas station. The five combined parcels comprise a 0.86 acre site. All of the parcels were developed before 1965. Industrial and commercial structures in this area range in age from 60-105 years old. Two of the parcels are currently industrial and shall be under the Mixed Use Overlay, facilitating new residential potential. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan. There are currently no residential units; however, the potential new residential population at the minimum density of the MU-O would facilitate up to 35 units, (16 lower income, 5 moderate and 16 above moderate) with the potential of more with State and City bonuses.

The base construction height is capped at four stories, and if percentages of lower income housing are included, then the heights can be increased to six stories, which better ensures the potential for lower income units.

All sites have a Land Improvement Ratio of less than one which makes it highly suitable for sale and redevelopment. These parcels host several uses including an older residence used as a business, car repair and accompanying storage yards. Existing uses are similar to the uses that were on the adjacent properties now developed with the City Ventures mixed use housing project.

Subarea 1.3: Opportunity Subarea 1.3 features 32 parcels located south of 166th Street, east of Pioneer Boulevard, west of Clarkdale Avenue, and north of 169th Street and the Artesia Freeway. These sites comprise 3.76 acres, one parcel was developed in 2007 while the rest have not been developed since before 1971. Residences and commercial structures in this area range in age from 18 to 86 years old. All parcels are currently zoned for commercial uses and therein could utilize the MU-O as soon as the Overlay is implemented.

There are currently 19 residential units; however, the entirety of Subarea 1.3 could accommodate up to 154 units, after lot consolidation, (53 lower income, 15 moderate and 90 above moderate, with the potential of more with State and City bonuses. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

This opportunity subarea is further described as follows (*note that unit totals may differ from the summary above due to rounding*): The area on the south side of 167th St comprises of seven parcels ranging in size from 0.06 to 0.18 acres totaling 0.65 acre. This area could accommodate a total of 27 units (13 lower income, 4 moderate and 12 above moderate). The two parcels on the north side of 168th St, combined together equal 0.25 acre which could accommodate 10 above moderate units.

Similarly, the two parcels on the south side of 168th St. combined together equal 0.33 acres accommodating 14 above moderate units. The large area between Arkansas St and 167th Steet consists of 14 parcels ranging in size from 0.06 to 0.37 acres. With lot consolidation, the site comprises 1.64 acres which could accommodate 66 units (30 lower income, eight moderate and 29 above moderate). While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

The area on the south side of 166th St, consists of three parcels ranging in size 0.11 to 0.31 acres, total 0.54 acres. After lot consolidation, the 0.54 acre site could accommodate 22+ units (10 lower income, three moderate and 10 above moderate).

Three contiguous parcels on the north side of Arkansas St, ranging in size 0.06 to 0.12 acres total 0.25 acres, could accommodate 10 above-moderate units. The base construction height is capped at three and four stories, and if percentages of lower income housing are included then the heights can be increased to four to six stories.

All sites have a Land Improvement Ratio of less than one. The parcels host a variety of uses including single-family homes, low density multi-family developments, vacant parcels, and commercial sites such as auto repair, smog check sites, and surface parking lots.

Opportunity Area 2: Gridley-Artesia Boulevard

Figure H - 21 Opportunity Area 2: Gridley-Artesia Blvd.

Table H-55. Area 2: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
2	2.1	7035-004-081	17127	ROSETON	GCC	LMI	3	Vacant												0.00
2	2.1	7035-004-082	17117	ROSETON	GCC	LMI	3	Industrial												0.80
2	2.1	7035-004-083	17107	ROSETON	GCC	LMI	3	Industrial												0.52
2	2.1	7035-004-085	17027	ROSETON	GCC	LMI	3	Industrial												0.50
2	2.1	7035-004-109	17023	ROSETON	GCC	LMI	3	Industrial												0.67
2	2.1	7035-004-113	17031	ROSETON	GCC	LMI	3	Industrial	**1.59**	**64**	**29**	**8**	**28**							0.26
2	2.1	7035-004-078	17223	ROSETON	GCC	LMI	3	SFR												0.25
2	2.1	7035-004-079	17213	ROSETON	GCC	LMI	3	Industrial												0.96
2	2.1	7035-004-117	17303	ROSETON	GCC	LMI	3	Industrial	**0.80**	**33**	**15**	**4**	**15**							0.68
2	2.1	7035-003-034	11425	ARTESIA	GCC	ABC-SP	3	Commercial	**0.46**	**19**			**18**							0.00
2	2.1	7035-003-053	11515	ARTESIA	GCC	ABC-SP	3	Commercial												0.17
2	2.1	7035-003-054	11521	ARTESIA	GCC	ABC-SP	3	Commercial	**1.08**	**44**	**20**	**6**	**19**							0.35
2	2.1	7035-003-055	11545	ARTESIA	GCC	ABC-SP	3	Commercial												0.25
2	2.1	7035-003-058	17313	ROSETON	GCC	ABC-SP	3	Industrial												0.23
2	2.1	7035-003-059	17311	ROSETON	GCC	ABC-SP	3	Industrial												0.41
2	2.1	7035-003-060	17327	ROSETON	GCC	ABC-SP	3	Vacant	**0.79**	**32**	**15**	**4**	**14**							0.02
2	2.2	7035-005-025	11436	ARTESIA	GCC	ABC-SP	3	Commercial												0.78

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
2	2.2	7035-005-051	11428	ARTESIA	GCC	ABC-SP	3	Commercial												0.56
2	2.2	7035-005-052	11428	ARTESIA	GCC	ABC-SP	3	Commercial												0.56
2	2.2	7035-005-053	17420	GRIDLEY	GCC	ABC-SP	3	Commercial	**1.01**	**41**	**19**	**5**	**18**							0.52
2	2.2	7035-005-048	17501	ROSETON	GCC	ABC-SP	2	Vacant												0.00
2	2.2	7035-005-049	11540	ARTESIA	GCC	ABC-SP	2	Vacant												0.00
2	2.2	7035-005-050	11540	ARTESIA	GCC	ABC-SP	2	Vacant	**2.60**	**104**	**47**	**13**	**45**							0.00
														337	**145**	**40**	**157**	**0**	**529**	

Opportunity Area 2: Discussion of Opportunity Sites

Opportunity Subarea 2.1: Opportunity Subarea 2.1 is located south of the Artesia Freeway/State Route 91 and a single-family neighborhood, west of Roseton Avenue, north of Artesia Boulevard, and east of Gridley Road. The site is comprised of 4.7 acres, and 16 parcels. Of the lots in this Subarea, 14 were built before 1970, there are two vacant lots, and the remaining lots were developed before 1989. Residences and commercial structures in this area range in age from 36 to 98 years old. There are Specific Plan zones, and several single-family homes included. The single-family homes were included based on the Improvement Land Ratio, wherein the home is not as valuable as the land it is on and therein could develop. There are sites within a Specific Plan in this area; however, if a ministerial process is utilized, the Mixed-Use Overlay can offer different uses than the Specific Plan and therein more housing.

Industrial sites can also implement the MU-O regardless of existing uses. This Subarea currently has five existing residences but could hold up to 192 units (79 lower income, 22 moderate and 94 above moderate) with lot consolidation, with the base height and density limit of the MU-O. The base MU-O height in this area is 3 stories, but with the inclusion of affordable units the sites could build up to four stories. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Subarea 2.1 features a mix of uses from residential, to a paint shop, a restaurant, to electrical companies, as well as vacant parcels, and industrial sites along Roseton. The industrial sites also feature surface parking that could be underutilized land. These factors together with the Improvement Land Ratio, redevelopment of the site has high potential.

The contiguous parcels on the west side of Roseton consist of six parcels ranging in size from .14 to .48 acres total 1.59 acres. These consolidated lots would comprise 1.59 acres yielding 64 units (29 Lower, eight moderate and 28 above moderate). The next grouping of parcels on the same side of the street and north of Gard Ave consist of three parcels ranging in size from 0.17 to 0.32 acre totaling 0.8 acre. These consolidated parcels could yield 33 units (15 lower income, four moderate and 15 above moderate). While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

The next grouping of parcels south of Gard Ave along the west side of Roseton and north side of Artesia Blvd comprises six parcels ranging in size from 0.16 to 0.54 acres totaling 1.87 acres. The consolidated parcels could be developed as one or two separate projects. The total yield would equal to 75 units (33 lower income, nine moderate and 19 above moderate). The one isolated parcel (7035-003-034) at 0.46 acres could yield 19 above-moderate units.

Opportunity Subarea 2.2: Opportunity Subarea 2.2 is located south of Artesia Boulevard, west of Roseton Avenue, and east of Gridley Road, and north of 178th Street and single-family homes. The Subarea is comprised of 3.6 acres and 7 parcels. Two lots are vacant, four lots were developed in 1980 or before, and one lot was developed in 1998.

There are currently no residential units on these parcels, but with the implementation of the MU-O there could be up to 145 units with the base density projections. These parcels are assigned 66 lower-income units, 18 moderate- and 63 above-moderate units.

Commercial structures in this area range between 27 to 49 years old. All lots have more valuable land than the existing structures on them.

The base MU-O height in this Subarea is 3 stories, and the Artesia Density Bonus for the inclusion of affordable units is 4 and five stories.

Subarea 2.2 features multi-tenant commercial properties, such as a barber shop, comic shop, and other small businesses, as well as some vacant parcels. A closer look in this subarea shows that four parcels on the west side of the East West Ice Palace range in size from 0.21-acre parcels to 0.39-acre parcels. With lot consolidation, the 1.04-acre side could yield 42 units (19 lower income, five moderate and 18 above moderate). While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

The three contiguous vacant parcels east of the East West Ice Palace range in size from 0.64 to 1.06 acres, totaling 2.60 acres. This site has received inquiries and preliminary applications for housing which were later withdrawn, but future development activity is anticipated. With available density of 100 units/acre under the MU-O, redevelopment is much more likely. The site could yield 104 units (47 lower-income, 13 moderate and 45 above-moderate). Lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Opportunity Area 3: Roseton Avenue-Artesia Boulevard

Figure H - 22 Opportunity Area 3: Roseton Avenue-Artesia Boulevard

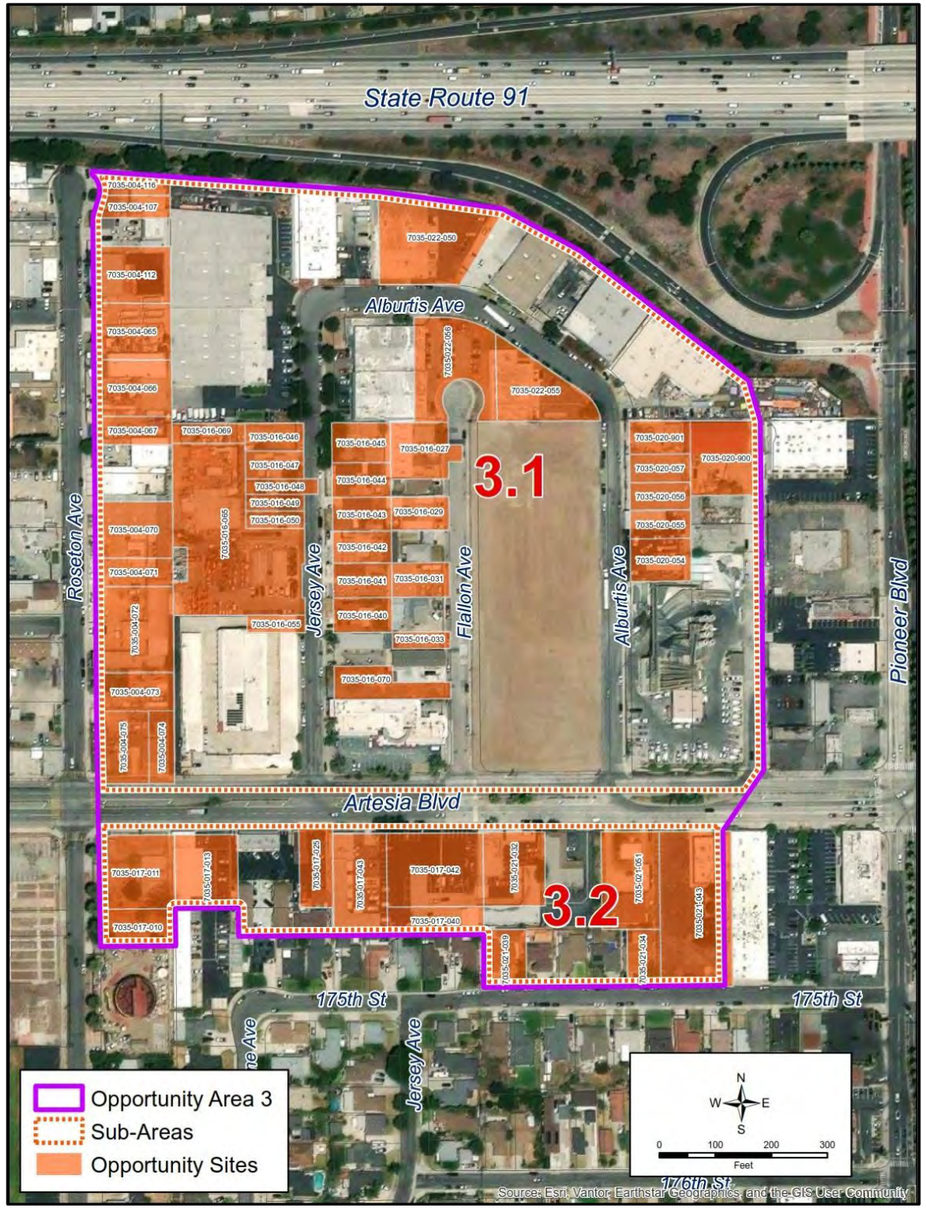


Table H-56. Area 3: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
3	3.1	7035-004-107	17026	ROSETON	GCC	LMI	2	Industrial												0.93
3	3.1	7035-004-116	17022	ROSETON	GCC	LMI	2	Industrial	**0.21**	**9**			**9**							0.82
3	3.1	7035-004-065	17114	ROSETON	GCC	LMI	2	Industrial												0.03
3	3.1	7035-004-066	17128	ROSETON	GCC	LMI	2	Industrial												0.30
3	3.1	7035-004-067			GCC	LMI	2	Vacant												0.00
3	3.1	7035-004-112	17106	ROSETON	GCC	LMI	2	Commercial	**1.13**	**46**	**21**	**6**	**20**							0.05
3	3.1	7035-004-070	17216	ROSETON	GCC	LMI	2	Industrial												0.70
3	3.1	7035-004-071	17226	ROSETON	GCC	LMI	2	Industrial												0.03
3	3.1	7035-004-072	17306	ROSETON	GCC	LMI	2	Industrial												0.55
3	3.1	7035-004-073	17318	ROSETON	GCC	LMI	2	SFR												0.45
3	3.1	7035-004-074	11611	ARTESIA	GCC	ABC-SP	2	SFR												0.03
3	3.1	7035-004-075	11601	ARTESIA	GCC	ABC-SP	2	Commercial	**1.61**	**65**	**30**	**8**	**28**							0.45
3	3.1	7035-016-046	17203	JERSEY	GCC	LMI	2	Vacant												0.00
3	3.1	7035-016-047	17207	JERSEY	GCC	LMI	2	MFR												0.50
3	3.1	7035-016-048	17211	JERSEY	GCC	LMI	2	SFR												0.02
3	3.1	7035-016-049	17215	JERSEY	GCC	LMI	2	SFR												0.91
3	3.1	7035-016-050	17219	JERSEY	GCC	LMI	2	SFR												0.46
3	3.1	7035-016-065	17223	JERSEY	GCC	LMI	2	Industrial												0.11
3	3.1	7035-016-069			GCC	LMI	2	Vacant	**1.65**	**66**	**30**	**8**	**29**							0.00
3	3.1	7035-016-040	17304	JERSEY	GCC	LMI	2	SFR												0.24
3	3.1	7035-016-041	17226	JERSEY	GCC	LMI	2	MFR												0.42

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
3	3.1	7035-016-042	17220	JERSEY	GCC	LMI	2	SFR												0.43
3	3.1	7035-016-043	17214	JERSEY	GCC	LMI	2	MFR												0.27
3	3.1	7035-016-044	17210	JERSEY	GCC	LMI	2	SFR												0.44
3	3.1	7035-016-045	17202	JERSEY	GCC	LMI	2	MFR	**0.89**	**36**	**17**	**5**	**16**							0.73
3	3.1	7035-020-054			GCC	HM-I	2	Industrial												0.01
3	3.1	7035-020-055	17224	ALBURTIS	GCC	HM-I	2	Industrial												0.04
3	3.1	7035-020-056	17212	ALBURTIS	GCC	HM-I	2	Industrial												0.00
3	3.1	7035-020-057	17208	ALBURTIS	GCC	HM-I	2	Industrial												0.00
3	3.1	7035-020-900	17203	CORBY	GCC	HM-I	2	Other												0.00
3	3.1	7035-020-901	17202	ALBURTIS	GCC	HM-I	2	Industrial	**1.09**	**44**	**20**	**6**	**19**							0.00
3	3.2	7035-017-010			LDR	ABC-SP	3	Vacant												0.00
3	3.2	7035-017-011	11600	ARTESIA	GCC	ABC-SP	3	Commercial												0.04
3	3.2	7035-017-013	11622	ARTESIA	GCC	ABC-SP	3	Industrial	**0.93**	**38**	**18**	**5**	**17**							0.75
3	3.2	7035-017-025	11636	ARTESIA	GCC	ABC-SP	3	Commercial												0.49
3	3.2	7035-017-040			GCC	ABC-SP	3	Vacant												0.00
3	3.2	7035-017-042	11654	ARTESIA	GCC	ABC-SP	3	Commercial												0.15
3	3.2	7035-017-043	11644	ARTESIA	GCC	ABC-SP	3	Commercial												0.86
3	3.2	7035-021-032	11658	ARTESIA	GCC	ABC-SP	3	Commercial	**1.61**	**65**	**30**	**8**	**28**							0.50

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
3	3.2	7035-021-043	11732	ARTESIA	GCC	ABC-SP	3	Commercial												0.10
3	3.2	7035-021-051	11704	ARTESIA	GCC	ABC-SP	3	MFR	**1.20**	**49**	**23**	**6**	**22**							0.27
														418	**189**	**52**	**188**	**105**	**789**	

Opportunity Area 3: Discussion of Opportunity Sites

Opportunity Subarea 3.1: Opportunity Subarea 3.1 is located south of the Artesia Freeway/ State Route 91, west of Corby Ave, north of Artesia Boulevard and west of Roseton Avenue. The Subarea is comprised of 6.6 acres and 31 parcels suitable for consolidation, and there are currently 12 parcels with residential uses (single and multi-family). Residences and commercial structures in this area range in age from 33 to 98 years old. Subarea 3.1 features a variety of uses including a printing supply, a construction company, a shooting range and more.

All sites have land more valuable than what is built on them. While these sites are primarily industrial zoned (although with some older single-family residences), housing could still be constructed if the MU-O is utilized, as the overlay can supersede base zoning if affordable housing is included.

If this subarea was built to capacity at the base density for the MU-O, then 266 units could be constructed provided that lot consolidation occurred, which would also facilitate affordable housing. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

A number of contiguous parcels in the subarea, although less than 0.5 acres in areas, when combined, could facilitate mixed-use projects along Artesia Blvd and high density elsewhere. Discounting smaller parcels less than 0.5 acre that are not conducive for lot consolidation, the subarea could accommodate 118 lower-income, 33 moderate and 121 above-moderate units.

If a site incorporated affordable housing, the Artesia Density Bonus could apply to a project, which would allow the base building height of 3 stories to rise to five stories, accommodating more units.

Opportunity Subarea 3.2: Opportunity Subarea 3.2 is located south of Artesia Boulevard, west of Pioneer Boulevard, north of 175th Street and west of Roseton Avenue, and east of Roseton Avenue. The Subarea comprises 4.05 acres, including 12 parcels, and four residences. Subarea 3.2 features a variety of uses including a bank, car repair, restaurant, large surface parking lots and more.

Residences and commercial structures in this area range in age from 46 to 98 years old. All sites have land more valuable than what is built on them. While these sites are a combination of industrial, vacant, commercial, and Specific Plan zoning housing could still be constructed if the MU-O is utilized as the overlay can supersede base zoning if affordable housing is included.

If the area were built to capacity at the base density for the MU-O, then 162 units could be built in this area. With lot consolidation, three distinct areas (0.93, 1.61 and 1.2 acres in area, 10 parcels) would accommodate the total units by allocating 71 for lower income, 19 for moderate and 67 for above moderate. If a site incorporated affordable housing the Artesia Density Bonus could be applied to a project, which would allow the base building height of 3 stories to rise to 4 stories, accommodating more units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Opportunity Area 4: Pioneer Boulevard South of Freeway

Figure H - 23 Opportunity Area 4: Pioneer Boulevard South of Freeway

Table H-57. Area 4: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
4	4.1	7035-020-078	17309	PIONEER	GCC	CG	2	Commercial												0.08
4	4.1	7035-020-083	17221	PIONEER	GCC	CG	2	Commercial												0.35
4	4.1	7035-020-092	17127	PIONEER	GCC	CG	2	Commercial	**1.59**	**64**	**29**	**8**	**28**							0.96
4	4.2	7033-004-029	17326	PIONEER	GCC	CPD	1	Commercial												0.82
4	4.2	7033-004-033	17122	PIONEER	GCC	CPD	1	Commercial												0.16
4	4.2	7033-004-045	11846	FRAMPTON	GCC	CPD	1	Industrial	**1.37**	**55**	**25**	**7**	**24**							0.20
4	4.3	7035-018-035	17509	PIONEER	GCC	CG	3	Commercial	**0.65**	**27**	**13**	**4**	**12**							0.20
4	4.4	7033-005-012	11828	ARTESIA	GCC	CG	2	Commercial												0.44
4	4.4	7033-005-013	11840	ARTESIA	GCC	CG	2	Commercial												0.24
4	4.4	7033-005-014	11836	ARTESIA	GCC	CG	2	SFR												0.00
4	4.4	7033-005-019	11828	ARTESIA	GCC	CG	2	Commercial												0.63
4	4.4	7033-005-020	11800	ARTESIA	GCC	CG	2	Commercial												0.67
4	4.4	7033-005-021	11830	ARTESIA	GCC	CG	2	Commercial												0.02
4	4.4	7033-005-022			GCC	CG	2	Commercial												0.03
4	4.4	7033-008-021	11854	ARTESIA	GCC	CG	2	Commercial	**4.33**	**174**	**79**	**21**	**75**							0.81
														320	**146**	**40**	**139**	**34**	**354**	

Opportunity Area 4: Discussion of Opportunity Sites

Opportunity Subarea 4.1: Opportunity Subarea 4.1 is located north of Artesia Boulevard, south of the Artesia Freeway/State Route 91, east of Corby Avenue, and west of Pioneer Boulevard. The Subarea is comprised of 1.6 acres and three lots. Subarea 4.1 features several uses including a multi-tenant commercial property, a caregiver company, and underutilized surface parking areas. There are currently no residential units in this subarea.

Commercial structures in this area range in age from 50 to 67 years old. The sites are zoned for commercial use, and they were all developed before 1975. Land on these sites is generally more valuable than what is constructed on them.

These sites could accommodate up to 64 units at MUO base densities. The two contiguous parcels, each over 0.5 acre (0.69 and 0.76), when consolidated, could accommodate 29 lower-income units, eight moderate and 28 above-moderate units. The base height for this area is 3 stories, but sites could be built up to 5 stories if affordable units are included, utilizing the Artesia Density Bonus. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Opportunity Subarea 4.2: Opportunity Subarea 4.2 is located north of Artesia Boulevard, south of the Artesia Freeway/State Route 91, east of Pioneer Boulevard, and west of Clarkdale Avenue. The Subarea is comprised of 1.5 acres and five lots. Subarea 4.2 features several uses, including a bank, an underutilized former ice provider, empty parking lot spaces, and more. There are currently no residential units in this subarea.

Commercial structures in this area range in age from 36 to 60 years old. The properties generally feature structures that are less valuable than the land they are on, and they are surrounded by large, underutilized surface parking on neighboring lots. The sites are zoned for commercial use except for one industrial site. Two sites were developed in the 1980s, and three of the sites were built in 1977 or before.

These combined sites could accommodate up to 61 units at MUO base densities, including 25 lower-income, seven moderate income, and 24 above-moderate units. One parcel is over 0.5 acre (0.62 acre) and by itself could accommodate 13 lower-income units, four moderate-income, and 19 above-moderate units of the overall total. The base height limit for this area is 4 stories, and if affordable units are included, the site could be built up to 6 stories utilizing the Artesia Density Bonus. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in 179, which consist of non-vacant sites and as indicated by regional trends (page H-175). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Opportunity Subarea 4.3: Opportunity Subarea 4.3 is located north of 156th Street, south of 175th Street, east of a single-family home neighborhood, and west of Pioneer Boulevard. The site is 0.65

acre and currently features no residential units. The commercial structure in this area is a ca. 1969 car wash that is 56 years old.

The land is now considerably more valuable than the structure that is on the site.

This site could accommodate 27 units, including 13 lower-income, four moderate and 12 above-moderate, at the MU-O base density. The height of the structure(s) could be 3 stories and rise to 4 stories utilizing the Artesia Density Bonus with the inclusion of affordable units.

Opportunity Subarea 4.4: Opportunity Subarea 4.4 is located north of 176th Street, south of the Artesia Boulevard, east of Pioneer Boulevard, and west of the Windsor Palms Care Center of Artesia nursing home. The area features several uses including multiple restaurants, a drug store, and a vacant building that was once a hardware store. The residence and commercial structures in this area range in age from 24 to 79 years old. The properties generally feature structures that are less valuable than the land they are on.

The subarea comprises 4.3 acres with eight lots, including some parcels that are greater than 0.5 acre. With lot consolidation, the total area could accommodate 174 units at the minimum MU-O density, including 79 lower income, 21 moderate and 75 above moderate units. The base height limit in the MUO is 3 stories, but by including affordable units and utilizing the Artesia Density Bonus, up to five stories and more units could be constructed. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Opportunity Area 5: Pioneer Boulevard North of 183rd Road

Figure H - 24 Opportunity Area 5: Pioneer Boulevard North of 183rd Road

Table H-58. Area 5: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
5	5.1	7035-012-027	18000	ALBURTIS	CCMU	MFR	3	SFR	**0.15**	**7**			**6**							0.86
5	5.1	7035-012-030	18011	PIONEER	CCMU	ADSP	2	Commercial												0.45
5	5.1	7035-012-045	18015	PIONEER	CCMU	ADSP	2	Commercial/ MFR	**1.03**	**42**	**19**	**6**	**19**							0.68
5	5.1	7035-019-034	17722	ALBURTIS	CCMU	MFR	3	SFR												0.44
5	5.1	7035-019-080	17628	ALBURTIS	CCMU	MFR	3	MFR-Condo	**2.25**	**90**	**41**	**11**	**39**							0.67
5	5.1	7035-019-035	17730	ALBURTIS	CCMU	MFR	3	MFR												0.50
5	5.1	7035-019-036	17730	ALBURTIS	CCMU	MFR	3	MFR	**1.02**	**41**	**19**	**5**	**17**							0.43
5	5.1	7035-012-038	18107	PIONEER	CCMU	ADSP	2	Commercial												0.28
5	5.1	7035-012-904	18159 - 18175	PIONEER	CCMU	ADSP	2	Commercial	**2.34**	**94**	**43**	**12**	**41**							0.00
5	5.2	7033-007-016	17610	PIONEER	CCMU	AL-SP	2	Vacant												0.00
5	5.2	7033-007-017	17618	PIONEER	CCMU	AL-SP	2	Vacant												0.00
5	5.2	7033-007-018			CCMU	AL-SP	2	Vacant	**0.82**	**33**	**15**	**4**	**15**							0.00
5	5.2	7033-007-001	17626	PIONEER	CCMU	CG	3	Commercial												0.03
5	5.2	7033-007-002			CCMU	CG	3	Vacant												0.00
5	5.2	7033-007-003	17702	PIONEER	CCMU	CG	3	Commercial												0.00
5	5.2	7033-007-004	17718	PIONEER	CCMU	CG	3	SFR												0.02
5	5.2	7033-007-006	17720	PIONEER	CCMU	CG	3	Commercial												0.04
5	5.2	7033-007-007	17720	PIONEER	CCMU	CG	3	Vacant												0.00
5	5.2	7033-007-009	17726	PIONEER	CCMU	CG	3	Commercial												0.37

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
5	5.2	7033-007-010	11819	178TH	CCMU	CG	3	MFR												0.65
5	5.2	7033-007-011	11827	178TH	CCMU	CG	3	SFR												0.42
5	5.2	7033-007-020	17624	PIONEER	CCMU	CG	2	Vacant												0.00
5	5.3	7033-017-019	11849	ASHWORTH	HDR	MFR	3	SFR	**2.09**	**84**	**38**	**11**	**37**							0.25
5	5.3	7033-019-011	18007	ARLINE	CCMU	MFR	2	Vacant												0.00
5	5.3	7033-019-012	18011	ARLINE	CCMU	MFR	2	Vacant												0.00
5	5.3	7033-019-013	18011	ARLINE	CCMU	MFR	2	Vacant	**0.55**	**23**	**11**	**3**	**10**							0.00
5	5.3	7033-021-001	17902	ARLINE	HDR	MFR	3	MFR												0.65
5	5.3	7033-021-002	17906	ARLINE	HDR	MFR	3	MFR												0.66
5	5.3	7033-021-003	17910	ARLINE	HDR	MFR	3	MFR												0.65
5	5.3	7033-021-028	17918	ARLINE	HDR	MFR	3	SFR	**0.86**	**35**	**16**	**5**	**16**							0.84
5	5.3	7033-020-018	18110	ARLINE	HDR	MFR	3	MFR												0.65
5	5.3	7033-020-019	18102	ARLINE	HDR	MFR	3	MFR												0.67
5	5.3	7033-020-020	18030	ARLINE	HDR	MFR	3	MFR												0.55
5	5.3	7033-020-021	18028	ARLINE	HDR	MFR	3	SFR	**0.86**	**35**	**16**	**5**	**16**							0.25
														484	**218**	**62**	**216**	**89**	**958**	

Opportunity Area 5: Discussion of Opportunity Sites

Opportunity Subarea 5.1: Opportunity Subarea 5.1 is located north of 183rd Street, South of 176th Street, east of Alburtis Avenue, and Pioneer Boulevard. The Subarea is comprised of 6.79 acres and nine lots. Residences and commercial structures in this area range in age from 19 to 51 years old. The area has 68 residential units, with room for substantial growth.

Based on the land being more valuable than what is constructed, it is the City's hope that new density and development incentive can create more housing.

This area could accommodate 274 residential units (122 lower income, 34 moderate and 122 above moderate). Many of the parcels are over 0.5 acres in the area but some smaller parcels under 0.5 acres that are adjacent to larger (over 0.5 acres) can be consolidated to provide sufficient land area for meaningful development that could accommodate affordable units. The base height in the MUO is 3 stories but with the inclusion of affordable housing the buildings could go to 4 and five stories. The sites are a combination of multi-family sites that could increase density, multi-tenant commercial sites, and a post office. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Opportunity Subarea 5.2: Opportunity Subarea 5.2 features 14 parcels located north of 178th Street, east of Pioneer Boulevard, south of 176th Street, and west of a church. These parcels host several uses including an underutilized surface parking area, vacant lots, residential units, and multiple businesses. These sites comprise 2.96 acres and one site was built in 1906, and 6 sites were built in 1976 or before. Residences and commercial structures in this area range in age from 49 to 119 years old. The sites are currently zoned for commercial, mixed family residence, and single-family residence uses, along with 7 vacant sites. All sites have a Land Improvement Ratio of less than one.

The base MU-O density would facilitate up to 120 units, with the potential of more with State and City bonuses. With lot consolidation, the area could accommodate 51 lower income units, 14 moderate and the remaining 58 units for above-moderate. The base MU-O construction heights in this subarea are three to four stories, and if percentages of lower income housing are included then the heights can rise to 4-5 stories. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

Development standards include setbacks and additional story setbacks to reduce impact on existing housing.

Opportunity Subarea 5.3: Opportunity Subarea 5.3 features 27 parcels located north of 183rd Street, east of Pioneer Boulevard, south of 178th Street, and west of Clarkdale Avenue. These parcels host several uses including several single and mixed-family use residences, a vacant lot, three parking lots, and two businesses. These sites comprise 4.26 acres with a building age range of 31-101 years old.

Twenty-four parcels are zoned for mixed family residential uses with single family and multi-family residencies currently on the land. The multi-family residences were constructed between 1924-1994 and the single-family residences were constructed between 1940-1970. Two of the parcels were developed in 1959 and are currently being utilized for commercial use. 4 parcels are vacant. All sites have a Land Improvement Ratio of less than one.

The MU-O base density would facilitate 180 units, with the potential of more with State and City bonuses. With consolidation of the smaller parcels, distinct sites over 0.5 acre can be achieved which could facilitate 46 lower income units, 14 moderate and 45 above moderate. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to five stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing.

Opportunity Area 6: Gridley South

Figure H - 25 Opportunity Area 6: Gridley South

Table H-59. Area 6: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
6	6.1	7039-026-027	18300	GRIDLEY	CG	CG	3	Commercial	**3.42**	**137**	**62**	**17**	**59**							0.73
6	6.2	7039-008-005	18502	GRIDLEY	CG	SP	3	Commercial												0.39
6	6.2	7039-008-006	18510	GRIDLEY	CG	SP	3	Commercial												0.91
6	6.2	7039-026-005	18432	GRIDLEY	CG	CG	3	Institutional/ Congregate	**1.22**	**49**	**23**	**6**	**22**							0.69
6	6.2	7039-008-026	11423	187TH	LDR	SP	2	Commercial												0.80
6	6.2	7039-008-027	11419	187TH	CG	CG	2	Commercial												0.08
6	6.2	7039-008-034	18616	GRIDLEY	CG	CG	3	Commercial	**1.90**	**76**	**35**	**10**	**33**							0.69
														262	**120**	**33**	**114**	**5**	**267**	

Opportunity Area 6: Discussion of Opportunity Sites

Opportunity Subarea 6.1: Opportunity Subarea 6.1 is a single parcel located north of a single-family home neighborhood, east of Gridley Road, south of 183rd Street, and west of an abandoned railroad. The site is zoned for commercial use, comprises 3.42 acres and was developed in 1986. This parcel hosts several uses including an underutilized surface parking area, multi-tenant commercial property, and multiple restaurants. There are currently no residential units on this parcel.

This site has a Land Improvement Ratio of less than one.

The parcel could support up to 137 units under the MUO base density, including 62 lower income, 17 moderate and 59 above moderate units. The base height for this area is 3 stories, but structure(s) containing affordable units could rise up to 4 stories utilizing the Artesia Density Bonus.

Opportunity Subarea 6.2: Opportunity Subarea 6.2 features 8 parcels located north of 187th Street, east of multi-family residential units, south of 184th street, and west of Gridley Road. The sites are zoned for institutional/congregate use, commercial use, and single-family residences. These parcels host several uses including underutilized office spaces and parking areas, a vacant parcel, and several businesses such as medical offices and a multi-tenant commercial property. There is currently one residential unit.

These sites have a Land Improvement Ratio of less than 1. All lots have more valuable land than the existing structures on them.

These sites comprise 3.22 acres, and all the parcels were developed before 1974 with two that were developed in 1920 and 1925. The residential and commercial structures in this area range in age from 51 to 105 years old. The sites could accommodate up to 130 units at base densities in the MUO with the consolidation of the two smaller (0.22 acre parcels) with adjacent larger parcels. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page 179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

With the larger parcels, the area could accommodate 58 lower income units, 16 moderate and 60 units for above moderate. The base height for this area is 3-4 stories, but structures containing affordable units could be built up to 4-5 stories with the Artesia Density Bonus.

Opportunity Area 7: Pioneer Boulevard South of 183rd Street

Figure H - 26 Opportunity Area 7: Pioneer Boulevard South of 183rd Street

Table H-60. Area 7: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
7	7.1	7039-001-009	11700	183RD	CCMU	ADSP	2	Commercial	**3.67**	**147**	**67**	**18**	**64**							0.32
7	7.1	7039-002-013	18423	PIONEER	CCMU	ADSP	2	Commercial												0.50
7	7.1	7039-002-019	18413	PIONEER	CCMU	ADSP	2	Commercial	**0.91**	**37**	**17**	**5**	**16**							0.22
7	7.1	7039-002-004	18507	PIONEER	CCMU	ADSP	2	Commercial												0.65
7	7.1	7039-002-005	18511	PIONEER	CCMU	ADSP	2	Commercial	**0.25**	**10**			**10**							0.42
7	7.1	7039-002-900	18530	CORBY	CCMU	ADSP	2	Institutional/ Pkg Lot												0.00
7	7.1	7039-002-901	18510	CORBY	CCMU	ADSP	2	Institutional/ Pkg Lot	**0.80**	**32**	**15**	**4**	**14**							0.00
7	7.2	7040-015-001	11840	183RD	HDR	MFR	3	MFR												0.67
7	7.2	7040-015-003	18316	ARLINE	HDR	MFR	3	MFR												0.59
7	7.2	7040-015-004	18322	ARLINE	HDR	MFR	3	SFR												0.36
7	7.2	7040-015-006	18402	ARLINE	HDR	MFR	3	MFR												0.65
7	7.2	7040-015-008	18412	ARLINE	HDR	MFR	3	MFR												0.94
7	7.2	7040-015-011	18430	ARLINE	HDR	MFR	3	MFR												0.59
7	7.2	7040-016-013	18500	ARLINE	HDR	MFR	3	MFR	**0.52**	**21**	**10**	**3**	**10**							0.67
7	7.2	7040-016-016	18512	ARLINE	HDR	MFR	3	MFR												0.67
7	7.2	7040-016-017	18512	ARLINE	HDR	ADSP	3	Institutional/ Church	**0.72**	**29**	**14**	**4**	**13**							0.17
7	7.2	7040-017-006	18326	PIONEER	CCMU	ADSP	2	Commercial												0.47
7	7.2	7040-017-007	18300	PIONEER	CCMU	ADSP	2	Commercial												0.67
7	7.2	7040-018-014	18332	PIONEER	CCMU	ADSP	2	Commercial												0.81

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
7	7.2	7040-018-800	18400	PIONEER	CCMU	ADSP	2	Other												n/a
7	7.2	7040-018-801	18400	PIONEER	CCMU	ADSP	2	Other												n/a
7	7.2	7040-018-802	18400	PIONEER	CCMU	ADSP	2	Other												n/a
7	7.2	7040-018-804	18426	PIONEER	CCMU	ADSP	2	Other	**1.96**	**79**	**36**	**10**	**34**							n/a
7	7.2	7040-017-001	18327	ARLINE	CCMU	ADSP	2	SFR												0.25
7	7.2	7040-017-002	18319	ARLINE	CCMU	ADSP	2	MFR												0.67
7	7.2	7040-017-008	11818	183RD	CCMU	ADSP	2	MFR	**0.92**	**37**	**17**	**5**	**16**							0.50
7	7.2	7040-018-004	18415	ARLINE	CCMU	ADSP	2	MFR												0.91
7	7.2	7040-018-005	18421	ARLINE	CCMU	ADSP	2	MFR												0.67
7	7.2	7040-018-006	18427	ARLINE	CCMU	ADSP	2	MFR	**0.52**	**21**	**10**	**3**	**10**							0.58
7	7.2	7040-019-003	18513	ARLINE	CCMU	ADSP	2	Institutional/Church	**0.18**	**8**			**8**							0.08
7	7.3	7039-012-003	18701	PIONEER	CCMU	ADSP	2	Commercial												0.60
7	7.3	7039-012-010	18725	PIONEER	CCMU	ADSP	2	Commercial	**0.60**	**24**	**11**	**3**	**11**							0.77
7	7.4	7040-021-016	18612	ARLINE	HDR	MFR	3	MFR												0.66
7	7.4	7040-021-017	18606	ARLINE	HDR	MFR	3	MFR												0.69
7	7.4	7040-021-018	18602	ARLINE	HDR	MFR	3	MFR	**0.54**	**22**	**10**	**3**	**10**							0.43
														467	**207**	**58**	**216**	**257**	**1145**	

Opportunity Area 7: Discussion of Opportunity Sites

Opportunity Subarea 7.1: Opportunity Subarea 7.1 features 11 parcels located east of Alburtis Avenue, south of 183rd Street, west of Pioneer Boulevard, and north of 186th Street. These sites comprise 6.09 acres, and the parcels were developed in the early 1900s with apartments, single-family homes and in the 1950s-1990s with commercial uses along Pioneer Boulevard. A public parking lot was completed along 186th Street in the 1970s. These parcels host several uses including older residential uses, apartments, a commercial parking lot and various commercial shopping businesses.

Residences and commercial structures in this area range in age from 27 to 110 years old. The sites are currently zoned for commercial and multi-family residential uses. All sites have a Land Improvement Ratio of less than one.

The MU-O base density would facilitate up to 245 units, with the potential of more with State and City bonuses. With lot consolidation of contiguous parcels, sites would be more than 0.85 acres which could facilitate affordable units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan. Overall, the subarea could accommodate 99 lower income units, 27 moderate and 104 above moderate units. The base construction height is four stories, and if percentages of lower income housing are included then the heights can be increased to six stories utilizing the Artesia Density Bonus. Development standards include setbacks and additional story setbacks to reduce impacts on existing housing.

Opportunity Subarea 7.2 Opportunity Subarea 7.2 is located north of 186th Street, south of 183rd Street, east of Pioneer Boulevard and west of the housing along Clarkdale Avenue. The subarea is comprised of 4.8 acres and 23 lots. The area currently has 66 residential units.

Residences and commercial structures in this area range in age from 15 to 109 years old. All sites have a Land Improvement Ratio of less than one.

The MU-O base density would facilitate 195 residential units; with the consolidation of the smaller lots, the subarea could accommodate 87 lower income units, 25 moderate units and 91 above moderate units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan. The base height in the MUO is 3 stories but with the inclusion of affordable housing structures could rise to 4 and 5 stories utilizing the Artesia Density Bonus.

Opportunity Subarea 7.3: Opportunity Subarea 7.3 features 15 parcels located east of Alburtis Avenue, south of 183rd Street, west of Pioneer Boulevard, and north of 187th Street. These sites comprise 2.64 acres, and were developed in the mid-1900s with multi-family and single-family homes east of Alburtis Avenue. Commercial shopping and services were developed along Pioneer Boulevard in the early 1900s through 1984. The sites are currently zoned for commercial and multi-family residential uses.

These parcels host several uses including older residential apartments, single-family homes, commercial shopping/services, and the Artesia Historical District Old Fire Station 30. All sites have a Land Improvement Ratio of less than one.

Residences and commercial structures in this area range in age from 41 to 115 years old. The MU-O base density would facilitate up to 286 units, with the potential of more with State and City bonuses. There are only two parcels out of the 15 parcels that can be consolidated to form a 0.6 acre site which could accommodate 11 lower income units, 3 moderate and 11 above-moderate totaling 24 units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan. The remaining 13 parcels could accommodate 82 above-moderate units. The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to six stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing.

Opportunity Subarea 7.4: Opportunity Subarea 7.4 features 24 parcels located east of Pioneer Boulevard, south of 186th Street, west of Clarkdale Avenue and north of houses along Park Avenue. These sites comprise 4.42 acres, and the parcels were developed mostly in the mid-1900s with multi-family and single-family uses. Commercial shopping buildings were constructed in the early 1900s and as recently as 1999 along Pioneer Boulevard. These parcels host several uses including multi-family residential uses and commercial shopping. Artesia City Hall, Artesia Park, and Artesia Library are outside the subarea along Clarkdale Avenue. There are 38 residential units in the subarea.

Residences and commercial structures in this area range in age from 10 to 104 years old. The sites are currently zoned for commercial and multi-family residential uses. All sites have a Land Improvement Ratio of less than one.

The MUO base density would facilitate up to 178 units, with the potential of more with State and City bonuses. . By consolidating three contiguous smaller parcels in order to create a site over 0.5 acres, the subarea could accommodate 10 lower income units, 3 moderate and 166 above moderate units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan.

The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to six stories utilizing the Artesia Density Bonus. Development standards include setbacks and additional story setbacks to reduce impact on existing housing.

Opportunity Area 8: South Street

Figure H - 27 Opportunity Area 8: South Street

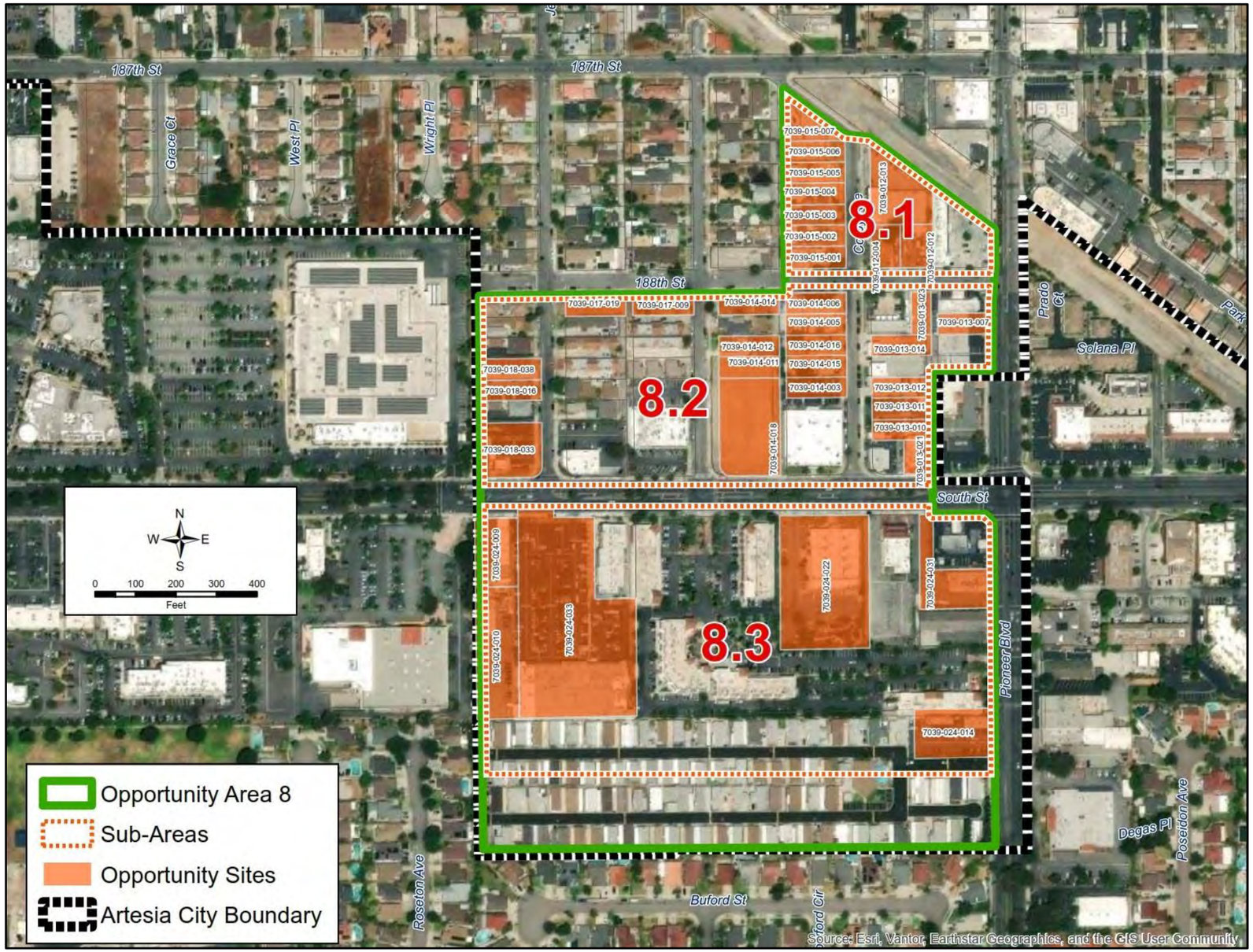


Table H-61. Area 8: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
8	8.1	7039-012-004	11739	188TH	SSGC	LMI	1	SFR												0.17
8	8.1	7039-012-012	11747	188TH	SSGC	LMI	1	SFR												0.01
8	8.1	7039-012-013	18732	CORBY	SSGC	LMI	1	Industrial												0.79
8	8.1	7039-015-001	18745	CORBY	SSGC	LMI	3	Industrial												0.08
8	8.1	7039-015-002	18739	CORBY	SSGC	LMI	3	SFR												0.08
8	8.1	7039-015-003	18735	CORBY	SSGC	LMI	3	Industrial												0.75
8	8.1	7039-015-004	18729	CORBY	SSGC	LMI	3	Commercial												0.08
8	8.1	7039-015-005	18725	CORBY	SSGC	LMI	3	Industrial												0.44
8	8.1	7039-015-006	18717	CORBY	SSGC	LMI	3	MFR												0.09
8	8.1	7039-015-007	18715	CORBY	SSGC	LMI	3	Industrial	**2.28**	**92**	**42**	**12**	**40**							0.34
8	8.2	7039-013-010			SSGC	LMI	1	Vacant												0.00
8	8.2	7039-013-011			SSGC	LMI	1	Vacant												0.00
8	8.2	7039-013-012	18822	CORBY	SSGC	LMI	1	Commercial	**0.54**	**22**	**10**	**3**	**10**							0.28
8	8.2	7039-014-005	18809	CORBY	SSGC	LMI	3	Vacant												0.00
8	8.2	7039-014-006	18803	CORBY	SSGC	LMI	3	Industrial												0.18
8	8.2	7039-014-015	18819	CORBY	SSGC	LMI	1	SFR												0.80
8	8.2	7039-014-016	18813	CORBY	SSGC	LMI	3	SFR	**0.72**	**29**	**14**	**4**	**13**							0.56
8	8.2	7039-014-011			SSGC	CG	1	Vacant												0.00
8	8.2	7039-014-012	18812	ALBURTIS	SSGC	MFR	3	SFR												0.81
8	8.2	7039-014-018	11701	SOUTH	SSGC	CG	1	Commercial	**1.20**	**48**	**22**	**6**	**21**							0.00

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
8	8.2	7039-018-033	11615	SOUTH	SSGC	CG	1	Commercial	**0.50**	**21**	**10**	**3**	**10**							0.80
8	8.3	7039-024-009	11600	SOUTH	SSGC	CPD	1	Commercial												0.10
8	8.3	7039-024-010			SSGC	CPD	1	Vacant												0.00
8	8.3	7039-024-033	11624	SOUTH	SSGC	CPD	1	Commercial	**4.04**	**162**	**73**	**20**	**70**							0.71
8	8.3	7039-024-014	19117	PIONEER	SSGC	CPD	1	Commercial	**0.45**	**18**			**18**							0.43
8	8.3	7039-024-022	11732	SOUTH	SSGC	CPD	1	Commercial	**1.66**	**67**	**31**	**9**	**29**							0.51
8	8.3	7039-024-031	19015	PIONEER	SSGC	CPD	1	Commercial	**0.50**	**20**	**9**	**3**	**9**							0.54
														479	**211**	**60**	**220**	**69**	**668**	

Opportunity Area 8: Discussion of Opportunity Sites

Opportunity Subarea 8.1: Opportunity Subarea 8.1 features 10 parcels located south of the current railroad right-of-way, north of 188th Street, east of the eastern alley off Alburtis Avenue and west of Pioneer Boulevard. Subarea 8.1 features a variety of light industrial and commercial uses including construction company offices, small warehouse uses, and a small commercial shopping center. These sites together comprise 2.28 acres. There are currently 7 residential units in the subarea. Three homes are single-family and were built between 1912-1923. One multi-family structure was constructed in 1940. The remaining commercial and light industrial uses were developed between 1950-1988 with the remaining light-industrial use being constructed in 1998.

Residences and commercial structures in this area range in age from 27 to 113 years old. All sites have land more valuable than what is built on them.

These sites are all zoned for light-industrial uses, but the MU-O would supersede this zoning for future development on the identified opportunity sites. The MU-O would accommodate 92 housing units in 3-story structures. All the parcels are conducive for lot consolidation, which could accommodate 42 lower income, 12 moderate and 40 above moderate units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan. If a site incorporated affordable housing, the Artesia Density Bonus could be utilized and would permit structure height up to 5 stories, facilitating more units.

Opportunity Subarea 8.2: Opportunity Subarea 8.2 is located south of 188th Street, north of South Street, west of Pioneer Boulevard, and ends on the eastern City border with Cerritos. These parcels host several uses including multi-family residential uses, and retail and service commercial uses along South Street and Pioneer Boulevard. The combined sites comprise 4.66 acres, including 20 parcels.

There are 10 residential units in the subarea. Three single-family homes were built in the early 1900s and 1958. The multi-family structures were constructed in 1974 and 1988. The remaining commercial uses were developed between 1950-1988. Residences and commercial structures in this area range in age from 37 to 125 years old. All sites have a Land Improvement Ratio of less than one.

The sites are currently zoned for light-manufacturing, commercial, and multi-family residential uses. There are four vacant parcels in the subarea. The MU-O base density would facilitate at least 189 units, with the potential of more with State and City bonuses. Various parcels are conducive for lot consolidation to form sites ranging in size from 0.54 acre to 1.2 acres. These sites combined with parcels at or above 0.5 acre could accommodate a total of 56 lower income units, and 16 moderate units and 54 above moderate units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan. The remaining parcels would accommodate 69 above moderate units. The base structure height in the subarea is four stories, and can be increased to six stories by utilizing the Artesia Density Bonus with inclusion of affordable

housing. Development standards include setbacks and additional story setbacks to reduce impact on existing housing.

Opportunity Subarea 8.3: Opportunity Subarea 8.3 is located south of South Street, west of Pioneer Boulevard, and ends at the eastern City border with Cerritos. The southern border of Subarea 8 ends at a mobile home park within the City of Artesia. Subarea 8.3 features a variety of commercial retail and dining uses. These sites comprise 6.65 acres within 6 parcels. There are no residential units.

The commercial uses were developed between 1948-1977; these structures range between 35 to 77 years old. The remaining 46,886 square-foot shopping center at 11624 South Street was developed in 1990. There is one vacant parcel. These parcels are currently zoned for Commercial Planned Development. The MU-O base density would facilitate up to 267 units, with the potential of more with State and City bonuses. Most of the parcels in the area are greater than 0.5 acres. With lot consolidation, the larger sites can accommodate 113 lower income units, 32 moderate and 126 above moderate for a total of 267 units. While ownership may be unique to each parcel, lot consolidation is common in Artesia, as shown by the list of projects in Table H-53, which consist of non-vacant sites and as indicated by regional trends (page H-179). Furthermore, incentives for lot consolidation are provided as indicated in Action HE 3.1c of the Housing Plan. The base structure height in the subarea is five stories, and can be increased to six stories by utilizing the Artesia Density Bonus with inclusion of affordable housing.

Opportunity Area 9: South Street East

Figure H - 28 Opportunity Area 9: South Street East

Table H-62. Area 9: Opportunity Areas, SubAreas, Sites, and Potential Consolidated Sites

OA	OA Sub-Area	AIN	Address No.	Street	General Plan	Zone	MU Overlay Zone	Extg Use	OA SUBAREA Consolidated Gross Area (acres) *(source: L.A. County Assessor 4/2024)*	Potential Consolidated Subarea Residential units, *HCD MINIMUM DENSITY 40 du/acre*	OA Sub-Area Consolidated Lot Totals: Lower Income *(45% of total units, rounded up)*	OA Sub-Area Consolidated Lot Totals: Moderate Income *(12% of total units, rounded up*	OA Sub-Area Consolidated Lot Totals: Above-Moderate Income *(43% of total units, rounded up)*	OA Consolidated Lots Total Units, 40 du/acre	OA Consolidated Lot Unit Totals: Lower Income	OA Consolidated Lot Unit Totals: Moderate Income	OA Consolidated Lot Unit Totals: Above Moderate Income	OA UNCON-SOLIDATED Lots Unit Totals: Above Moderate Income	Total Units at Minimum 40 du/acre	HEO Sites Improve-ment to Land Ratio (ILR) *(source: L.A. County Assessor 4/2024)*
9	9.1	7054-003-036	11944	SOUTH	CG	CG	3	Commercial	**1.35**	**54**	**25**	**7**	**24**							0.39
9	9.1	7054-003-037	11940	SOUTH	CG	CG	3	Commercial	**0.69**	**28**	**13**	**4**	**13**							0.81
9	9.2	7024-006-059	18820	NORWALK	NWBC	CG	3	Commercial	**1.66**	**67**	**31**	**9**	**29**							0.27
9	9.2	7040-032-022	12155	SOUTH	NWBC	CG	3	Commercial	**0.51**	**21**	**10**	**3**	**10**							0.55
9	9.2	7054-005-012	12240	SOUTH	NWBC	CG	3	SFR	**0.08**	**4**			**4**							0.23
9	9.2	7054-005-019	12304	SOUTH	NWBC	CG	3	MFR	**0.18**	**8**			**8**							0.82
9	9.2	7054-005-021	12316	SOUTH	NWBC	CG	3	SFR	**0.10**	**5**			**5**							0.30
9	9.2	7054-005-056	12202	SOUTH	NWBC	CG	3	Commercial	**0.47**	**19**			**19**							0.97
9	9.2	7054-027-060	19023	NORWALK	NWBC	CG	3	Institutional: preschool	**0.46**	**19**			**19**							0.51
9	9.2	7054-027-079	12146	SOUTH	NWBC	CG	3	Commercial	**0.69**	**28**	**13**	**4**	**28**							0.85
														335	**130**	**38**	**196**	**22**	**357**	

Opportunity Area 9: Discussion of Opportunity Sites

Opportunity Subarea 9.1: Opportunity Subarea 9.1 is located northeast of an abandoned railroad, south of South Street, and west of single-family residential units. It is 2.04 acres in area and comprises two parcels, each over 0.5 acre. These parcels host several uses including car repair and a multi-tenant commercial property.

These sites are zoned for commercial use. All the parcels were developed before 1985, and residences and commercial structures range in age from 39 to 43 years old. All sites have a Land Improvement Ratio of less than one.

The MUO base density would facilitate up to 82 units with 36 allocated for lower income, 10 for moderate and 37 for above moderate. The base structure height in this subarea is three stories, and if percentages of lower income housing are included then the heights can rise to four stories utilizing the Artesia Density Bonus.

Opportunity Subarea 9.2: Opportunity Subarea 9.2 features nine parcels located north of Hibbing Street, east and west of a single-family home neighborhood and a commercial lot featuring multiple restaurants, and south of a community church. These parcels host several uses including single-family homes, multi-family developments, multi-tenant commercial properties, and multiple restaurants.

Five parcels are zoned for commercial use and were developed from 1971-1985, with the most recent building constructed in 2016. Residences and commercial structures in this area range in age from 9 to 77 years old. There are two single family residences and one multi-family residence, all constructed before 1963. There is one institutional (preschool) parcel which was constructed in 1952. All sites have a Land Improvement Ratio of less than one.

These sites comprise 4.68 acres. The MU-O base density could facilitate at least 193 units. Three of the 9 parcels are over 0.5 acre, which could facilitate 54 lower-income units and 16 moderate units without necessitating lot consolidation. The total allocation for above-moderate is 122 units. The base structure height in this subarea three stories, and if percentages of lower-income housing are included then the heights can rise to four stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing.

Vacant Parcels in Sites Inventory

The parcels identified as vacant in the Sites Inventory are illustrated below. The designation of "vacant" is from the Los Angeles County Assessor, and many of these sites are parking lots associated with adjacent commercial uses.

Table H-63. Vacant Parcels

Count	AIN	Address	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max No. of Stories with Artesia Density Bonus	Potential new residential units: MINIMUM DENSITY 40 du/acre, rounded up	OA No.	OA Sub-Area	Lower Income Unit Count (45% of min. units)	Moderate Income Unit Count (11% of min. units)	Above Moderate Income Unit Count (43% of min. units)	HEO Sites Land Value (2024)	HEO Sites Improve-ments Current Value	HEO Sites Improve-ment to Land Ratio (ILR)
1	7011-005-006		0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$85,774	$0	0.00
2	7011-005-007	11818 167th St	0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$85,774	$0	0.00
3	7011-006-020		0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$126,140	$0	0.00
4	7011-006-021		0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$24,260	$0	0.00
5	7011-006-022		0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$24,260	$0	0.00
6	7011-006-023		0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$24,260	$0	0.00
7	7011-006-049		0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$49,623	$0	0.00
8	7011-007-003	11816 166th St	0.31	PBC	CG	1	6	7	13	1	1.3	6	2	6	$307,211	$0	0.00
9	7011-007-028		0.06	PBC	CG	1	6	7	3	1	1.3	2	1	2	$159,294	$0	0.00
10	7011-007-042		0.11	PBC	CG	3	3	4	5	1	1.3	3	1	3	$193,158	$0	0.00
11	7014-003-047		0.01	LMI	LMI	3	3	4	1	1	1.1	1	1	1	$10	$0	0.00
12	7033-007-002		0.03	CCMU	CG	3	3	4	2	5	5.2	1	1	1	$76,238	$0	0.00
13	7033-007-007	17720 Pioneer Blvd	0.28	CCMU	CG	3	3	4	12	5	5.2	6	2	6	$750,865	$0	0.00
14	7033-007-016	17610 Pioneer Blvd	0.21	CCMU	AL-SP	2	5	6	9	5	5.2	5	1	4	$881,924	$0	0.00
15	7033-007-017	17618 Pioneer Blvd	0.24	CCMU	AL-SP	2	5	6	10	5	5.2	5	2	5	$898,329	$0	0.00
16	7033-007-018		0.37	CCMU	AL-SP	2	5	6	15	5	5.2	7	2	7	$1,123,131	$0	0.00
17	7033-007-019		0.21	CCMU	CG	2	5	6	9	5	5.2	5	1	4	$593,759	$0	0.00
18	7033-007-020	17624 Pioneer Blvd	0.23	CCMU	CG	2	5	6	10	5	5.2	5	2	5	$650,363	$0	0.00
19	7033-017-006	11819 Ashworth St	0.15	CCMU	MFR	3	3	4	6	5	5.3	3	1	3	$354,976	$0	0.00
20	7033-019-011	18007 Arline Ave	0.18	CCMU	MFR	2	5	6	8	5	5.3	4	1	4	$234,477	$0	0.00
21	7033-019-012	18011 Arline Ave	0.18	CCMU	MFR	2	5	6	8	5	5.3	4	1	4	$229,872	$0	0.00
22	7033-019-013	18017 Arline Ave	0.18	CCMU	MFR	2	5	6	8	5	5.3	4	1	4	$229,872	$0	0.00
23	7035-003-060	17327 Roseton Ave	0.28	GCC	ABC-SP	3	3	4	12	2	2.1	6	2	6	$603,432	$10,404	0.02
24	7035-004-067		0.16	GCC	LMI	2	5	6	7	3	3.1	4	1	4	$134,697	$0	0.00
25	7035-004-081	17127 Roseton Ave	0.32	GCC	LMI	3	3	4	13	2	2.1	6	2	6	$545,363	$0	0.00
26	7035-005-048	17501 Roseton Ave	0.64	GCC	ABC-SP	2	5	6	26	2	2.2	12	3	12	$1,966,657	$0	0.00
27	7035-005-050	11540 Artesia Blvd	1.06	GCC	ABC-SP	2	5	6	43	2	2.2	20	5	19	$3,062,207	$0	0.00
28	7035-016-033		0.14	GCC	LMI	2	5	6	6	3	3.1	3	1	3	$25,220	$0	0.00
29	7035-016-046	17203 Jersey Ave	0.13	GCC	LMI	2	5	6	6	3	3.1	3	1	3	$196,855	$0	0.00
30	7035-016-055		0.07	GCC	LMI	2	5	6	3	3	3.1	2	1	2	$47,832	$0	0.00
31	7035-016-069		0.09	GCC	LMI	2	5	6	4	3	3.1	2	1	2	$96,819	$0	0.00
32	7035-016-070		0.29	GCC	LMI	2	5	6	12	3	3.1	6	2	6	$385,992	$0	0.00
33	7035-017-010		0.20	LDR	ABC-SP	3	3	4	8	3	3.2	4	1	4	$646,473	$0	0.00
34	7035-017-040		0.20	GCC	ABC-SP	3	3	4	8	3	3.2	4	1	4	$515,098	$0	0.00
35	7039-013-010		0.18	SSGC	LMI	1	6	7	8	8	8.2	4	1	4	$501,981	$0	0.00
36	7039-013-011		0.18	SSGC	LMI	1	6	7	8	8	8.2	4	1	4	$501,981	$0	0.00

Count	AIN	Address	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Max No. of Stories with Artesia Density Bonus	Potential new residential units: MINIMUM DENSITY 40 du/acre, rounded up	OA No.	OA Sub-Area	Lower Income Unit Count (45% of min. units)	Moderate Income Unit Count (11% of min. units)	Above Moderate Income Unit Count (43% of min. units)	HEO Sites Land Value (2024)	HEO Sites Improve-ments Current Value	HEO Sites Improve-ment to Land Ratio (ILR)
37	7039-014-005	18809 Corby Ave	0.18	SSGC	LMI	3	3	4	8	8	8.2	4	1	4	$324,018	$0	0.00
38	7039-014-011		0.18	SSGC	CG	1	6	7	8	8	8.2	4	1	4	$918,000	$0	0.00
39	7039-017-019	11624 188th St	0.18	SSGC	MFR	3	3	4	8	8	8.2	4	1	4	$22,115	$0	0.00
40	7039-024-010		0.73	SSGC	CPD	1	6	7	30	8	8.3	14	4	13	$866,426	$0	0.00
41	7040-020-002	18639 Arline Ave	0.18	HDR	ADSP	2	5	6	8	7	7.4	4	1	4	$341,054	$0	0.00
								Projected Totals	**366**			**185**	**58**	**181**			

Appendix C:
Affirmatively Furthering Fair Housing

Introduction

The City of Artesia is dedicated to the support of members of the community. The goal of this section of the Housing Element is to inform land-use and funding policies to help achieve an Artesia that furthers better outcomes for people regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and all other protected characteristics. The community does better as a whole when everyone has better housing, health, and economic outcomes.

In 2017, California passed Assembly Bill AB 686 as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined "affirmatively furthering fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws." Public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities. The bill added a required assessment of fair housing to the Housing Element of a General Plan which includes the following components:

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

The City of Artesia's Fair Housing Assessment addresses five housing issue areas:

1. Fair Housing Enforcement, Outreach, and Capacity (Section D.2.1)
2. Segregation and Integration (Section D.2.2)
3. Racially or Ethnically Concentrated Areas of Poverty and Affluence (Section D.2.3)
4. Access to Opportunities (Section D.2.4)
5. Disproportionate Housing Needs (Section D.2.5)
6. Outreach Efforts (Section D.2.6)

The following is a thorough analysis of fair housing issues facing Artesia.

Fair Housing Assessment

Fair Housing Enforcement, Outreach, and Capacity

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. Several public and private agencies may receive complaints about unfair housing practices or housing discrimination.

Federal fair housing laws prohibit discrimination based on race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- The Civil Rights Act of 1966- covers only race and was the first legislation of its kind
- The Federal Fair Housing Act 1968- covers refusal to rent, sell, or finance
- The Fair Housing Amendment Act of 1988- added the protected classes of handicap and familial status
- The Americans with Disabilities Act (ADA)- covers public accommodations in both businesses and in multi-family housing developments
- Shelly v. Kramer 1948- made it unconstitutional to use deed restrictions to exclude individuals from housing
- Jones v. Mayer 1968- made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

- California Fair Employment and Housing Act (FEHA, Part 2.8, commencing with Section 12900, of Division 3 of Title 2; Rumford Act) - covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- FEHA Regulations (California Code of Regulations (CCR), title 2, sections 12005-12271)
- Government Code section 65008 covers actions of a city and/or county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use

in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

» For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.

» Government Code section 65008, subdivision (e), authorizes preferential treatment of affordable housing

• Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.

• Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.

• Density Bonus Law (Gov. Code, § 65915.)

• Housing Accountability Act (Gov. Code, § 65589.5.)

• No-Net-Loss Law (Gov. Code, § 65863)

• Least Cost Zoning Law (Gov. Code, § 65913.1)

• Excessive subdivision standards (Gov. Code, § 65913.2.)

• Limits on growth controls (Gov. Code, § 65302.8.)

• Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)

• Unruh Civil Rights Act- extends to businesses and covers age and arbitrary discrimination

• California Civil Code Section 53- takes measures against restrictive covenants

• Department of Real Estate Commissioner's Regulations 2780-2782- defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker's duty to supervise

• Business and Professions Code- covers people who hold licenses, including real estate agents, brokers, and loan officers.

At the County level there is also effort to guarantee fair access to housing. The Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

The City of Artesia is affirmatively furthering fair housing through the identification of Meaningful Actions implemented by way of Program Actions. The Program section of the Housing Element provides further detail. The two largest actions to reduce housing access burdens have been through large code changes identified mostly in Action HE 1.3c Mixed use Overlay and Action HE 5.2c Remove Constraints. The City has committed to complying with applicable federal, State, and county fair

housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex.

The following is a summary of the City's compliance with Fair Housing Laws:

Table H-64. Compliance with State Fair Housing Laws

State Fair Housing Laws	Compliance Mechanism
California Fair Employment and Housing Act (FEHA) and Regulations	The City analyzed compliance with FEHA in the AFFH to ensure that all protected classes, including discrimination based on protected characteristics, such as race, color, religion, sex, disability, and familial status. This is accomplished primarily though coordination and referrals to the Housing Rights Center, and direct enforcement by the City's Code Enforcement Division (Action HE 2.2a and Action HE 4.1a).
Government Code section 65008 (Prohibits discrimination by local government against affordable housing projects, including emergency shelters)	Development projects, regardless of affordability, are subject to the same level of scrutiny; however, affordable housing projects are offered incentives and streamlined processing. Housing Element Action HE 1.4c (Variety of Housing Types), Action HE 1.4d (Emergency Shelters and Low Barrier Navigation Centers), and Action HE 5.2c (Remove Constraints) are pro-active means by which the City ensures that housing discrimination does not occur.
Government Code section 8899.50 (AFFH – Meaningful actions to ensure fair housing)	The City analyzed compliance with this section of the Government Code within the AFFH – fair housing assessment.
Government Code section 11135 (Prohibits discrimination in state-funded programs and activities)	The fair housing assessment in the AFFH, and the proposed policies and programs for the 2021-2029 planning period will ensure continuing compliance with this section of the Government Code.
Government Code section 65915-65918) (Density Bonus Law)	The City applies the State Density Bonus provisions to all eligible projects. The City's current ordinance will be updated pursuant to Action HE 1.2b.
Government Code section 65589.5) (Housing Accountability Act – Limits local governments' ability to deny or make housing infeasible development projects, including emergency shelters)	To date, the City has not denied a development project for very low-, low-, or moderate-income households. No emergency shelter applications have been received.
Government Code section 65863 No-Net-Loss Law	Action HE 2.1b is included within the 2021-2029 Housing Element to address no net loss. In addition, Action HE 2.1a (Mobile Home Park Zoning district), will protect existing and potential future manufactured housing.

Enforcement and Outreach

Existing Conditions

Enforcement and outreach of fair housing regulations happen with multiple entities within the City of Artesia.

Federal Enforcement:

Office of Fair Housing and Equal Opportunity (FHEO): At the federal level, the Office of Fair Housing and Equal Opportunity (FHEO) of HUD receive complaints of housing discrimination. FHEO will attempt to resolve matters informally. However, FHEO may act on those complaints if they represent a violation of federal law and FHEO finds that there is "reasonable cause" to pursue administrative action in federal court.

For federally funded Urban County programs, Artesia has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex.

State Enforcement:

California Department of Fair Employment and Housing (DFEH): At the state level, the Department of Fair Employment and Housing (DFEH) has a similar role to FHEO. DFEH also receives, investigates, attempts to settle, and can take administrative action to prosecute violations of the law. HUD and DFEH have overlap in jurisdiction, and depending on the nature of the case, may refer cases to one another. DFEH is a HUD Fair Housing Assistance Program (FHAP) grantee, meaning that it receives funding from HUD to enforce federal fair housing law in the state.

County Enforcement:

The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD's webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. LACDA is under contract with the Housing Rights Center (HRC), the nation's largest non-profit, civil rights organization dedicated to promoting secure and fair housing. HRC monitors fair housing compliance for both State and federal fair housing laws. Additionally, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include public service announcements, media, advertisements; community presentations; literature distribution; and management trainings.

City of Artesia Enforcement:

Fair housing complaints from City residents are addressed directly by the Housing Rights Center, either by direct contact from Artesia residents or upon referral by the City. Artesia is part of the CDBG Urban County program, which contracts the Housing Rights Center (HRC) for fair housing services. The Housing Rights Center (HRC) is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC was founded in 1968, the same year that Congress passed the Fair Housing Act. Their mission is to actively support and promote freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law. The organization is dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. To promote awareness of fair housing laws, HRC implements targeted outreach and education programs for Artesia residents for housing consumers including homeowners, prospective homebuyers, and tenants, as well as housing providers such as sellers, owners, real estate professionals, brokers, landlords, and property management firms. They do this through free workshops, online resources, and a housing rights hotline that offers housing assistance (1-800-477-5977). The hotline provides residence the opportunity to speak with a trained staff member with expertise in the resolution of many common landlord-tenant disputes. General housing services provided by HRC involve the provision of advice to landlords, property owners, and tenants requesting advice on their rights and responsibilities under federal and State law. HRC also assists with performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination.

The City's Code Enforcement Division of the Community Development Department is both proactive and complaint based. Code Enforcement Officers investigate complaints of violations of city codes and ordinances relating to building codes, zoning ordinances (including substandard housing issues), sign regulations, abatement, and public nuisance ordinances. Since January 2015, 90% of code enforcement cases have been successfully resolved due to voluntary corrections by property owners with one notice. Of the remaining cases, 99% are voluntarily corrected following a second notice. Code Enforcement community outreach includes "A Guide to the Preserving and Protecting the Quality of Life for Artesia," a special issue of The Artesian community newsletter with informs residents of the purposes and functions of Code Enforcement, and how to file complaints. The Guide is also posted on the City's website.

Fair Housing Inquiries:

The HCD AFFH Data Viewer shows that there were 0.30 FHEO fair housing inquiries per 1,000 residents in Artesia between 2013 and 2021. There was a total of 5 inquiries in Artesia between 2013-2021, and of these cases one was "no valid issue," two were "no valid basis," and two were "failure to respond." It is important to note that fair housing inquiries are not official fair housing cases. The rate of fair housing inquiries in Artesia is similar to the region and county (HCD AFFH Data Viewer). Artesia, and cities similar in size, such as Bellflower and Hawaiian Gardens had.5 FHEO inquiries per 1,000

people, while the slightly larger neighboring cities of Cerritos, Norwalk, and Lakewood had.25 FHEO inquiries per 1,000 people.

In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquires, fair housing issues relating to disabilities (physical and mental) represented the majority (82 percent) of the protected classifications. There were significantly fewer calls related to source of income, at 5 percent of the inquiries. During FY 2019-2020, 83 fair cases were opened, with the majority being reconciled or withdrawn. Two cases were referred to litigation, and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47 percent), mental disability (22 percent), and source of income (19 percent) represented the majority of the protected classes.

The City has not encountered any findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights.

Gaps in Enforcement and Outreach Resources

Artesia does not currently have the financial and staffing resources to conduct fair housing outreach activities directly, engage directly in fair housing testing, or conduct fair housing enforcement activities (beyond substandard housing enforcement). Therefore, the City relies directly on referrals to and services by the Housing Rights Center, supported directly by Code Enforcement actions pertaining to substandard housing. However, Action HE 1.4E commits the City to designating an appropriate, technically skilled staff member as the City's ADA Coordinator and will manage the City's compliance with the nondiscrimination requirements of Title IIA of the Americans with Disabilities Act (ADA). The designated staff member shall receive training in the compliance process from the Housing Rights Center.

Proposed Policies, Programs and Actions

Artesia is committed to proactive implementation fair housing laws within its jurisdiction. In addition to continuing referrals and coordination with the Housing Rights Center, this element includes polices and actions as summarized below:

Policy HE 1.4

Provide housing opportunities for special needs groups (elderly, female headed households, persons with disabilities, homeless and large households).

Action 1.4e: Reasonable Accommodation

"…The City will process an amendment to the Municipal Code by October 2025 to establish procedures for review and approval of requests for reasonable accommodation from persons with disabilities consistent with fair housing law. Flyers explaining the reasonable accommodation process will be posted in City Hall, on the City's website, and at the City's recreational center by October 2025.

To further minimize constraints to persons with disabilities, the City will update regulations for residential care facilities in conformance with current State law by October 2025.

Flyers for reasonable accommodation will be periodically included with utility bills mailed to residents of the city.

A Reasonable Accommodation Procedure shall be written to document existing procedures, and there will also be a particular process for senior citizens and people experiencing a disability to waive parking standards, as needed and appropriate. The Procedure shall include findings based on objective evidence to deny an application requesting reasonable accommodation.

An appropriate, technically skilled staff member shall be designated as the City's ADA Coordinator and will manage the City's compliance with the nondiscrimination requirements of Title IIA of the Americans with Disabilities Act (ADA). The designated staff member shall receive training in the compliance process from the Housing Rights Center. "

Policy HE 2.1

Maintain and improve existing housing stock, such as protecting manufactured housing land uses.

Policy HE 2.2

Continue to enforce the City's Municipal Code to preserve the existing housing stock.

Action 2.2a Code Enforcement

The City of Artesia provides Code Enforcement services that preserve the appearance, character and quality of our neighborhoods and our community. This cycle's Code Enforcement program covers several topics of interest, including:

- The City shall review existing Code Enforcement standards and ensure compliance with State law including Fair Housing Law, identify and create information sheets for homeowners to access resources, and shall review the implementation of the Franchise Tax Board (FTB) Substandard Housing Program.
- The City shall coordinate code enforcement with utility companies, housing code inspection, and rehabilitation programs to effectively utilize funding resources, efficiently ensure safe homes, and avoid displacement. As part of this effort, the City shall address California Health and Safety Code §17980(c)(2), which requires local governments to give consideration to the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. This program shall review and ensure this is considered in procedure will be created.

- The City will implement a required presale code inspection process, by enacting occupancy ordinances requiring presale code inspections and compliance before title to a property is transferred to new owners. For the purpose of this program "previous five years" is based on the date the application for development was submitted.
- The City features an edition of the local magazine The Artesian on the City webpage that provides a list of important phone numbers for residents to keep handy for activity that may extend beyond the jurisdiction of Code Enforcement.
- Policy HE 4.1: Provide fair housing services to residents that are all aware of their rights and responsibilities regarding housing. Specific actions include:
    - Action 4.1a: Affirmatively Furthering Fair Housing
    - The City will add a fair housing web page to its website to increase access to resources and support. Information provided will include a summary of the Housing Rights Center's services and contact phone numbers in English and Spanish. Cable television information will also be provided, along with hard-copy information on fair housing services at City Hall.
    - AFFH objectives are also furthered through rezone/implementation of the Mixed-Use overlay, removal of constraints to the production of housing, and codifying a variety of housing types as ministerial approvals, including group homes, affordable multi-family housing, homeless shelters, and single-room occupancy units.
    - The City will adopt an equal housing ordinance, strengthening partnerships will community organizations and service providers through biennial meetings, and assign fair housing complaint referral and follow-up duties to staff.

Segregation and Integration

Race/Ethnicity

The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues. This analysis is used to inform the goals, policies, and programs in the Housing Element.

Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Existing Conditions

Dissimilarity Index

According to HUD, "The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups."

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

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

In Table C-2, the indices for the Urban County and Los Angeles County are shown from 1990 to 2020. Since 1990 the dissimilarity between white communities and non-white communities has increased. Dissimilarity between Hispanic/ White and Asian or Pacific Islander/White communities has worsened, while dissimilarity between Black and White communities has improved—for both the Urban County and countywide. Utilizing HUD's levels of segregation, segregation between Asian or Pacific Islander and White communities is moderate, while Black/White and Hispanic/White communities are highly segregated.

Table H-65. Racial/Ethnic Dissimilarity Index

Year	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79

Year	1990	2000	2010	2020
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

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

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Figure C-1 and Figure C-2 compare racial or ethnic minority concentrations in the City of Artesia in 2010 and 2018. Since 2010, there has been an increase in racial/ethnic minority populations, and as a result, most of the City is now in the greater than 61 percent non-White population category. In 2010 the northern block groups and some of the eastern block groups were 40% or less racially diverse than today. One can see above that there is some segregation between people that are Asian and people that are Hispanic—the neighborhoods north of Artesia Boulevard are over 50% Hispanic while the majority of the City is between 10-50% Asian majority. While the community is one percentage point into Moderate segregation, there is not a significant negative impact of the community composition.

According to the 2020 Decennial Redistricting Data Artesia had 16,395 people. The racial ethnic composition of the community is illustrated in the following table (Racial/Ethnic Composition of Artesia, 2020 and 2010).

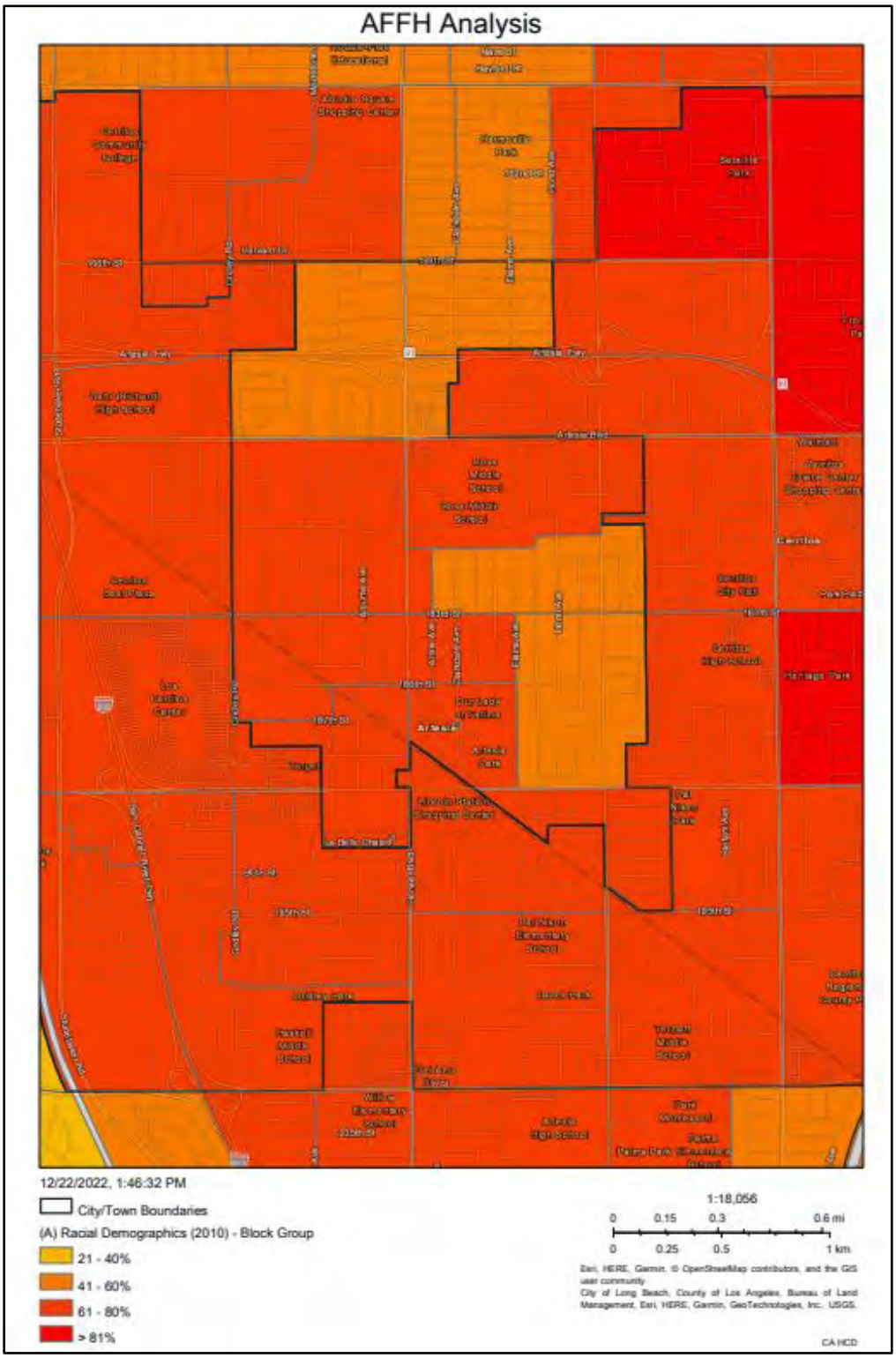
Table H-66. Racial/Ethnic Composition of Artesia, 2020 and 2010

Racial Group	2020 Census Count	Percent of Community - 2020	Percent of Community - 2010
Asian alone	6,852	41.79%	36.1%
Hispanic or Latino	5,825	35.53%	32.9%*
White alone	2,608	15.90%	37.4%
Black or African American alone	627	3.82%	4.8%
Other race alone	65	0.39%	17.1%
Native Hawaiian/Other Pacific Islander alone	58	0.35%	0.0%
American Indian/Alaska Native alone	26	0.16%	1.0%

*Sources: Table: 2020 Decennial Redistricting Data *(Hispanic population may also identify in one or more racial compositions)*

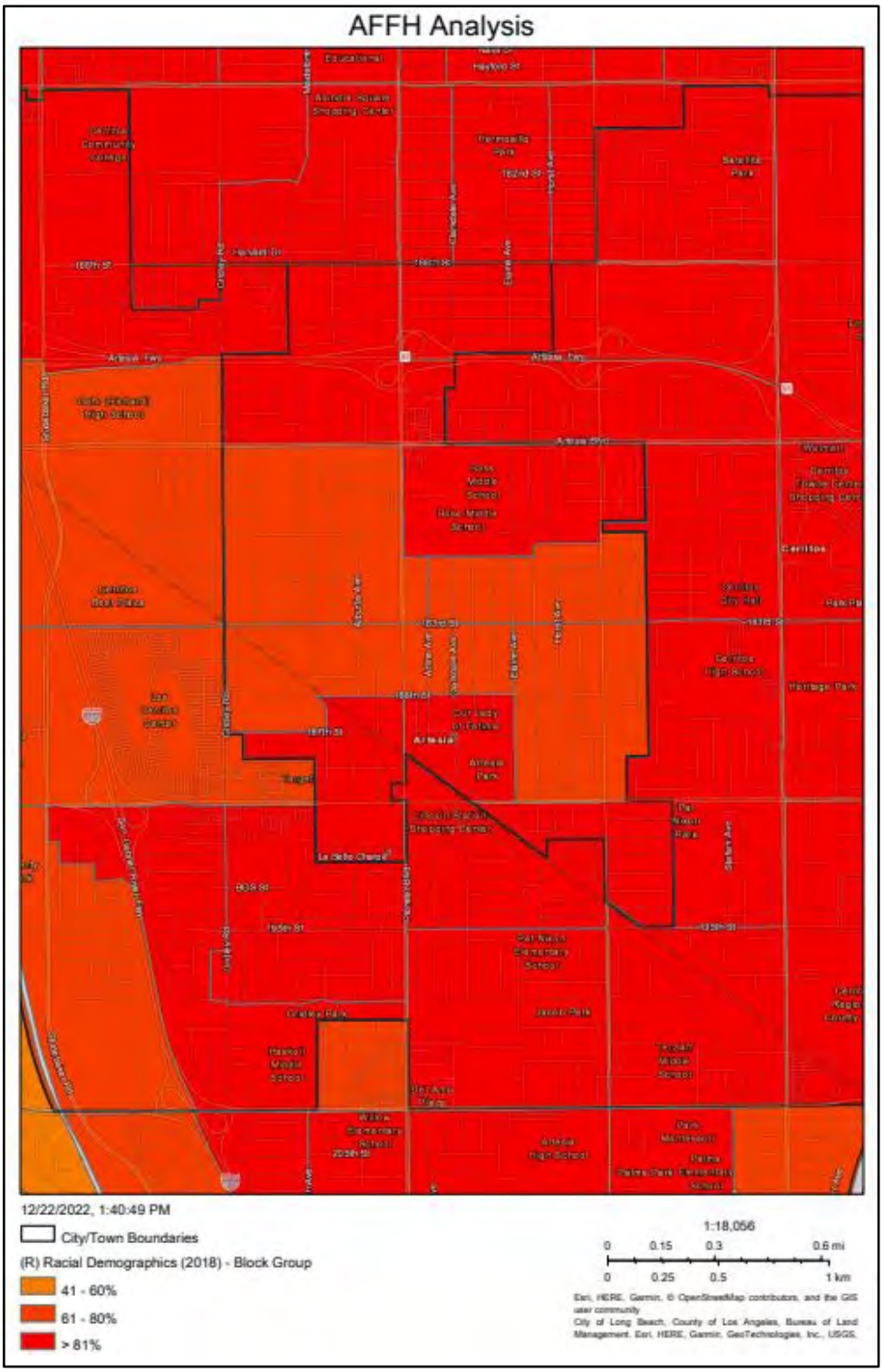
The racial/ethnic composition of the City differs significantly from Los Angeles Urban County (Hispanic: 35.53% vs. 46.46% in LA Urban County; Asian: 41.79% vs. 20.39% in LA Urban County; and White: 15.90% vs. 46.93 percent in LA Urban County). The most significant trends in Racial/Ethnic composition in Artesia are the decline in the percentage of White population: a reduction of over 50% from 2010 to 2020 (from 37.4% to 15.9%), and the decline in "Other race alone" (from 17.1% to 0.39%). Correspondingly, the Asian and Hispanic populations have increased.

Figure H - 29 Racial Demographics (2018, Block Group)



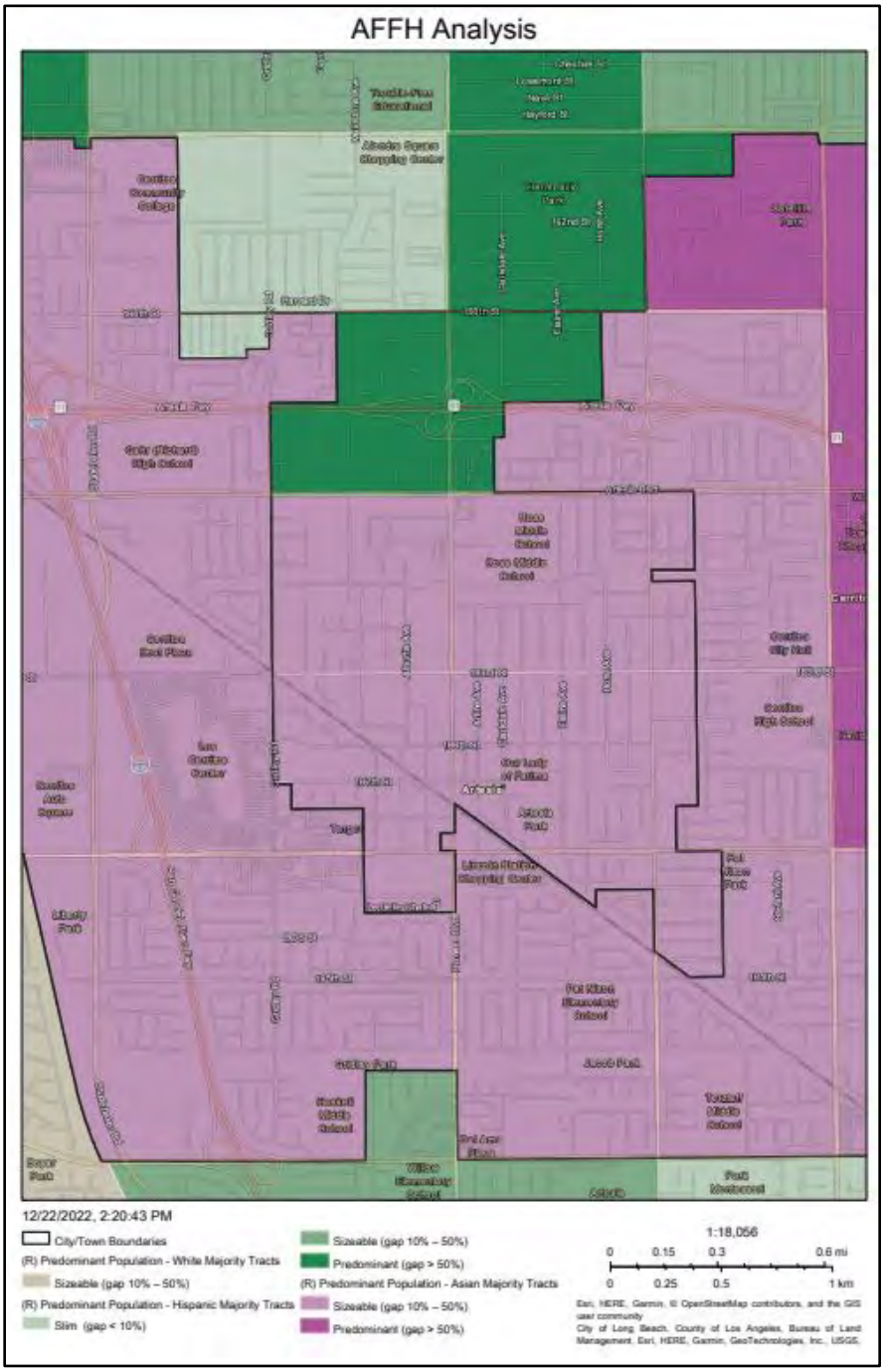
Sources: HCCD AFFH DATA Viewer, Racial Demographics (2018, Block Group)

Figure H - 30 Racial/Ethnic Concentrated Areas of Population (2018, Block Group)



Source: HCCD AFFH DATA Viewer, Minority Concentrated Areas of Population (Percent of Total Non-White population)

Figure H - 31 Subregional Racial Ethnic Majority Tracts



Sources: HDC AFFH DATA Viewer, Subregional Racial Ethnic Majority Tracts

Dissimilarity for Lower Income Households

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. Based on federal and state data, Artesia is comprised of neighborhoods that fall within the low to moderate income categories.

HUD's 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data (Table C-4) shows that 61.88% of Artesia households earn 80 percent or less than the county area median income (AMI) and are considered lower income, a larger share than the county (55.63%). According to the American Community Survey (S2503 financial characteristics, 5-year estimate) the median household income is $67,647 in Artesia, while in Los Angeles County the Median Income is $72,797.

The California Department of Housing and Community Development by way of their Affirmatively Furthering Fair Housing Data Viewer shows the Lower and Moderate Income (LMI) areas in the City by Census Block Groups (Figure C-4). HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The block groups between Artesia Boulevard south to 186th Street are between 50-75% low to moderate income populations (LMI). The rest of the City to the south is in the same category, except the blocks south of 186th Street and between Pioneer Boulevard and Elaine Avenue which are in the 25-50% LMI. North of Artesia Boulevard is primarily within the 25-50% LMI, except for the blocks north of the Artesia Freeway and east of Pioneer Boulevard. This data illustrates that the entire community of Artesia is at least at 25% of LMI.

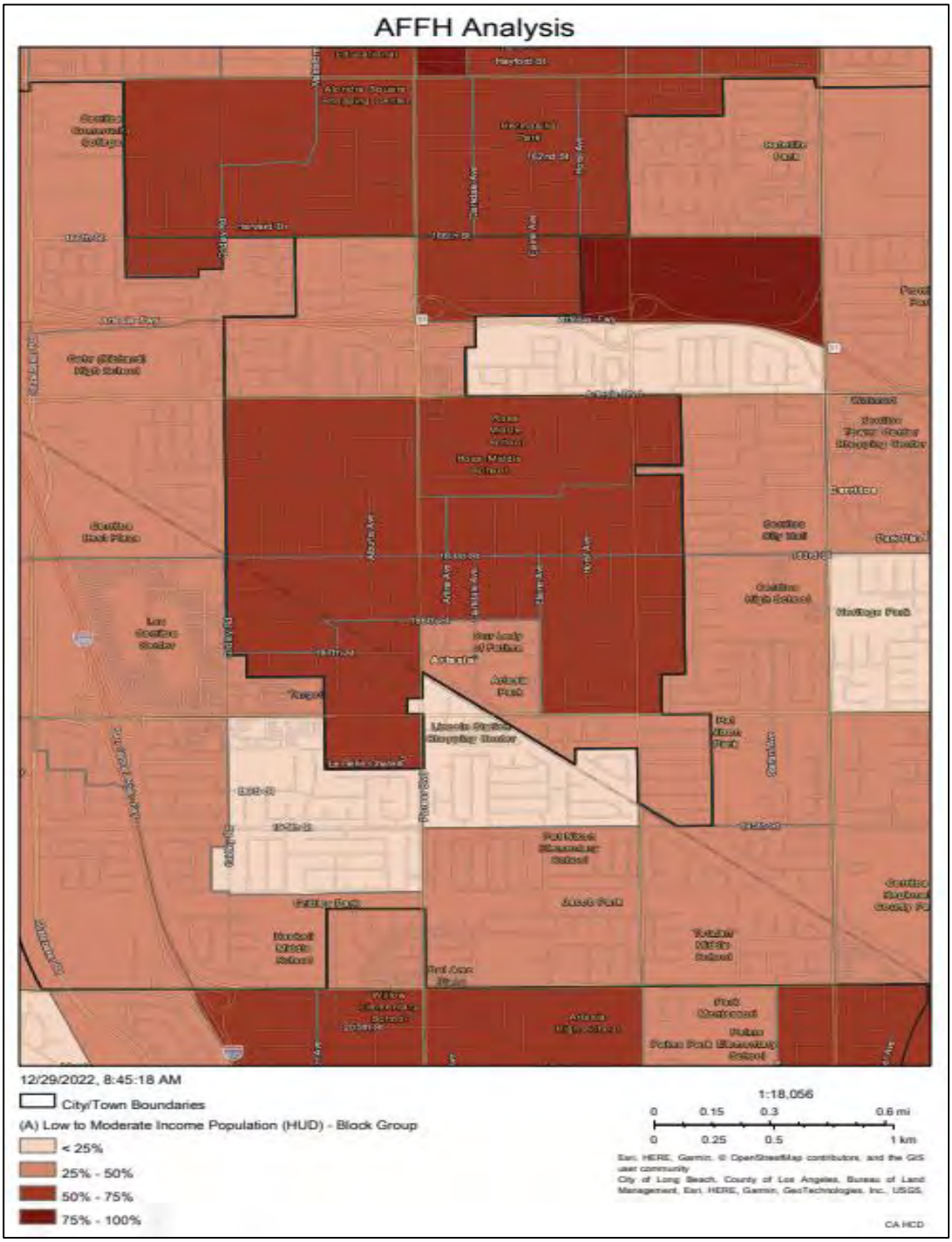
Table H-67 (Racial/Ethnic Majority Tracts), shows that a there is a greater difference in the percentage of Hispanic households (>50%) north of Artesia Blvd., and to a lesser extent (10 - <50%) difference in the percentage of Asian households concentrative primarily south of Artesia Blvd. This racial/ethnic concentration does not correlate with concentrations of poverty, as household incomes are generally distributed throughout the City (see Figures C-4 and C-5).

Table H-67. Regional Comparison in Household Income Categories

	Artesia		**Los Angeles County**	
Income Category	**Households**	**Percent**	**Household**	**Percent**
<30% AMI	695	15.58%	714,065	21.53%
31-50% AMI	910	20.40%	509,020	15.35%
51-80% AMI	1,155	25.90%	621,770	18.75%
81-100% AMI	565	12.67%	326,785	9.85%
>100% AMI	1,135	25.45%	1,145,145	34.53%
TOTAL	4,460	100%	3,316,795	100%

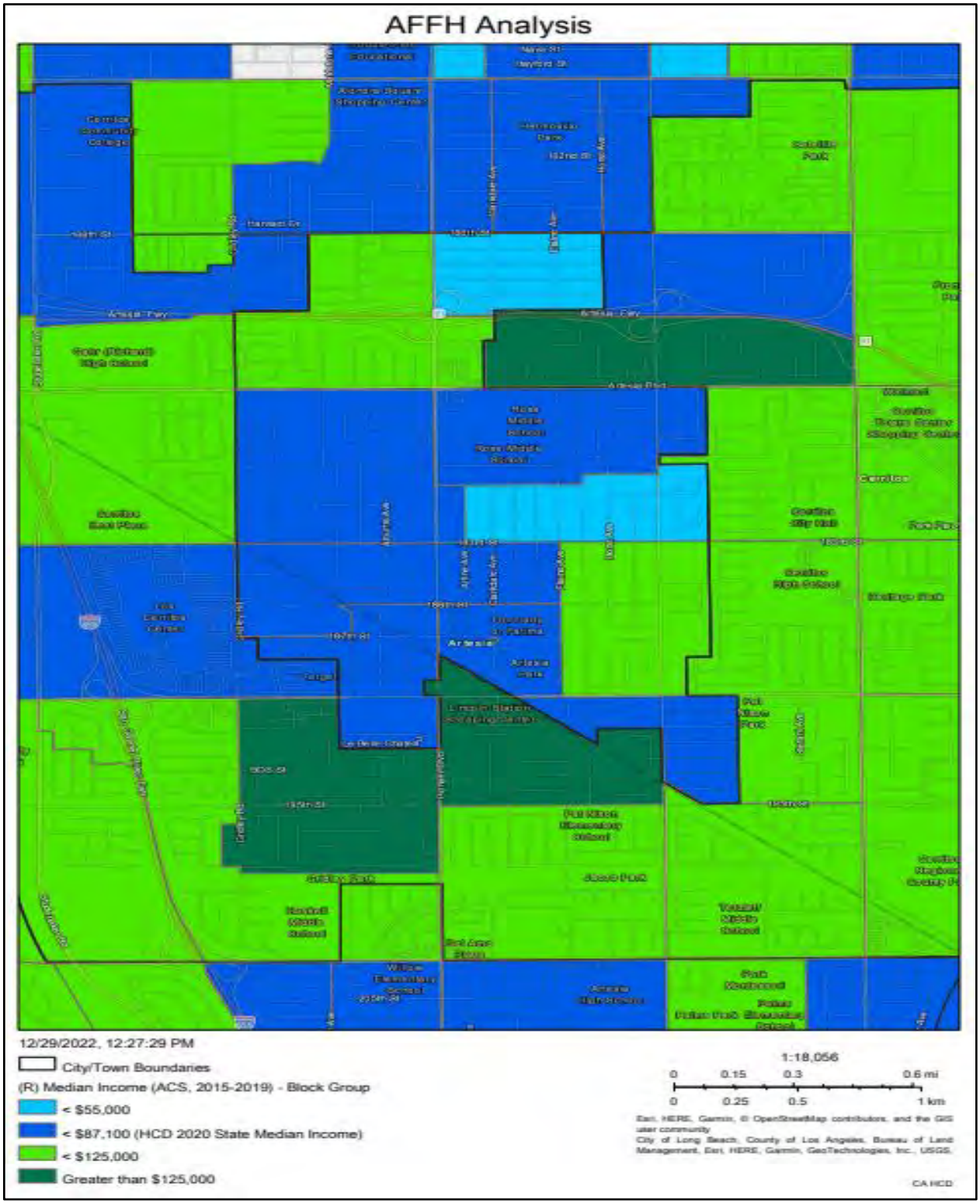
Source: Income Distribution, HUD CHAS data (2015-2019 ACS)

Figure H - 32 Low to Moderate Income Population (HUD) – Block Groups



Sources: HCD AFFH DATA Viewer, Low to Moderate Income Population (HUD) – Block Groups (AFFH Viewer)

Figure H - 33 Median Income (ACS, 2015-2019) – Block Group



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

HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. This information is used to help identify racially/ethnically concentrated areas of poverty (R/ECAPs). According to HCD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Artesia. The R/ECAPs closest to the City are located in Lynwood, Compton, and Long Beach.

Based on this geographic distribution of household income, and the overall median household income citywide (61.88% earning 80% or less of the county median income) there is no observable concentration of LMI Census Block Groups.

Racially or Ethnically Concentrated Areas of Affluence

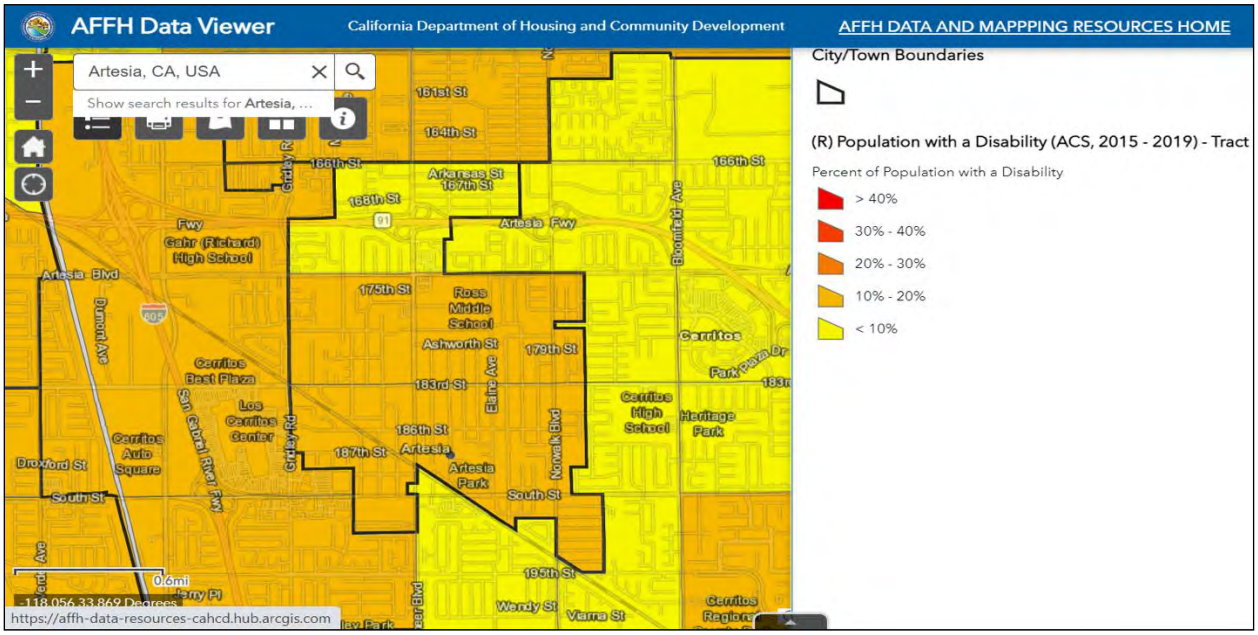
HUD defines racially concentrated areas of affluence as affluent, White communities. People that are White are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities" (HUD). Racially concentrated areas of affluence (RCAAs) must be analyzed to ensure that housing is integrated. Based on their research, HUD defines RCAAs as census tracts where:

1) 80 percent or more of the population is white, and;
2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Figure D-5 Median Income illustrates that there are two areas with median incomes up to the $125,000 mark—including northwest, southwest, and southeast of the intersection of the Artesia Freeway and Pioneer Boulevard, and the area south of 183rd Street, east of Elaine Avenue, and north of South Street. While there are areas with higher incomes within the community, no census tract in the City of Artesia is predominantly white. Therein, there is not an RCAA within the City.

Segregation and Integration Based on Disability

Figure H - 34 Population with a Disability – Geographic Distribution



Based on 2-15-2019 ACS data as depicted in Figure C-6, there is a somewhat higher percentage of disabled persons located south of Artesia Blvd. (10% - 20%), than north of Artesia Blvd. (<10%). Based on the relatively low disparity between the northern and southern areas of the City, the City is relatively integrated (i.e., disabled persons living along side of non-disabled persons).

Gaps in Resources

This chapter has analyzed racial/ethnic demographics, including geographic concentrations and segregation. Concentrations of disabled persons were also analyzed. Based on objective review of the available data, Artesia there is no significant concentration or segregation of the population, racially, ethnically, by income groups or disabled persons. However, the Policies, Programs and Actions proposed for the 2021-2029 planning period will help ensure that any concentrations by race, ethnicity or disabled status are not due to discriminatory housing practices.

Proposed Policies, Programs and Actions

Programs and Actions that will foster better integration of all racial/ethnic groups and disabled persons in Artesia are those that promote housing that is affordable to all income groups, and which is distributed equitably throughout the City. Policies and Actions which further this objective include:

- Policy HE4.1: Providing fair housing services to residents.
    - Action 4.1a: Affirmatively Furthering Fair Housing
- Policy HE4.3: Provide rental assistance to low-income households.
    - Action 4.3a: Section 8 Housing Choice Vouchers

- Policy HE5.2:
    - Action 5.2c: Remove constraints on housing permit processing and encourage construction of affordable housing projects.
- Policy HE1.2 Increase the extremely low, very low, low- and moderate-income housing stock.
    - Action 1.2d: Accessory Dwelling Units
    - Action 1.2e: Various code amendments, including accommodation of SROs, rezoning parcels to offset lower income housing shortfall, rezone to make identified sites affordable pursuant to Government Code 65583.2c.
- Policy HE1.3: Encourage mixed-use development in existing commercial areas.
    - Action 1.3a: Mixed Use Overlay

People with a Disability

Individuals with disabilities face unique housing challenges, including limited income, the need for accessible and adaptable living spaces, and access to specialized care. Disabilities encompass a broad range of physical, cognitive, and sensory impairments, necessitating housing needs that not only provide affordability but also accommodate these diverse needs.

According to U.S. Census data, approximately 10% to 20% of Artesia's population lives with at least one disability (Figure H-1). This means that out of a population of roughly 16,000 residents, an estimated 1,600 to 3,200 individuals may have functional limitations affecting their housing needs.

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher healthcare costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

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

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
    1. Self-care;
    2. Receptive and expressive language;

3. Learning;
4. Mobility;
5. Self-direction;
6. Capacity for independent living; or
7. Economic self- sufficiency; and

- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services; individualized supports; or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.
- The special housing needs of disabled persons include accessible housing units in close proximity to public services, commercial centers with special design features that alleviate the disabilities, and housing that accommodates needs such as widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility

Existing Conditions

According to the 2015-2019 American Community Survey, approximately 10.8% of Artesia residents experience a disability, (see Figure C-6). This is similar to the 10.1% disabled population of Los Angeles Urban County (Source: Los Angeles County Development Authority, 2023-2028 Consolidated Plan). The data from the American Community Survey 2019 5-Year Estimates provide the types of disability per the total number of persons with disabilities in Artesia (1,764 total population with a disability): hearing difficulty 3.3%, vision difficulty 1.4%, cognitive difficulty 5.5%, selfcare difficulty 2.6%, with an independent living difficulty 5.25%, ambulatory difficulty 16.4%. The most common types of disabilities for Artesia residents were ambulatory (difficulty walking or climbing stairs), independent living challenges (difficulty performing everyday activities without assistance) and cognitive disabilities (such as difficulty concentrating, remembering, or making decisions). (Figure 1H-23: Disabilities by Type – Artesia)

In Artesia, the most commonly occurring disability among seniors 65 and older was an ambulatory disability, experienced by 27.7% of Artesia's seniors and 22.9% of seniors in the SCAG region. This indicates that nearly 1 in 3 seniors in Artesia struggles with mobility, making it essential for senior housing developments to include accessible design features like elevators, ramps, wide doorways, and accessible bathrooms.

These disability types directly affect the kind of housing needed in Artesia, particularly single-level units, homes with modified bathrooms or entryways, and proximity to services. For many, standard housing stock is not suitable without costly modifications.

Figure C-6, *Distribution of Persons with Disabilities*, illustrates the distribution of people with disabilities in Artesia. The majority of the City's census tracts have 10 to 20% of the population with disabilities (ACS, 2015-2019). In the remainder of the City, less than 10% of the population

experiences a disability. Tracts with larger populations of persons with disabilities are not generally concentrated in one area of Artesia.

The data below are provided by Harbor Regional Center. Table H-68 illustrates that the most common age range for people with disabilities who are served by the Harbor Regional Center is 0-14 years old and 23-54 years old , in conjunction with that data, Table H-69 illustrates that the most common form of disability experienced by people in Artesia who are served by the Harbor Regional Center are Intellectual Disability and Cerebral Palsy.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center is one of 21 regional centers in the State of California that provides point-of-entry to services for people with developmental disabilities in Los Angeles County, including the City of Artesia. The nearest Regional Center office to the City of Artesia is located in Long Beach. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The center that provides for the needs of members of the Artesia community who have developmental disabilities is Harbor Regional Center. According to DDS, 85.56% of adult disabled persons and 99.8% of disabled children in the Harbor Regional Center service area live in home settings.

Table H-68. Age of Disabled Persons Served by Harbor Regional Center

City	0-14 Years	15-22 Years	23-54 Years	55-65 Years	66+ Years	Total
Artesia	89	26	84	29	13	242

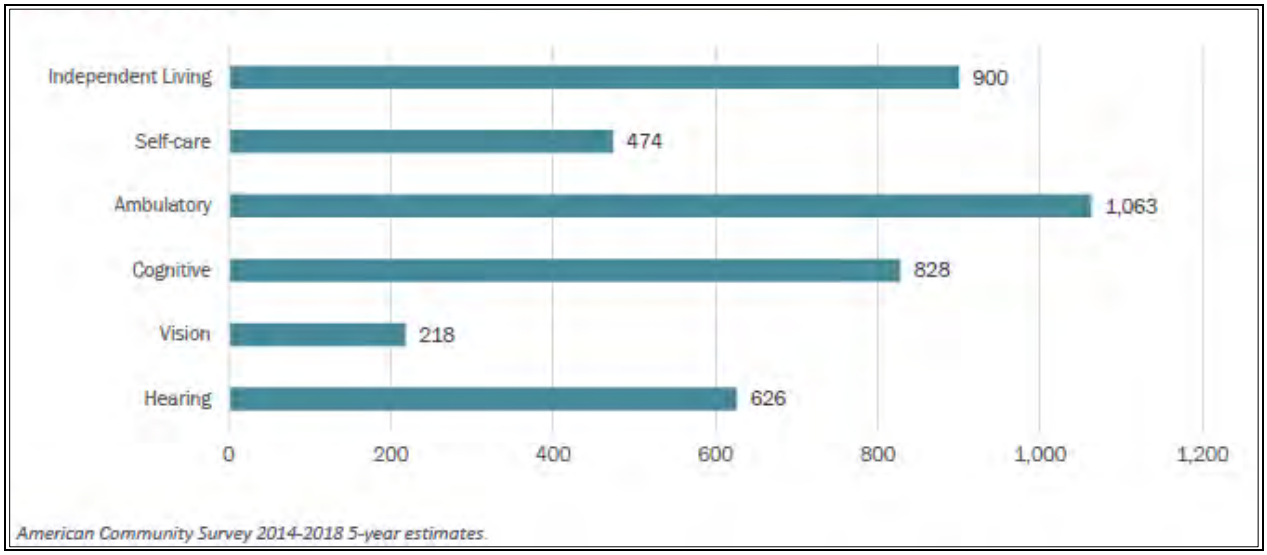
Source: Harbor Regional Center

Table H-69. Disabilities by Category - Persons Served by Harbor Regional Center

City	Intellectual Disability	Cerebral Palsy	Autism	Epilepsy	Other	Total
Artesia	134	28	88	37	31	318

Source: Harbor Regional Center

Figure H - 35 Disabilities by Type - Artesia



Poverty Levels of Disabled Population

Overall, the disabled population of Artesia has a significantly higher poverty level than the non-disabled population. For example, as summarized in Table C-7, over 9% of Artesia's disabled population lives below the poverty line, compared to approximately 7% of the non-disabled population. The lower income trend for disabled persons continues in each income group (e.g., 7.2% of the disabled population lives at or up to 1.5% of the of the poverty level, whereas 16% of the non-disabled population are in this income group).

Table H-70. Poverty Levels for Disabled and Non-Disabled Population in City of Artesia

Percent of Population	Disabled Population	Non-Disabled Population
Under Poverty Level	9.1%	7.1%
1.00% to 1.49% of Poverty Level	16%	7.2%
1.50% to 1.99% of Poverty Level	14.4%	9.8%
2.0% and over Poverty Level	59.9%	75.8%

2022 5-Year ACS, Table C18131

Thirty-two percent of Artesia residents with a disability reported that they were employed in the 2022 American Community Survey. This means nearly 7 in 10 residents with a disability are likely dependent on public benefits, caregivers, or family for financial and housing support.

Existing Resources

The California Administrative Code Title 24 sets forth housing access and adaptability requirements for persons with disabilities. These regulations apply to public buildings (e.g., offices, stores, hotels), employee housing, factory-built housing, and new apartment buildings containing five or more dwelling units. The regulations also require that features such as ramps, doorways, and restrooms be designed to enable free access to persons with a disability. These standards are not required in new single-family residential construction and are incorporated into the City's Building Code.

In addition to State and local laws assisting person with disabilities, there are also Federal Laws. The Americans with Disabilities Act of 1990 (ADA) is a federally established inclusion of accessible development standards, and it establishes clear and comprehensive restrictions on discrimination based on disability. The ADA requirements also create expectations that reasonable accommodation be provided, which can include waivers from existing design standards in order for people with a disability to have equal access to their homes and work environments. The ADA mandates apply to all public agencies and guarantees access to all programs, services and activities provided by a public agency.

The City of Artesia adheres to state and federal requirements regarding reasonable accommodation, which is a key tool in removing barriers for persons with disabilities. While the City currently reviews requests on a case-by-case administrative basis, it recognizes the need for a formalized process that is clearly defined, publicly accessible, and responsive to residents' needs.

To support independent living and mobility, Artesia offers a Dial-A-Ride service, which provides on-demand transportation for seniors and individuals with disabilities. This service is crucial for accessing medical appointments, grocery stores, social services, and community facilities. Information on eligibility, registration, schedules, and service areas is available on the City's website, and the program represents an important component of the City's effort to reduce isolation and increase community participation for persons with limited mobility.

Residents of Artesia also benefit from regional services provided by the Los Angeles County Aging and Disabilities Department, which offers case management, In-home support, benefits counseling, adult protective services, and referrals to housing or caregiving resources. Contact information for local service providers is maintained on the City's website to ensure accessibility for residents and caregivers seeking assistance.

Gaps in Resources for Disabled Persons in Artesia

Even though there are strong state and federal laws in place to protect the rights of people with disabilities, putting these protections into practice at the local level remains a challenge in Artesia.

One key issue is that the City does not currently have a formal process for handling requests for reasonable accommodation. Instead, these requests are reviewed on a case-by-case basis without clear guidelines. This can create confusion for residents and developers who need flexibility to meet the needs of people with disabilities.

Another challenge is the City's zoning rules. Right now, group homes and supportive housing are not automatically allowed (or "permitted by-right") in residential neighborhoods. This may conflict with fair housing laws and can make it more difficult and time consuming to develop housing specifically designed for people with disabilities.

In addition, there are no clear policies in place to waive certain development standards, such as parking or building setbacks for housing projects that serve people who may not drive or need as much space. This can make it harder to design and build homes that are truly accessible and affordable.

These issues can discourage affordable housing developers and nonprofit organizations from pursuing projects in Artesia that would benefit residents with disabilities. Without more supportive local policies, there is a real risk that these much-needed housing opportunities will continue to fall short of demand.

According to the California Department of Social Services Artesia currently has 16 licensed adult residential care facilities, which together can house up to 198 individuals. These homes are critical in providing safe, supportive living environments for adults with disabilities. However, this number may not be enough to meet future needs.

Across Los Angeles County, more than 100 adult residential care facilities closed between 2016 and 2023. This regional trend is concerning and reflects the growing financial, staffing, and regulatory challenges that make it difficult to operate such facilities. Without updates to local zoning and permitting rules, Artesia could face similar losses. At the same time, creating new facilities may prove difficult under the City's current regulations.

Addressing these challenges is essential to protecting existing resources and ensuring that all residents, regardless of ability, have equal access to safe, affordable, and supportive housing in the community.

Many individuals with disabilities live on a small, fixed income, limiting their ability to pay for housing. Some adults with developmental disabilities depend on monthly income of around $1,000 from the Supplemental Security Income (SSI) program, pricing them out of many of the limited number of affordable housing units in Artesia. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income- qualify for the few affordable housing units available for rent in Artesia. Most adults with developmental disabilities also do not drive or own a car, and many rely on public transit to access services in the community. Many people with disabilities experience severe

rent burden, housing instability, and displacement. Such disparities are attributable to the lack of housing affordable to extremely low-income (ELI) households (with incomes below 30 percent of Area Median Income).

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk of housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

While the Harbor Regional Center directly serves only 318 residents, its nearest facility is located in the City of Long Beach (20 minutes by car and 1-hour+ by transit), which may be challenging for disabled persons to access its services.

Proposed Policies, Programs and Actions

In order to address the needs of members of the Artesia community with a disability:

- The City complies with State and federal laws require that a portion of all rental apartments containing five or more units are made accessible to disabled persons.
- All new residential construction in the City of Artesia complies with the Federal Americans with Disability Act (ADA), which includes accessibility requirements for certain types of buildings. Specific accessibility requirements for residential buildings are also contained in the California Building Code.

To assist with any housing needs for persons with developmental disabilities, the City will continue to implement a program within the Housing Plan to coordinate housing activities and outreach with Harbor Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Following is a summary of Policies and Actions that address the fair housing needs of Artesia's disabled population:

- Policy HE 1.2: Increase the extremely-low-, very-low-, low- and moderate-income housing stock.
    - Action 1.2d: Accessory Dwelling Units

This Action will serve the disabled population because they are disproportionately of lower income. The City will commit to creating standard plans to reduce the cost of construction and waive City fees for ADU rentals that commit to long-term affordability.

    - Action 1.2e: Housing for Lower Income Households

- Policy HE 1.4: Provide housing opportunities for special needs groups.
    - Action 1.4a: Expedited Processing for Special Needs Housing
    - Action 1.4b: Technical Assistance for Special Needs Housing Development

This Action includes adoption of development standards for group homes that are flexible and up to date with State standards. The application materials for technical assistance will inquire about the nature of the special needs categories to best accommodate their needs. All Federally and State recognized protected classes shall have access to technical assistance, and seniors and people with developmental disabilities, including seniors, shall be able to implement a special accommodation ministerial procedure to reduce their parking requirements.

Development review for projects for residential and commercial permits are reviewed for ADA required standards as well, so new buildings are accessible, and older buildings are updated when possible.

- Action 1.4c: Variety of Housing Types
- Action 3.1b: Transit Oriented Development
- Action 4.1b: Definition of Family
- Action 5.2c: Remove Constraints to Housing Entitlement and Construction

This Action seeks to modify constraints to the development of housing, including application requirements, development fees, and approval procedures.

Familial Status

The term "familial status" is used to refer to the presence of children under the age of 18, without regard to whether or not the child is biologically related to the head of household or the marital status of the head of household. At times landlords my discriminate against families with children for fear of property damage. Familial discrimination can take the form of refusing to rent to families with children, charging higher prices, and limiting families to certain parts of the property, such as the first floor or a separate building.

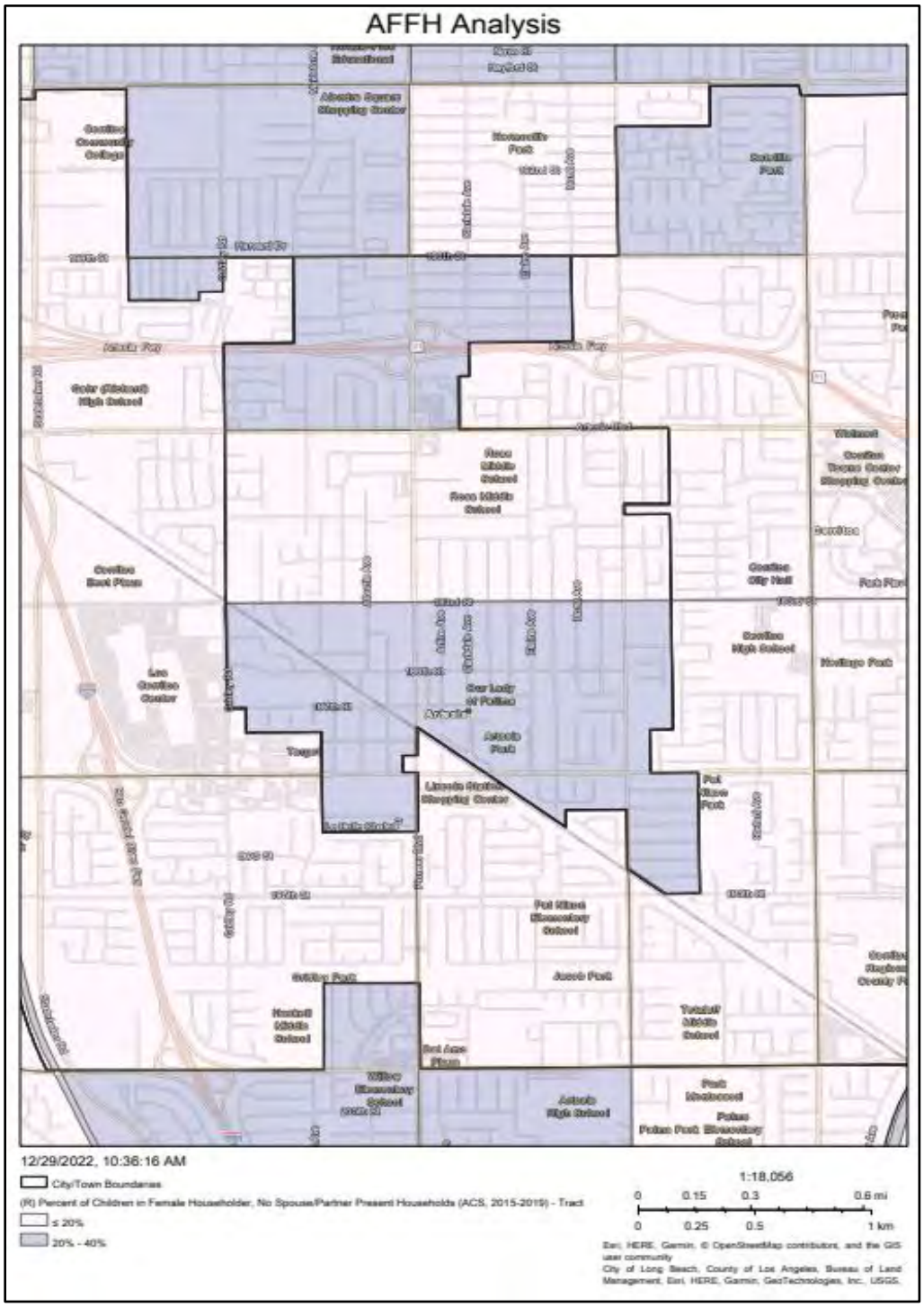
According to the American Community Survey, there are 4,460 households within the City of Artesia (AMS 2019 5-Year Estimates), and of these households 1,327 had children under the age of 18 years old—37.8% of households had one or more people under 18 years old. There are 2,423 married-couple family households with an average of 4 people per household, and 910 female householder, no spouse present, family households; their average household size was 4.37 people.

Single parent households are also protected by fair housing law. Single parent households and especially female-headed households with children require particular focus in providing fair housing due to their higher need for affordable housing, accessible day care, health care, and other supportive services. Approximately 20% of households in Artesia are single female-headed households with children, which is significantly lower than Los Angeles County, at 29.2% (American Community Survey, 1-Year Estimate, 2022)). The census tracts north of Artesia Boulevard and South of 183rd Street have 20-40% female headed households (Figure C-8).

The Southern California Association of Governments (SCAG) provided data in 2021 on household size in Artesia. According to this data, 24.7% of the community lived in households over five people, and five or more people is considered a "large household." In the Los Angeles County region overall, only 16% of households have five or more people (SCAG, Local Profile, LA County 2023). More specifically

11.5% of households had 5 persons, 6.4% had 6 persons and 6.8% had 7 or more persons residing in the same home. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units.

Figure H - 36 Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) – Tract



Sources: HCCD AFFH DATA Viewer, Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) – Tract

C.2.4 Access to Opportunities

Access to opportunity is defined by approximate place-based characteristics used to measure links to critical life outcomes. These measurements usually highlight ways to improve life for low-income communities as well as increasing access and mobility to "high resource" neighborhoods. Access to opportunity includes education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (e.g., air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions). The State of California requires analysis of these measures; California Government Code Section 65583 (10)(A)(ii) requires that the Housing Element identify and analyze significant disparities in access to opportunity.

HUD analyzes disparities in access to opportunity based on race/ethnicity and poverty status to establish an index for assessing fair housing. Table D-6 shows index scores for the following opportunity indicator indices (values range from 0 to 100), for Los Angeles Urban County and Los Angeles County:

- Low Poverty Index: The higher the score the more exposure to poverty in a neighborhood.
- School Proficiency Index: The higher the score the higher the fourth-grade elementary school performance is.
- Labor Market Engagement Index: Describes the relative intensity of labor market engagement and human capital in a neighborhood, using the unemployment rate, labor force participation rate, and educational attainment. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- Transit Trips Index: Indicates the amount of trips taken annually by a three-person single-parent family with an income of 50 percent of the median income for renters. The more trips taken the more likely it is that residents utilize public transit in that area.
- Low Transportation Cost Index: Transportation costs for a three-person single-parent family with an income at 50 percent of the median income for renters is calculated and the higher the index is the lower the cost of transportation for that neighborhood is.
- Jobs Proximity Index: The higher the index value is, the higher opportunities for employment access there are. This index is defined by accessibility of a neighborhood to job locations within the larger region, with larger employment centers weighted accordingly.
- Environmental Health Index: The higher this index is the less likely a resident is to be exposed to potentially harmful toxins and better environmental quality at the neighborhood level.

Existing Conditions

Disparities in access are prevalent in the Urban County. For example, people who are Hispanic/Latino are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. In contrast, White residents both in the Urban County and countywide are least likely to experience poverty, or poor environmental quality. White residents also have disproportionately higher access to higher quality school systems, employment opportunities, and highest labor market access.

As the HUD/HCD data in Table H-71 indicates, Urban County residents, regardless of race or ethnicity, have somewhat less access to public transit and pay more for transportation. However, Los Angeles County residents as a whole are more exposed to poor environmental quality compared to Urban County jurisdictions.

Table H-71. HUD Opportunity Indicators by Population Group

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Los Angeles Urban County							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.75	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
Los Angeles County							
Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Sources: HUD - HCD AFFH Database, 2020.

The analysis of fair housing access in Artesia is supported through State-provided maps throughout the document. The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related State agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the State "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)."

These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table H-72 shows the full list of indicators.

Table H-72. Domains and List of Indicators for Opportunity Maps

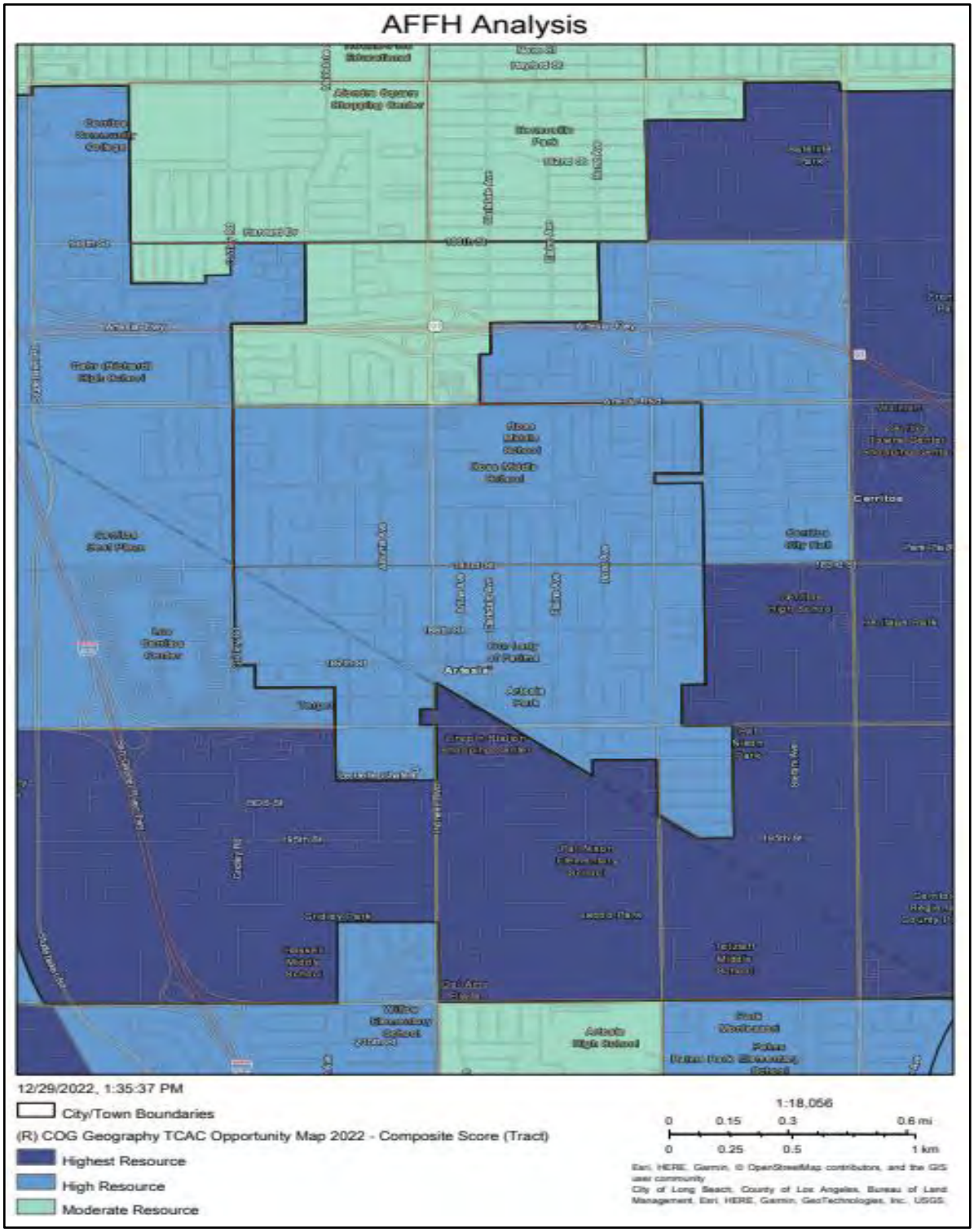
Domain	Indicator	
Economic	Poverty Adult education Employment	Job proximity Median home value
Environmental	CalEnviroScreen pollution Indicators and values	
Education	Math proficiency Reading proficiency	High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts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

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

Composite opportunity map scores for Artesia census tracts are presented in Figure C-9. Most tracts in the City are categorized as High Resource, with tracts surrounding the intersection of the Artesia Freeway and Pioneer Boulevard are categorized as Moderate Resource.

The communities south and east of Artesia, within the City of Cerritos are primarily Highest Resource areas, however the part of Cerritos to the west of Artesia is High Resource. The city to the north, Norwalk, is considered Moderate resource with regards to composite opportunity access.

Figure H - 37 TCAC Opportunity Areas – Composite Scores

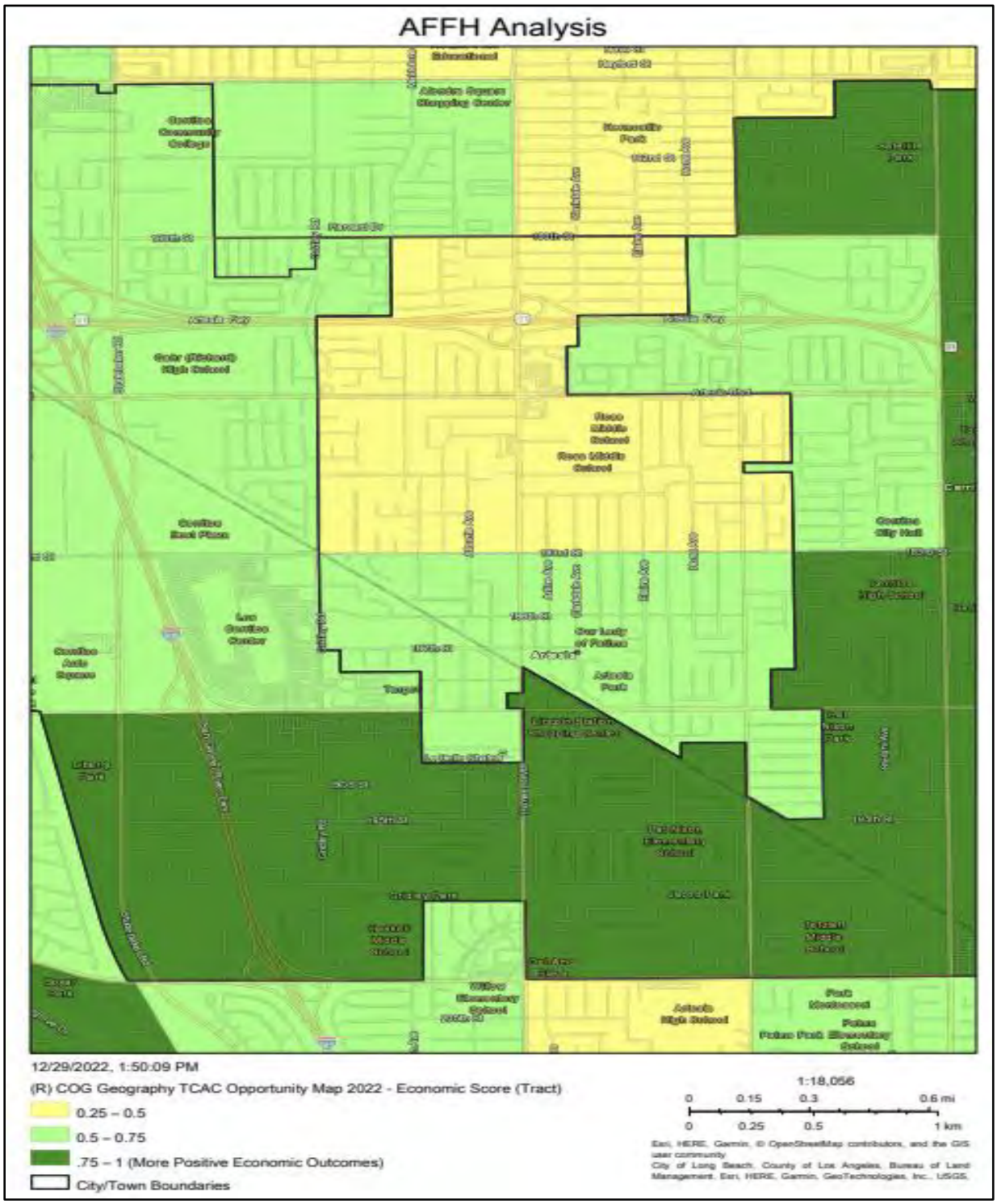


Sources: HCD AFFH DATA Viewer, TCAC Opportunity Areas – Composite Scores

Economic Score

The Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the HCD AFFH maps presented in Figure C-10, all the tracts north of 183rd Street had economic scores between 0.25 and 0.50, while those south of 183rd Street had scores of 0.50-0.75. This illustrates that the members of the Artesia community north of 183rd Street face less positive economic outlooks than those to the south.

Figure H - 38 Geography TCAC Opportunity Map 2022 – Economic Score (Tract)

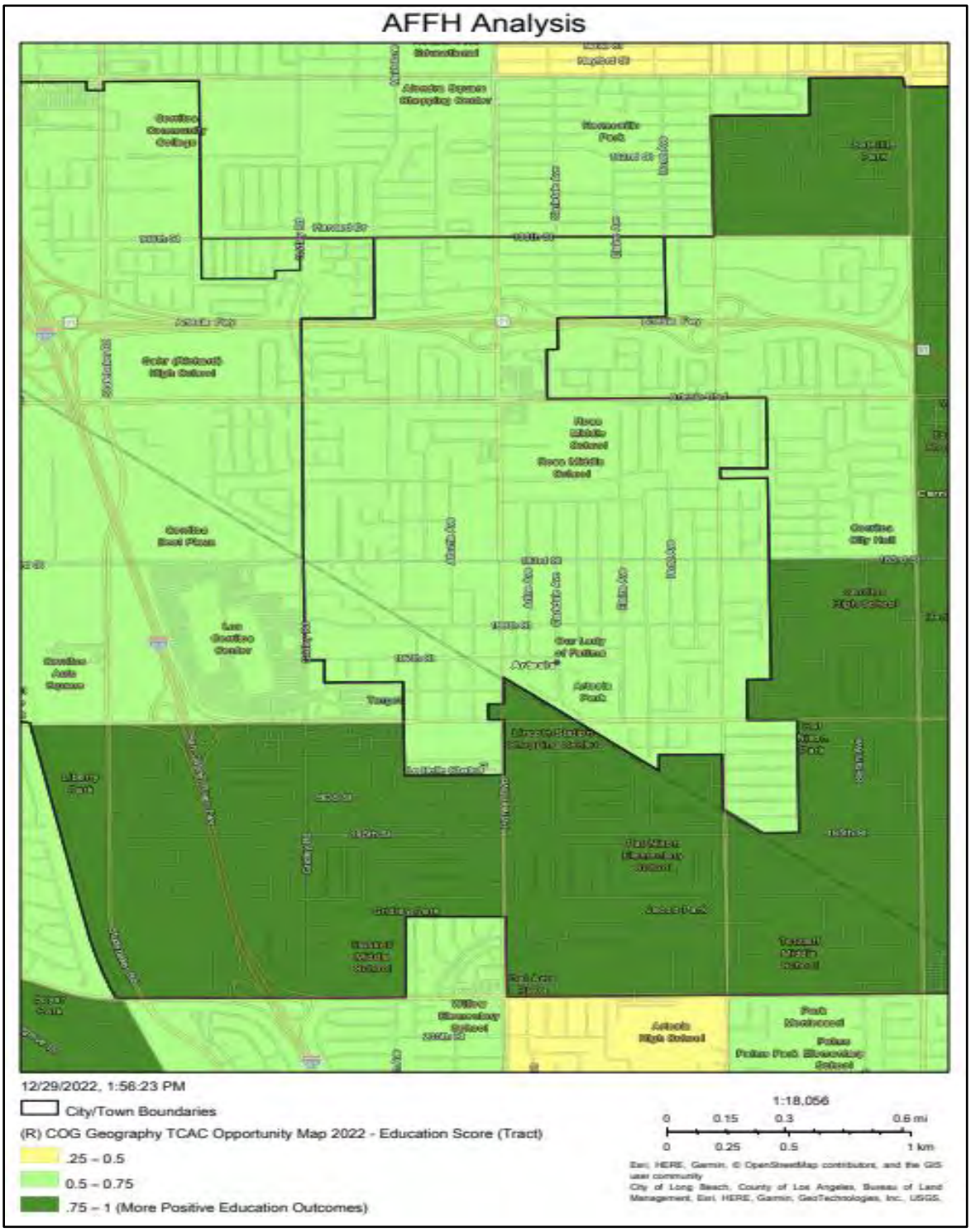


Sources: HCD AFFH DATA Viewer, Geography TCAC Opportunity Map 2022 – Economic Score (Tract)

Education Score

The Fair Housing Task Force calculates education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in Figure C-11, the entire City has the score range of 0.50-0.75. This matches the score of the southern part of Norwalk, to the north of Artesia. To the east of Artesia, Cerritos has the same score, however the southern and eastern parts of Cerritos are primarily above the 0.75 score.

Figure H - 39 Geography TCAC Opportunity Map 2022 – Education Score (Tract)



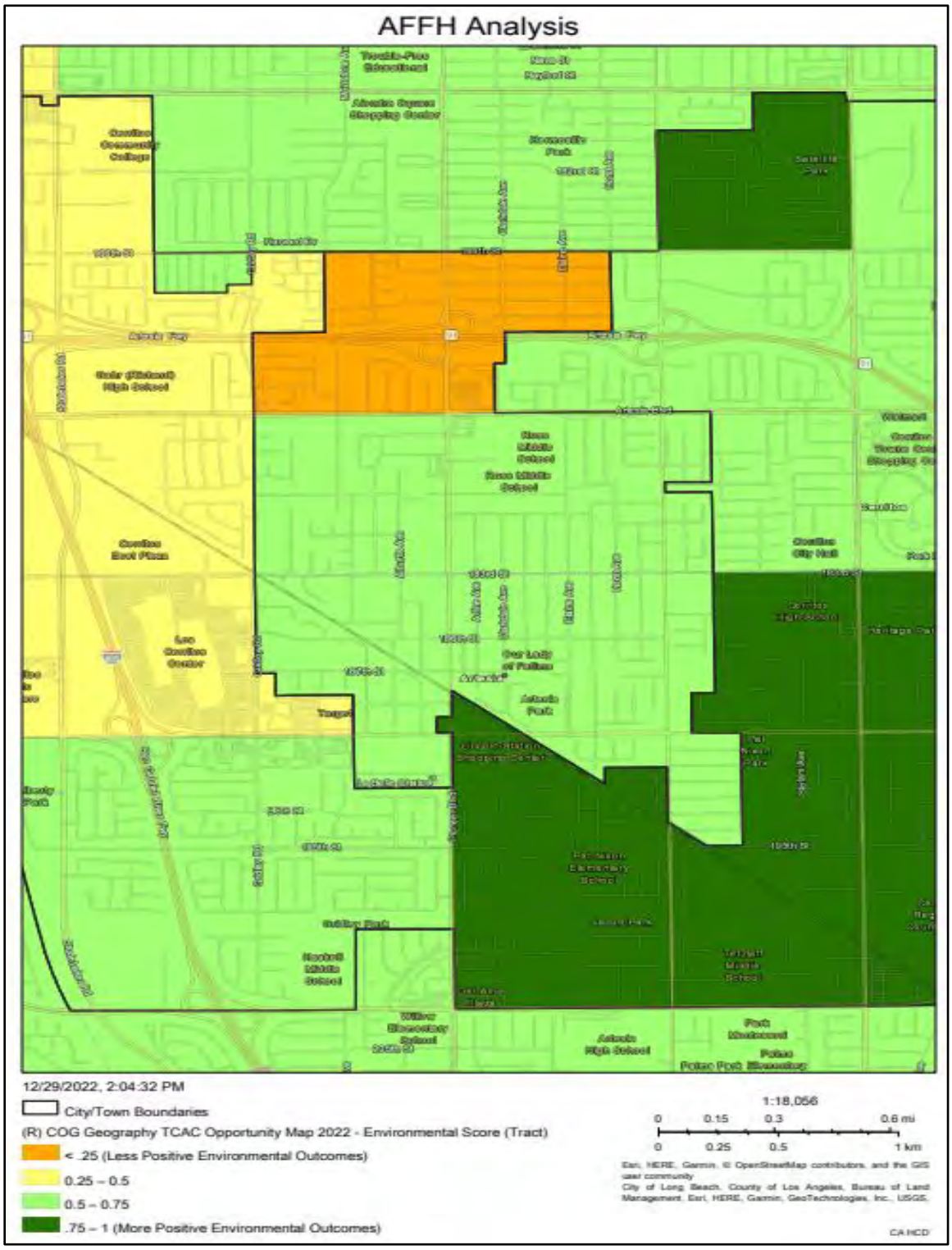
Sources: HCD AFFH DATA Viewer, Geography TCAC Opportunity Map 2022 – Education Score (Tract)

Environmental Health Scores

The environmental health scores utilized to address fair housing concerns defined by the State Fair Housing Task Force are based on the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to analysis. This approach to analyzing environmental impacts is identified by the program and mapping layer known as CalEnviroScreen 4.0. CalEnviroScreen 4.0 is a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include ozone concentrations, PM 2.5 concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

CalEnviroScreen is used to help identify California communities that are disproportionately burdened by multiple sources of pollution. Figure C-12 shows that the majority of the City is within the score range of 0.50-0.75, however the area north of Artesia Boulevard is 0.25 or lower—meaning this part of the community faces less positive environmental outcomes. This may be due to the Artesia Freeway and the primary on- and off-ramps from the Freeway into the community.

Figure H - 40 Geography TCAC Opportunity Map 2022- Environmental Score (Tract)



Sources: HCD AFFH DATA Viewer, Geography TCAC Opportunity Map 2022- Environmental Score (Tract)

Transportation

Access to jobs is based on proximity and transportation requirements to employment opportunities. According to SCAG, 18% of employed persons in Artesia commute 7 or more hours per week (SCAG Local Profile, Artesia). HUD has created a proximity index to illustrate transportation need geographically. The index is broken up by block group, and those with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. The HUD data is illustrated in Figure C-13 (Jobs Proximity Index) and illustrates that Artesia itself has a lower score than the areas to the northeast and east of the City, while Artesia has a higher score than the areas to the northwest and south. The score for Artesia is 40-60 according to the HUD data supplied by the state through the HCD AFFH Date Viewer.

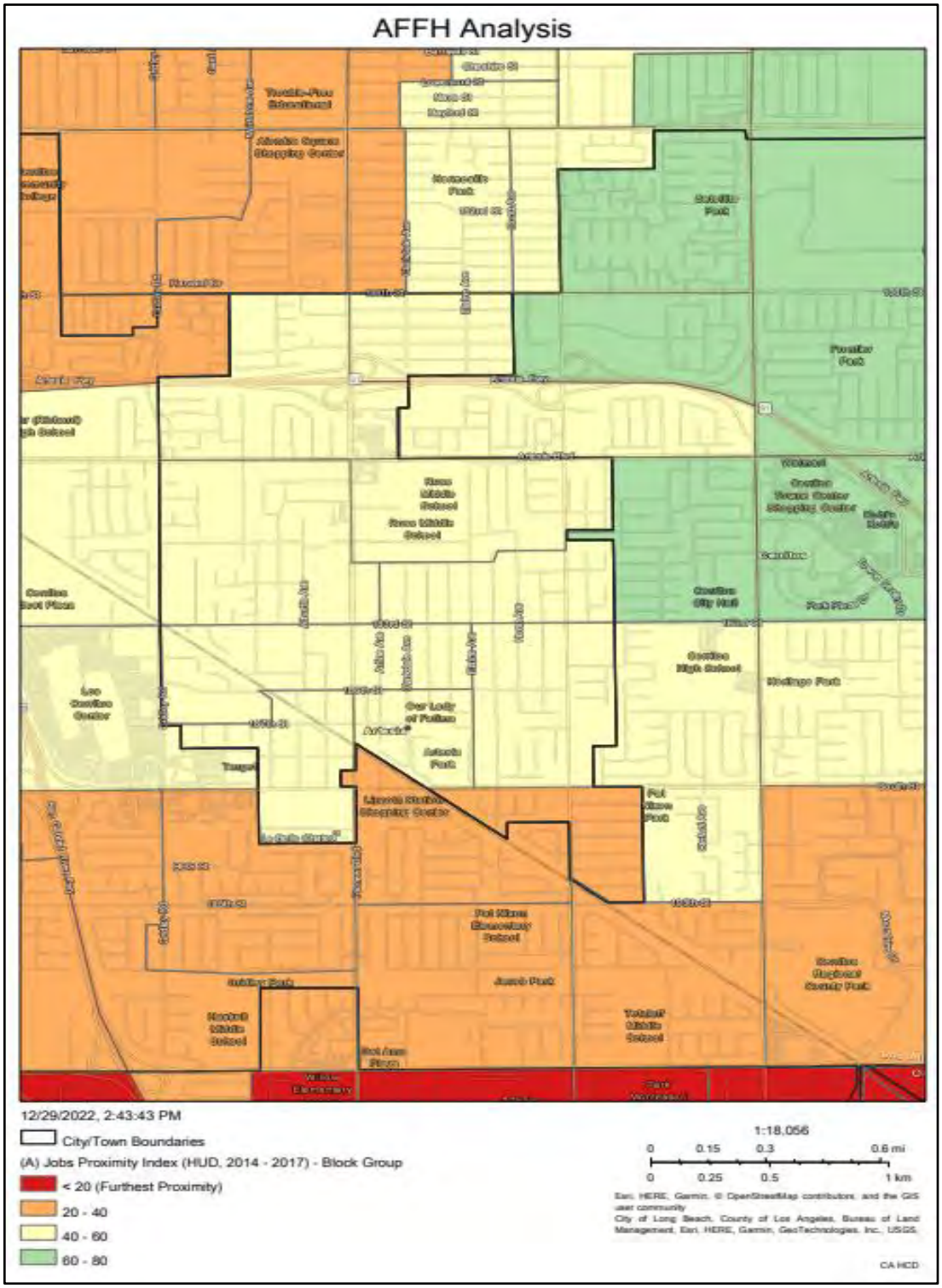
Like the federal analysis comparing job access and transportation, regional governments also map this dynamic as availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. As such, the Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor (typically 15-minute stop intervals). According to SCAG's RTP/SCS, SCAG has identified one potential HQTAs within the City of Artesia, as shown in Figure C-14, dependent on the development of the Metro-proposed West Santa Ana Branch (WSAB) transit corridor project.

Figure C-14 depicts the transit service in the City provided by Los Angeles Metro, Norwalk Transit System (NTS), and Orange County Transportation Authority (OCTA). Local bus routes provide service along Pioneer Boulevard, 183rd Street, and South Street. There is one "High Quality Transit Area" in the City, located primarily south of 183rd Street (see Exhibit C-15).

There are no existing passenger rail lines through the City of Artesia. However, the West Santa Ana Branch Transit Corridor will bring a light rail transit stop to the City in the near future. This 19-mile corridor project will connect Artesia residents to Downtown Los Angeles when fully implemented. There are 20 bus stops in Artesia. These routes and stops were identified to ensure improving access to them was integrated into the plan as major destinations and as part of First Mile-Last Mile planning principles. Approximately 0.8 percent of workers in Artesia use public transit as their primary mode of transportation.

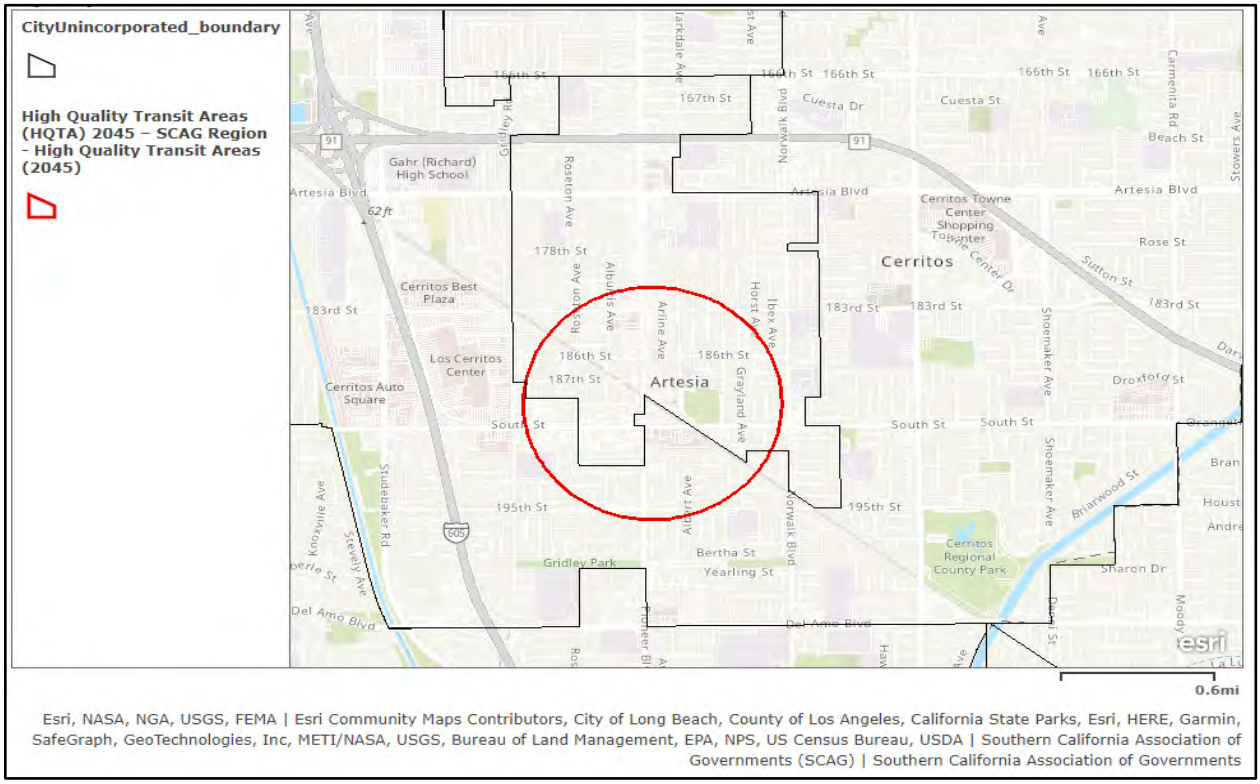
The Artesia City Transit is the City's newest local bus system. The service is designed as a continuous loop that is operated by an all-electric bus. The bus service is free to residents to encourage people to reach their local destinations in a more sustainable manner. The service will feature twelve pick-up locations throughout the City, and the bus will arrive at each stop approximately every 40-45 minutes.

Figure H - 41 Jobs Proximity Index (HUD, 2014-2017) – Block Group



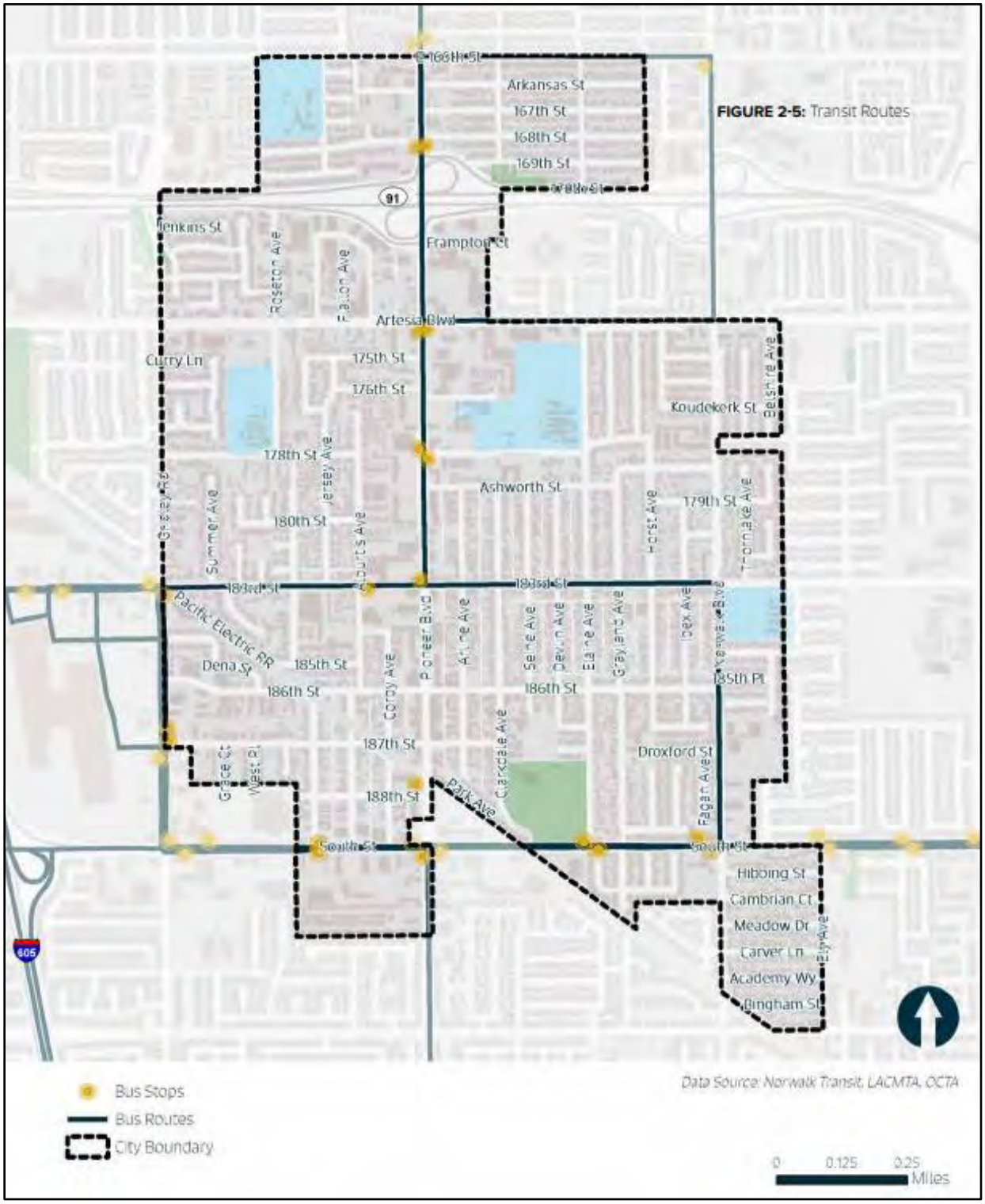
Sources: HCD AFFH DATA Viewer, Jobs Proximity Index (HUD, 2014-2017) – Block Group

Figure H - 42 SCAG High Quality Transit Area



Sources: SCAG High Quality Transit Area mapping system

Figure H - 43 Bus Routes in Artesia, from the City of Artesia Active Transportation Plan



Sources: Bus Routes in Artesia, from the City of Artesia Active Transportation Plan (pg. 23)

Gaps in Access to Opportunities

Although access to opportunities by disadvantaged groups in Artesia is similar to surrounding communities, the following gaps in access have been identified in the above analyses:

Economic: Neighborhoods located north of 183rd Street have a lower economic outlook than neighborhoods in the southern part of the City. Approximately 36% of the City's households have an income that is at or below 50% of the Area Median Income (Table C-3).

Environmental: Neighborhoods north of Artesia Blvd. have somewhat lower environmental scores than the southern part of the City. However, overall environmental scores are similar to the SCAG region as a whole.

Transportation: Artesia residents have limited access to high quality transportation as only a small portion of the southern part of the City located within a "High Quality Transit Area." Also, the Jobs Proximity Index indicates that distances from employment areas are greater for residents of the southern part of the City.

Proposed Policies, Programs and Actions

The following policies, programs and actions will directly address the identified economic, environmental, and transportation-related gaps in access to opportunities in the City of Artesia:

- Artesia offers bus services, there are regional buses, and there is planned construction of the Santa Ana line of the Metro train service. To complement the enhanced mobility environment, a TOD process shall be put into place (Action 3.1b Transit Oriented Development (TOD)).
- Additional development along primary roadways is incentivized to offer housing to protected classes such as very low- and low-income groups, via the MUO (Action 1.3a Mixed Use Overlay).
- The West Santa Ana Branch Transit Corridor will bring a light rail transit stop to the City in the near future. This 19-mile corridor project will connect Artesia residents to Downtown Los Angeles when fully implemented.
- The City's active participation in the Gateway Cities Council of Governments will further regional climate and air quality goals, and improve mobility by coordinating on Strategic Transportation plan, including regional transportation projects such as the Complete Streets Initiative and Southeast Gateway Line (Action 1.2c)
- Identified economic gaps in access to housing are also being addressed through Action 1.4c (Variety of Housing Types), and Action 5.2c (Modify constraints to the development of housing, including application requirements, development fees, and approval procedures).

C.2.5 Disproportionate Housing Needs

When a protected class faces significant differences in access to housing in comparison to other members of the community and geographic area then there are disproportionate housing needs. The ways in which this "housing need" is defined includes factors such as burden, overcrowding, homelessness, and substandard housing conditions. Analyzing these factors helps to identify what groups are facing severe housing needs and assists in identifying ways to rectify disproportionate access to housing. Understanding the needs of the vulnerable members of the community can help influence proactive actions from planning and governing bodies.

Existing Conditions

People with Extremely Low Incomes

One major challenge to developing equal access to housing is providing housing opportunities for people with extremely low-income (below 30 percent of area median income for the area according to HUD). HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset provides information for households, including extremely-low income, in the City of Artesia. Table C-10 provides a summary of extremely low-income households by race and ethnicity that was compiled as a part of the Pre-Certified Local Housing Data Report prepared by SCAG for the City of Artesia (SCAG Artesia Report) that utilized the CHAS dataset. The race/ethnicity with the highest share of extremely low-income households in Artesia is Hispanic (19.7% compared to 17.7% of the total population). Asian or other, non-Hispanic follow closely behind at 18.6% of the community experiencing extremely low income.

Table H-73. Extremely Low-Income Households

	Total Households	Households below 30% HAMFI*	Share below 30% HAMFI
White, non-Hispanic	1,090	150	13.8%
Black, non-Hispanic	89	10	11.2%
Asian & other non-Hispanic	1,902	354	18.6%
Hispanic	1,600	315	19.7%
Total	**4,681**	**829**	**17.7%**
Renter-occupied	2,260	520	23.0%
Owner-occupied	2,400	310	12.9%
Total	**4,660**	**830**	**17.8%**

**HAMFI refers to Housing Urban Development Area Median Family Income.*

Housing the extremely-low-income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Artesia. The above table provides a breakdown of extremely-low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low-income households in Artesia is Hispanic (19.7% compared to 17.7% of total population), In the SCAG region, the highest share of extremely-low-income households is Black, non-Hispanic (27.1% compared to 17.7% of total households.

Source: SCAG Artesia Report, Citing HUD CHAS, 2012-2016.

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. A household that spends 30 percent of its income on housing is considered to have a "cost burden" and 50 percent is considered to have a "severe cost burden." Overpayment is an issue in Artesia for both owner and renter households. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs.

Cost burden for renters and owners based on HUD CHAS data 2015- 2019 is shown in Table H-73 and Table H-75. Table H-76 shows a regional cost burden comparison.

Table H-74. Income by Cost Burden (Renters Only)

Income by Cost Burden (Renters Only)	Cost Burden >30%	Cost Burden >50%	Total
Household Income ≤ 30% HAMFI	405	375	435
Household Income >30% to ≤ 50% HAMFI	545	225	620
Household Income >50% to ≤ 80% HAMFI	305	40	700
Household Income >80% to ≤ 100% HAMFI	70	0	240
Household Income >100% HAMFI	0	0	310
Total	1,325	640	2,305

Sources: HUD CHAS data 2015-2019

Table H-75. Income by Cost Burden (Owners)

Income by Cost Burden (Owners Only)	Cost Burden >30%	Cost Burden >50%	Total
Household Income ≤ 30% HAMFI	165	150	260
Household Income >30% to ≤ 50% HAMFI	90	70	290
Household Income >50% to ≤ 80% HAMFI	175	0	455
Household Income >80% to ≤ 100% HAMFI	125	35	325
Household Income >100% HAMFI	40	10	825
Total	595	265	2,155

Sources: HUD CHAS data 2015-2019

Table H-76. Cost Burden – Regional Comparison (Renters and Owners Combined)

Cost Burdened Owners and Renters in Artesia and LA County				
Cost Burden	**Artesia Owner-Occupied**	**Artesia Renter-Occupied**	**Artesia Total Households**	**Los Angeles County**
Cost Burdened (>30%)	27.6%	57.5%	43.1%	44.1%
Severely Cost Burdened (>50%)	12.3%	27.8%	20.3%	22.4%
Total Households	2,155	2,305	4,460	3,316,795

Sources: US Census Bureau, QuickFacts 2024,4%

In 2019, there were 4,460 total households paying mortgage or rent. Of those households, 63.34 percent were overpaying for housing according to the Census. Of the households overpaying, 2,155 (39.91percent) were households with a mortgage, while the remaining 2,305 households (85.25 percent) were in renter-occupied units. Table H-76 summarizes housing overpayment statistics by tenure for the City of Artesia and Los Angeles County. Additional information on overpayment as it relates to affirmatively furthering fair housing is presented in Section 4.5.

As summarized in Table H-76, in 2024, the City's percentage of renter + owner-occupied households that are cost burdened by spending 30% or more of gross income on housing costs is somewhat lower than Los Angeles County (43.1% vs. 44.1% in Los Angeles County). Severely cost burdened households (spending greater than 50% of gross household income on housing costs) is lower in Artesia than the average for Los Angeles County (20.3% vs. 22.4% in Los Angeles County). The lower housing cost burden for Artesia households compared to the greater Los Angeles region may be due to the higher median household income in Artesia ($97,712 vs. $87,760 in Los Angeles County).

The figures below compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has increased—in the 2010-2014 data owners north of Artesia Boulevard were in the 20-40% overpayment category, now that area has joined the rest of the City in 40-60% category of overpayment. Overpayment by renters has also increased overall, wherein the entire city is at or above the 40-60% overpayment percentage, the renters north of Artesia Boulevard and south of 183rd Street are in the 60-80% overpayment category.

Figure H - 44 Overpaying Owners (ACS, 2010-2014) – Tract

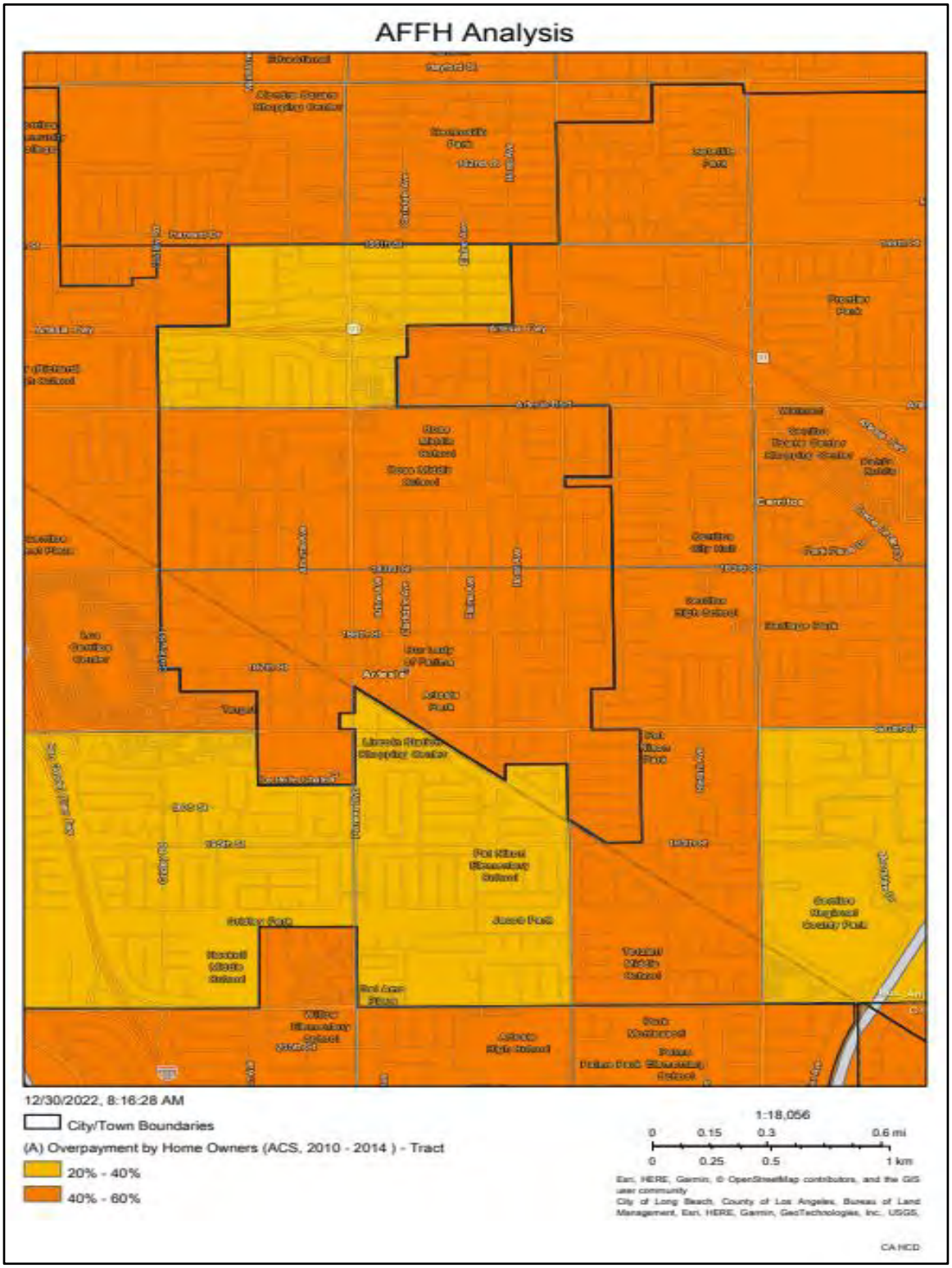
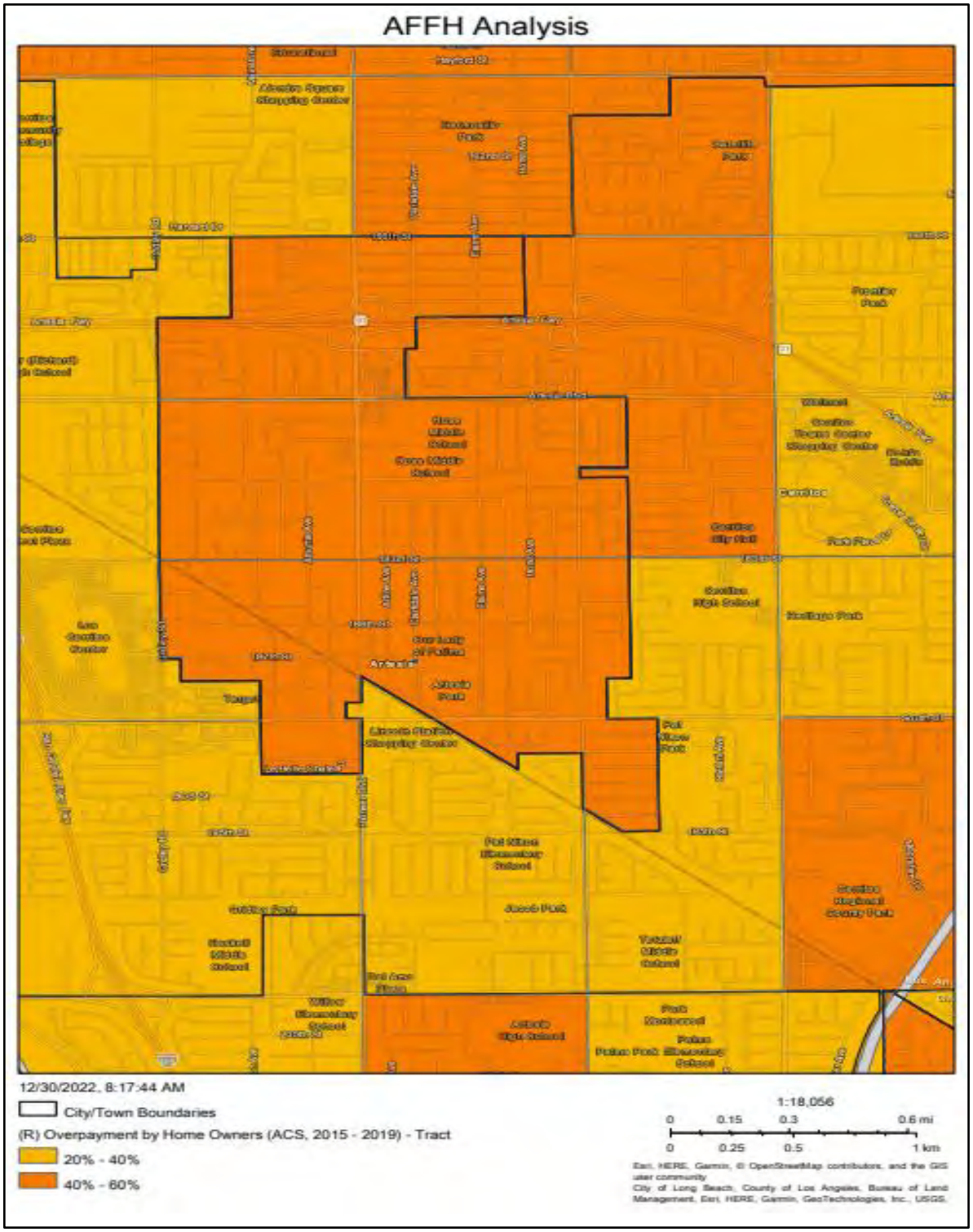
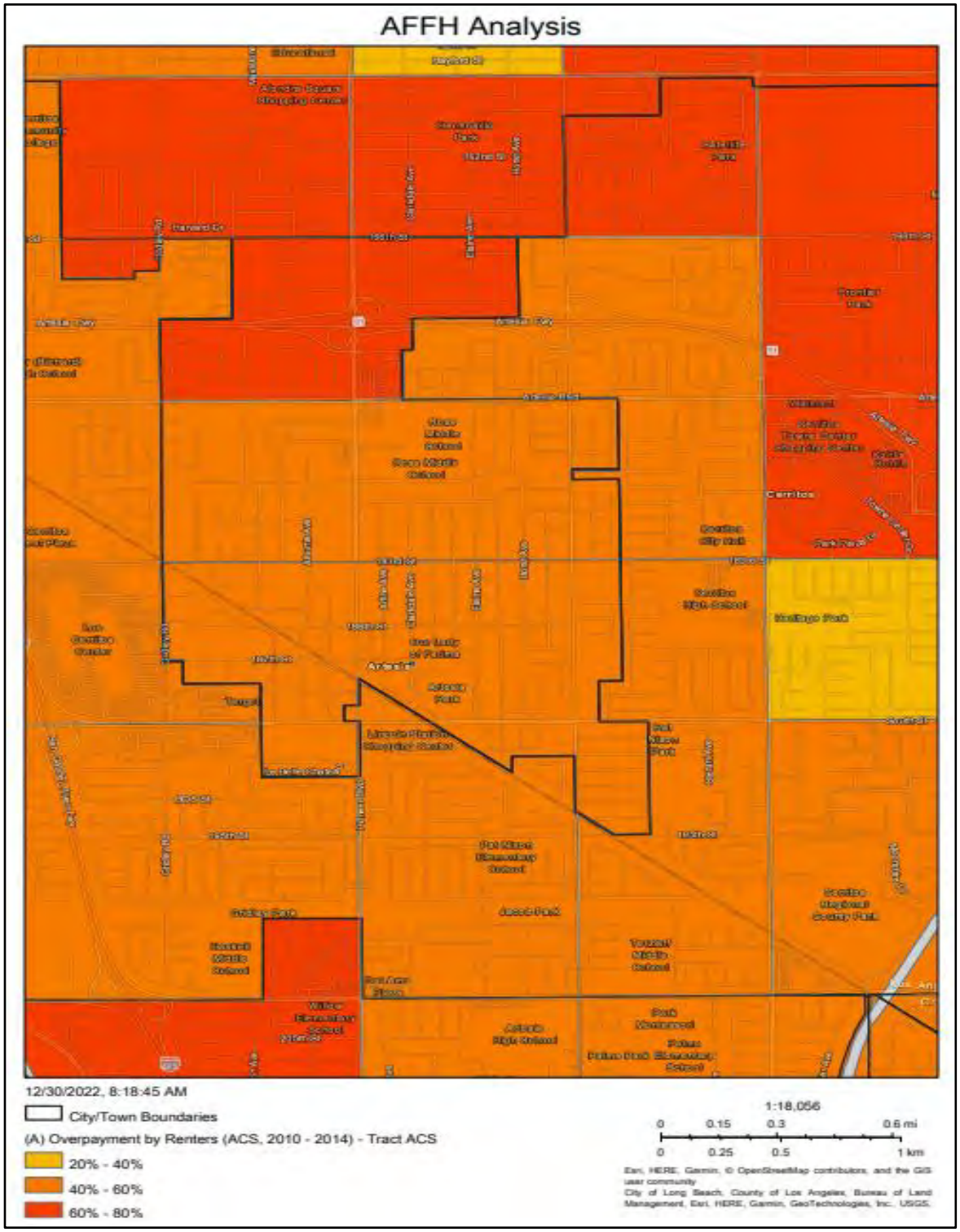


Figure H - 45 Overpaying Owners (ACS, 2015-2019) – Tract



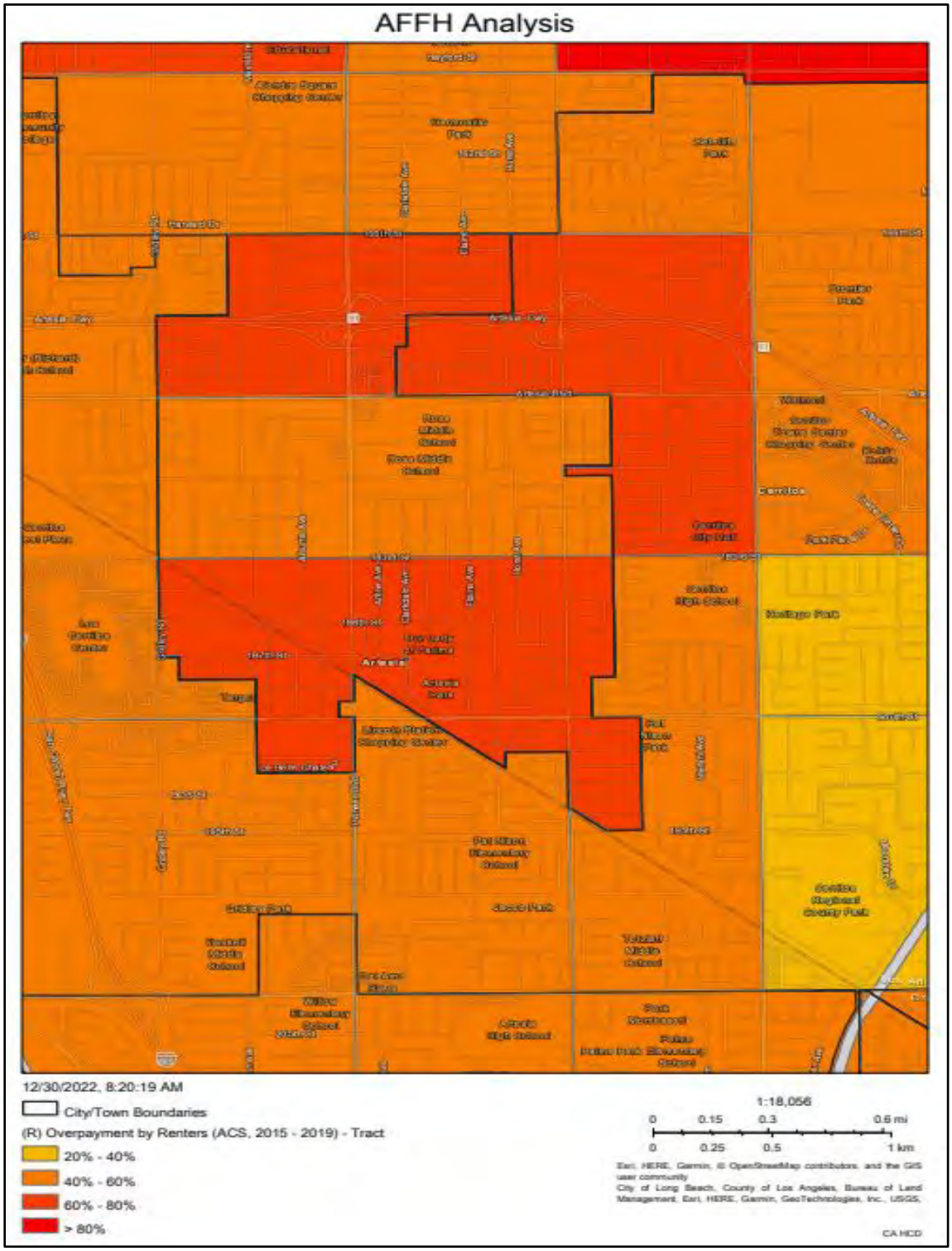
Sources: HDC AFFH DATA Viewer, Overpaying Owners (ACS, 2015-2019) – Tract

Figure H - 46 Overpaying Renters (ACS, 2010-2014) – Tract



Sources: HDC AFFH DATA Viewer, Overpaying Renters (ACS, 2010-2014) – Tract

Figure H - 47 Overpaying Renters (ACS, 2015-2019) – Tract



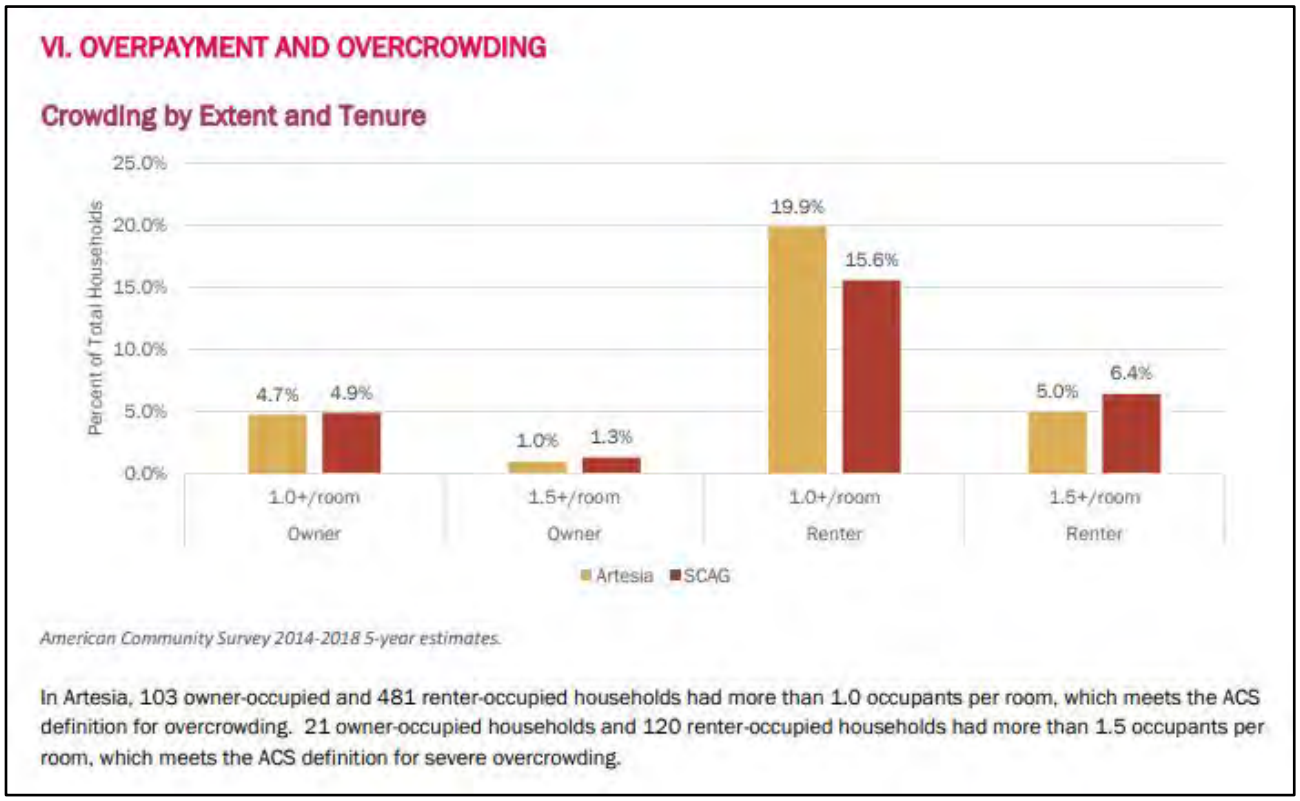
Sources: HDC AFFH DATA Viewer, Overpaying Renters (ACS, 2015-2019) – Tract

Overcrowding

When households' income and the cost of housing are out of alignment, some households are unable to buy or rent housing that provides sufficient personal space per individual. For both the State and at the federal level, a housing unit is considered to be overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls).

Figure H - 48 shows that approximately 4.7 percent of owner-occupied households and 19.9 percent of renter-occupied households in Artesia are overcrowded, having more than 1 person per room. Overcrowding is more prevalent in the City of Artesia than in the southern California region as a whole, and this is especially true for renters wherein overcrowding in Artesia is at 19.9% and overcrowding in Southern California in general is at 15.6%. One percent of owner-occupied homes and 5% of rented spaces were severely overcrowded, having more than 1.5 persons per room.

Figure H - 48 Overcrowded Households

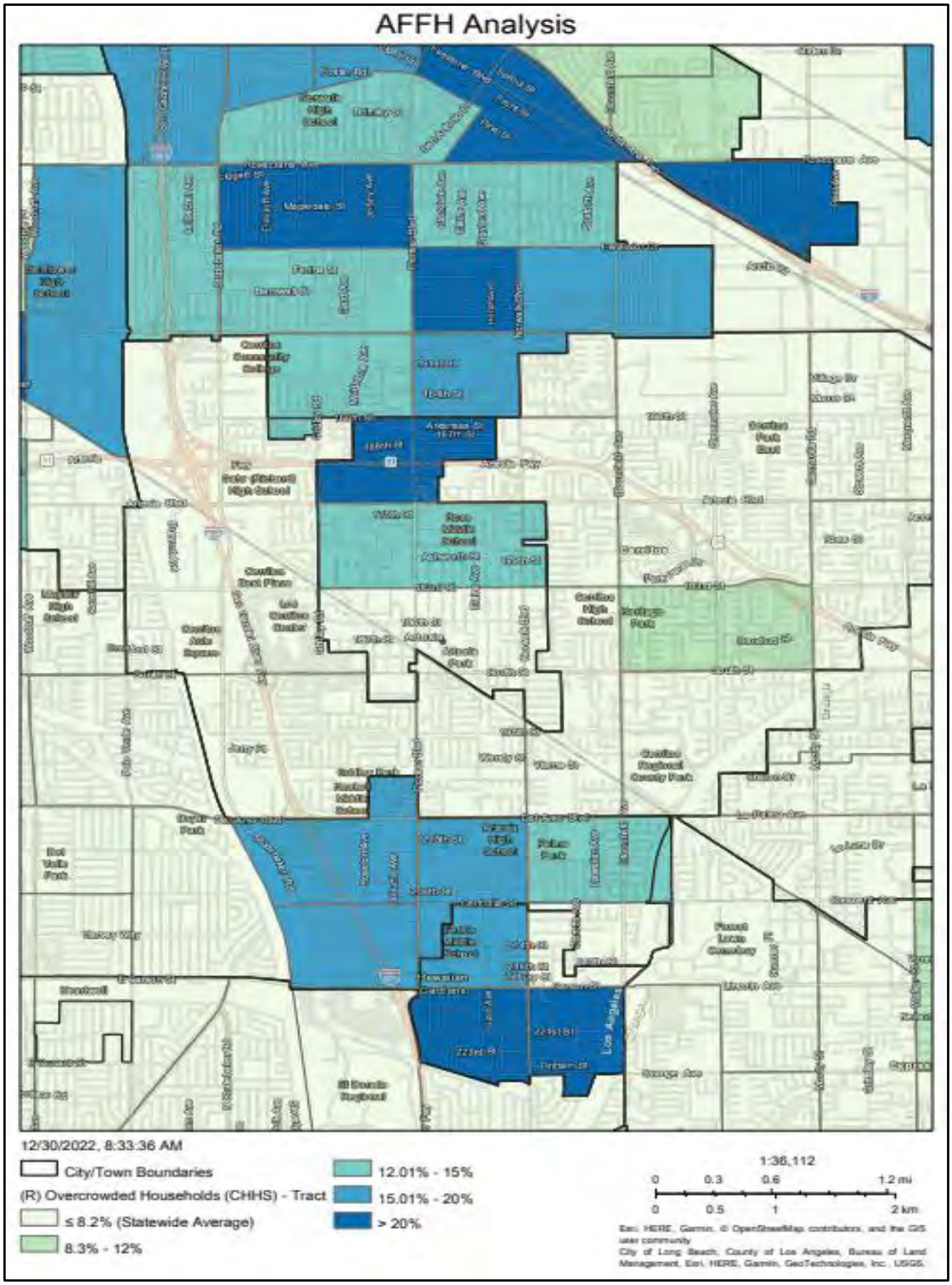


Source: SCAG Community Report, ACS 2014-2018

Figure C-20 shows the concentration of overcrowded households in Artesia by census tract. The housing south of Artesia Boulevard and north of 183rd Street have between 12.01-15% of households with overcrowding, and the housing north of Artesia Boulevard have over 20% overcrowded households. The community of Cerritos bordering the City of Artesia to the west, east, and south has primarily overcrowding at the statewide average of 8.2%, while the community to the north, City of Norwalk, has areas in the 12.01-15% and 15.01-20% range bordering the City of Artesia.

A factor that increases the overcrowding burden is that 24.7% of the households within the community are "large households" --i.e., five or more people: 11.5% of households had 5 persons, 6.4% had 6 persons, 6.8% had 7 or more persons residing in the same home (SCAG). The cost of housing and median income for the area creates limited access to adequately sized, affordable housing units.

Figure H - 49 Concentration of Overcrowded Households (CHHS) - Tract



Sources: HDC AFFH DATA Viewer, Concentration of Overcrowded Households (CHHS) - Tract

Substandard Housing Conditions

Substandard housing is housing that poses a risk to the health, safety, and/or physical well-being of residents. These issues can increase the risk of disease, crime, poor mental health, and other social impacts. HUD CHAS data (2014-2018) provide an estimate of households with at least one of four housing problems that contribute to substandard housing (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30 percent). The U.S. Department of Housing and Community Development (HUD) defines "substandard housing" to mean housing, which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit, and should, but does not have a kitchen. The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building. Housing is considered suitable for rehabilitation when it is economically feasible to renovate the building and bring it up to standard condition meeting all codes, including City codes.

Housing problems for Artesia were calculated using HUD's 2020 CHAS data based on the 2015- 2019 ACS. As shown in Table C-15, 25 percent of the City's extremely low-income households have at least one of four housing problems identified by HUD:

1. Incomplete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator);

2. Incomplete plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower);

3. More than one person per room (i.e., overcrowding); and

4. Cost burden greater than 30 percent of gross income, including utilities.

Table C-16 summarizes Artesia households by tenure and presence of housing problems; about 32 percent of owners and 56 percent of renters have one or more housing problems. The City had a slightly lower proportion of households with a housing problem compared to the county, where 39.9 percent of owner-occupied households and 66.8 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate. In Artesia (Figure C-20), 1.02% of residential units lack complete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator), 0.63% of units lack plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower) according to SCAG. In the SCAG region 1.29% lack complete kitchen facilities and 0.39 lack plumbing facilities.

Housing age is frequently used as an indicator of housing condition. In general, residential buildings over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. In Artesia, approximately 86 percent of the housing stock was built before 1980. Comparably, the City's housing stock is younger than Los Angeles County's housing stock. 39.55 percent of the City's housing stock was constructed before 1960 compared to 46 percent of the county's housing stock that was constructed before 1960. Table D-15 summarizes the total number of housing units built by year.

Due to the fact that nearly 40 percent of the housing available in the City of Artesia was constructed before 1960, it is important for the community to be aware of the potential impacts of lead paint. Housing units built prior to 1978 may contain lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Figure H - 50 provides a snapshot comparison of housing in Artesia that lacks telephone services, plumbing facilities, and complete kitchen facilities within the overall SCAG region. The larger percentage gap in housing which lacks telephone services (3.85% in Artesia vs. 1.95% for the SCAG region), may be due to greater reliance on cell phone service by Artesia households.

When residents report issues with building safety, the City Code Enforcement Division enforces ordinances pertaining to property maintenance, building conditions, and other housing and neighborhood issues. The Division conducts its work on a complaint or request basis as they relate to potential or actual violations of local zoning; housing, fire, and building codes; and standards for landscaping to maintain safe and decent housing.

Table H-77 and Table H-78 below compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has increased; in the 2010-2014 data, owners north of Artesia Boulevard were in the 20-40% overpayment category. That area has now joined the rest of the City in 40-60% category of overpayment. Overpayment by renters has also increased overall, wherein the entire city is at or above the 40-60% overpayment percentage, the renters north of Artesia Boulevard and south of 183rd Street are in the 60-80% overpayment category.

Table H-77. Percentage of Households with Housing Problems

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total
Household Income ≤ 30% HAMFI	565	125	695
Household Income >30% to ≤ 50% HAMFI	665	245	910
Household Income >50% to ≤ 80% HAMFI	600	555	1,155
Household Income >80% to ≤ 100% HAMFI	280	280	565
Household Income >100% HAMFI	110	1,025	1,135
Total	**2,225**	**2,235**	**4,460**

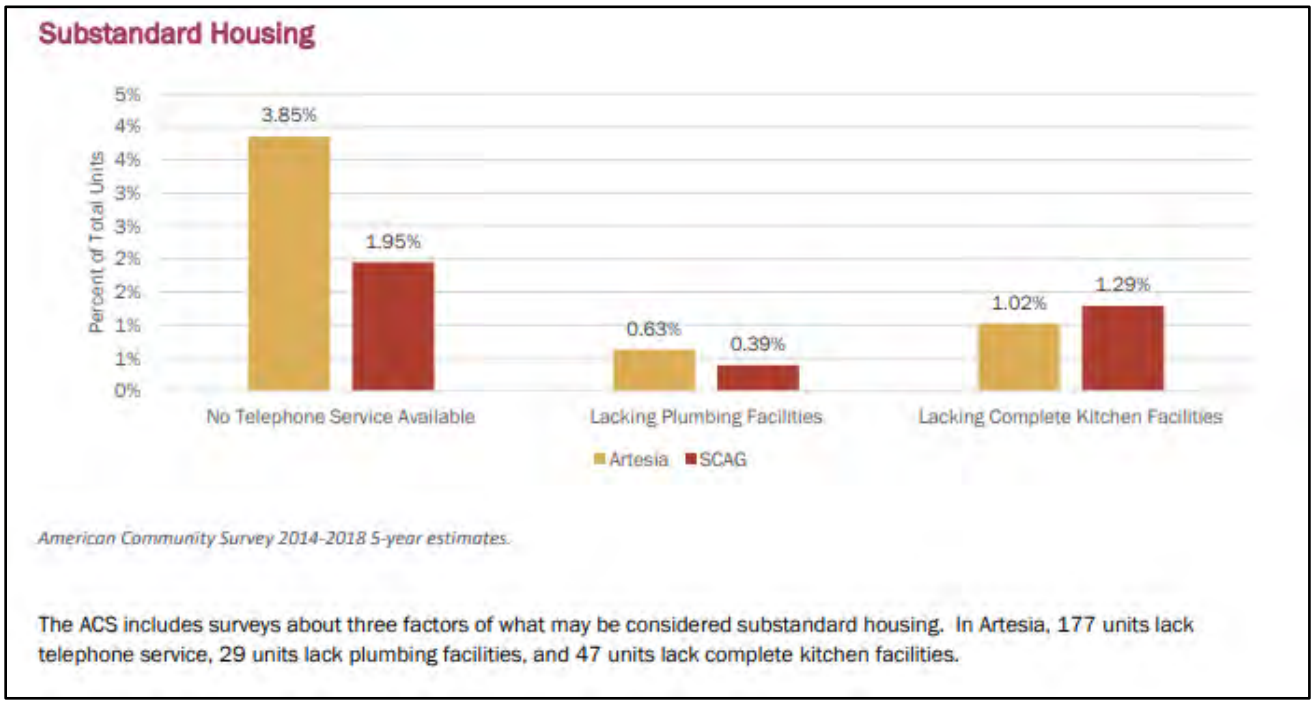
Source: 2015-2019 ACS Consolidated Planning/CHAS Data | HUD USER

Table H-78. Housing Problems by Tenure

Housing Problems Overview	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	685	1,540	2,225
Household has none of 4 Housing Problems OR cost burden not available, no other problems	1,470	765	2,235
Total	**2,155**	**2,305**	**4,460**

2015-2019 ACS Consolidated Planning/CHAS Data | HUD USER

Figure H - 50 Substandard Housing – Regional Comparison



Source: SCAG Artesia Pre-Certified Local Housing Data

Table H-79. Housing Units by Age – Artesia

Year Built	Total number of housing Units	
	Number	Percent
1939 or earlier	150	3.4%
1940-1959	1,614	36.2%
1960-1979	2,076	46.5%
1980-1999	371	8.3%
2000-2009	199	4.5%
2010-2013	12	0.3%
2014 or later	38	0.9%
Total	**4,460**	

Source: ACS 2019 5-Year Estimate, American Community Survey (2015-2019)

The geographic area with the most housing issues is the northeastern portion of Artesia. This was confirmed by dialogues with the Code Enforcement team for local knowledge. Based on local data

and knowledge, this area has smaller lots than the majority of the City as it was originally designed to create affordable farmworker housing. With the increase in housing costs in the region this area has increased in household size density and that factor combined with aging housing stock and income barriers has created an increase in substandard housing. The plan to identify anti-displacement strategies, an increase in affordable housing in the region, active community engagement/outreach, and place-based improvements are intended to support this part of the community.

Homelessness

According to the 2023 Greater Los Angeles Homeless Point in Time (PIT) Count Report from the Los Angeles Homeless Services Authority (LAHSA), a population of approximately 71,320 homeless persons were located in Los Angeles County on a single-night survey conducted in February 2023. The County was split into eight areas for the count, with the City of Artesia being located in Service Planning Area 7 (SPA 7). Within SPA 7 there are 22 cities and 5 unincorporated areas. The study found that a total of 6,511 persons experienced homelessness in this specific planning area, with 78 percent of those (5,070) being unsheltered. The homeless count also illustrated that the region's homeless population grew from 66,436 people in 2020 to 71,320 people in 2023 (2023 Greater Los Angeles Homeless Count – Los Angeles Continuum of Care Data Summary). The PIT Count identified 31.4% of homeless persons as Severely Mentally Ill and 34% as Chronic Substance Abusers.

According to the 2023 Greater Los Angeles Homeless Count Report from the Los Angeles Homeless Services Authority (LAHSA) in the Independent Cities reports for the Specific Planning Area 7: Artesia counted 9 unhoused people (Figure C-21).

Figure H - 51 2023 Homeless Count - Artesia

2023 Homeless Count:
Raw Data and Estimated Totals
Artesia

LAHSA

Greater Los Angeles Homeless Count

Raw Data Gathered During the Homeless Count

Actual Persons Counted:	
Sheltered*:	0
Unsheltered:	9
Total Actual Persons:	**9**

Improvised Dwellings Counted:	
Cars:	2
Vans:	2
RVs:	1
Tents:	2
Makeshift Shelters:	3
Total Dwellings:	**10**

Estimated Number of People in Dwellings (derived using multipliers from SPA-wide surveys)

Please note: multipliers are designed for accuracy at the SPA level. Use of multipliers in areas smaller than the full SPA can be helpful for planning purposes, but the result should not be regarded as definitive.

SPA 7 Dwelling Type Multipliers:

Dwelling Type	Avg. Occupancy	± Error	# Counted	Raw Count x Multiplier
Cars	1.47	0.60	2	2.94
Vans	1.60	0.76	2	3.20
RVs	1.89	0.81	1	1.89
Tents	1.45	0.19	2	2.90
Makeshift Shelters	1.73	0.48	3	5.19
Rough estimate of people in dwellings using multipliers:				16.12
Rough estimate (rounded):				**16**

Estimated Total Persons

Actual Sheltered Persons*:	**0**
Actual Unsheltered Persons:	**9**
Roughly Estimated Persons in Dwellings:	**16**
Roughly Estimated Artesia Total:	*25*

*Please note: Sheltered counts do not include clients sheltered with vouchers or in programs with confidential addresses, such as shelters for clients fleeing domestic violence. Voucher-based program data is not available at the census tract level. Data for confidential sites is included only in summaries at the SPA-level or larger to protect their confidentiality.

Source: LAHSA 2023 Point in Time Count

There were 9 people without homes in Artesia during the 2023 point in time count.

The unhoused population locations are not consistent within the City, however there is a trend of people sleeping along the train tracks, around the freeway overpasses in north Artesia, and sometimes at shopping centers. These locations are spread across the community and adjacent to primary roadways that offer public bus services.

Protected Classes and Homeless Populations

The Los Angeles Homeless Service Authority (LAHSA) 2023 Homeless Count does not provide estimates of the race or ethnicity of the City's unsheltered homeless persons. Data are available on the race and ethnicity of the homeless population for Service Planning Area (SPA) 7- East Los Angeles County, which includes the City of Artesia. Table H-66 presents the percentage of homeless individuals by race and ethnicity for SPA 7. Within SPA 7, 36 percent of all homeless individuals included in the count were individuals and 36 percent were families.

As a whole, SPA 7 had 6,511 unhoused persons, and 5,806 unhoused households. Of these groups, the racial group most likely to experience homelessness was Hispanic/Latino peoples, at 71% of the unhoused population. This percentage is higher than the County wide Hispanic/Latino percentage of 43%. Part of what may explain this difference is population density of different areas—SPA 7 has several well-established long-term Latino communities. Health and disability also plays a strong factor in homelessness, and it has been illustrated that substance abuse and then mental illness are leading causes of issues with the regional unhoused population.

Table H-80. 2023 Greater Los Angeles Homeless Count - SPA 7

Population	Sheltered	Unsheltered	Total	Prevalence in Homeless Pop. (%)	Percent Change 2022-2023
All Persons	1,441	5,070	6,511	100%	36%
All Households	1,070	4,736	5,806	100%	36%
Race/Ethnicity					
Hispanic/ Latino	796	3,837	4,633	71%	33%
Not Hispanic/ Latino	645	1,233	1,878	29%	45%
American Indian/ Alaska Native	9	79	88	1%	2833%
Asian	15	26	41	1%	193%
Black/African American	412	284	696	11%	13%
Native Hawaiian/ Other Pacific Islander	8	3	11	0%	-8%
White	191	790	981	15%	57%
Multiple Races	10	51	61	1%	154%
Health and Disability					
Substance Use Disorder	305	1,912	2,217	34%	86%
Serious Mental Illness	333	793	1,126	19%	77%
Developmental Disability	130	347	477	8%	87%
Physical Disability	193	493	686	12%	16%

https://www.lahsa.org/documents?id=7687-spa-7-hc2023-data-summary

Table H-81. 2023 Greater Los Angeles Homeless Count - Los Angeles Continuum of Care, Countywide

Population	Sheltered	Unsheltered	Total	Prevalence in Homeless Pop. (%)	Percent Change 2022-2023
All Persons	19,013	52,307	71,320	100%	10%
All Households	14,079	50,067	64,146	100%	11%
Race/Ethnicity					
Hispanic/ Latino	7,597	22,753	30,350	43%	5%
Not Hispanic/ Latino	11,416	29,554	40,970	57%	13%
American Indian/ Alaska Native	102	621	723	1%	19%
Asian	230	982	1,212	2%	103%
Black/African American	8,077	14,529	22,606	32%	16%
Native Hawaiian/ Other Pacific Islander	63	326	389	1%	174%
White	2,631	11,195	13,826	19%	1%
Multiple Races	313	1,901	2,214	3%	35%
Health and Disability					
Substance Use Disorder	1,874	17,487	19,361	27%	26%
Serious Mental Illness	3,821	12,173	15,994	25%	14%
Developmental Disability	2,331	4,048	6,379	10%	8%
Physical Disability	2,768	9,528	12,296	19%	2%

https://www.lahsa.org/documents?id=7671-la-continuum-of-care-hc2023-data-summary

Displacement

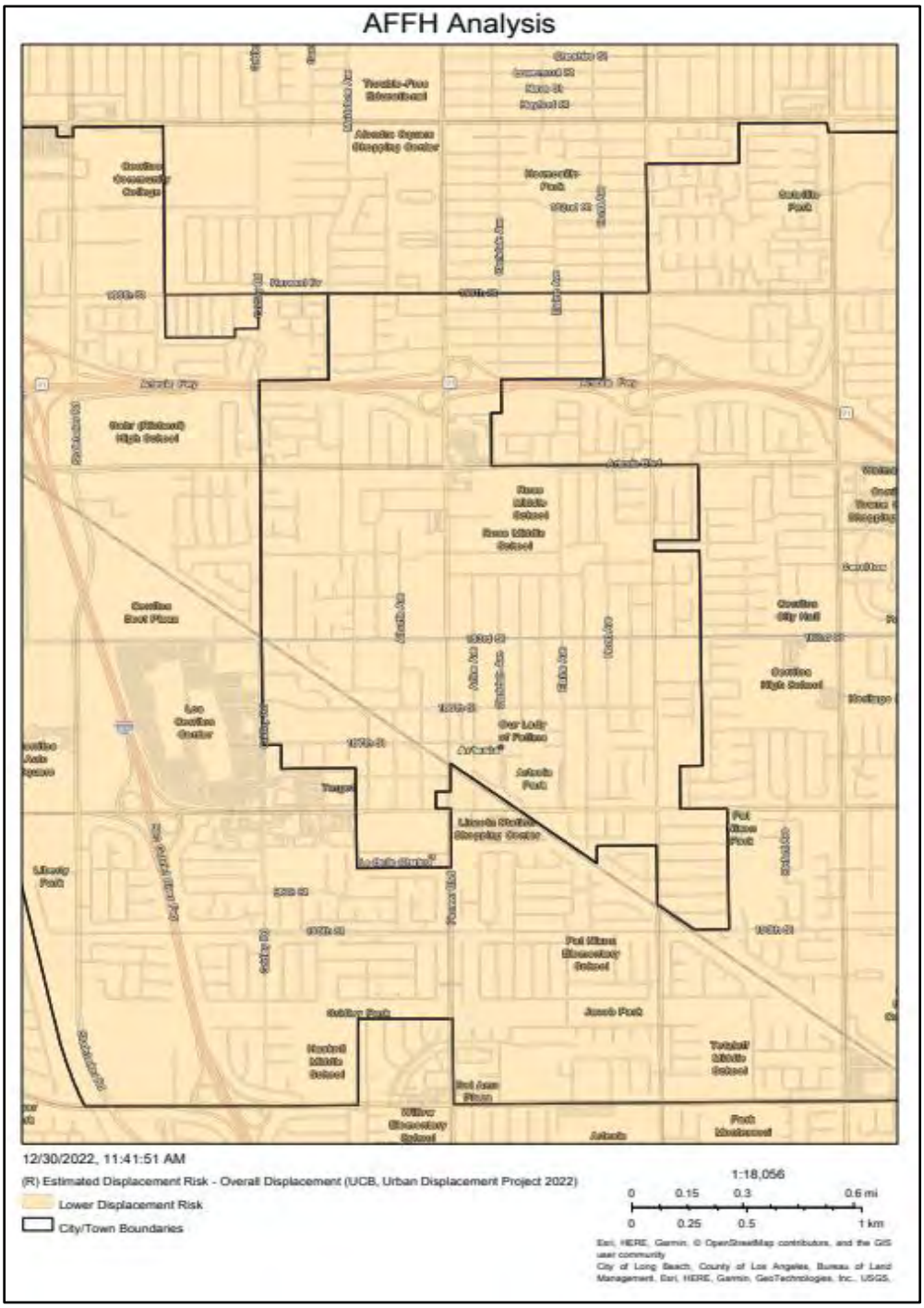
According to the California Department of Housing and Community Development, communities vulnerable to housing displacement are: "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost."

The following characteristics define a vulnerable community:

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

The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Their research aims to understand and describe the nature of gentrification, displacement, and exclusion, and to generate knowledge on how policy interventions and investment can support more equitable development. In order to address these issues, UDP assembles data and maps factors for displacement risk by Census Tracts. The California Department of Housing and Development (HCD) has utilized this data to create a mapping layer, "Estimated Overall Displacement Risk," in its data viewer for Affirmatively Furthering Fair Housing. This data layer illustrates that the City of Artesia is at a "Lower Displacement Risk," versus "at risk of displacement, 1 income group displacement, 2 income group displacement." The UDP data indicate that the City of Artesia does not face significant risk of displacing current communities, Figure H-40.

Figure H - 52 Estimated Overall Displacement Risk (UCB, Urban Displacement Project)



Sources: HDC AFFH DATA Viewer, Estimated Overall Displacement Risk (UCB, Urban Displacement Project 2022)

Gaps in Resources

The following gaps in resources are most significant within the extremely low-income population, which represents 17.8% of the City's households.

Cost Burden: The housing cost burden is most significant for renter households, with 57.5% of renters spending over 30% of gross income on housing. Approximately 23% of renter households are in the Extremely Low-Income category. The housing cost burden is somewhat higher in the neighborhoods located north of Artesia Blvd.

Overcrowding: Similar to cost burden, overcrowding is most prevalent in neighborhoods north of Artesia Blvd. and is higher overall than Los Angeles County (19.9% vs. 15.6.%).

Substandard Housing Conditions: The City has a slightly lower proportion of households reporting one or more housing problems than Los Angeles County. However, renter households reporting housing problems are significantly higher than owner-occupied households (56% vs. 32%).

Homelessness: The 2023 Homeless Count in coordination with Los Angeles County identified 9 unsheltered persons in the City. Although this is not a large number, the City's coordination with state and regional agencies, and the Actions identified below will continue to address the housing needs of homeless persons.

Displacement: The City has a lower overall displacement risk according to findings of the 2022 Urban Displacement Project.

Proposed Policies, Programs and Actions to Address Disproportionate Housing Needs

Policies and Actions Addressing Cost Burden:

- Policy HE 1.2 Increase the extremely-low, very-low, low- and moderate-income housing stock.
    - Action 1.2e Rezonings to accommodate the RHNA.
- Policy HE 4.3 Provide rental assistance to low-income households.
    - Action 4.3a Section 8 Housing Choice Vouchers

Policies and Actions Addressing Overcrowding:

- Action 1.4c Variety of Housing Types
- Action 4.1b Update to Definition of Family

Policies and Actions Addressing Substandard Housing:

- Policy HE 2.1 Maintain and improve existing housing stock, such as protecting manufactured housing.
- Policy HE 2.2 Continue to enforce the City's Municipal Code to preserve existing housing stock.

- o Action 2.2a Code Enforcement actions, including pre-sale inspections.

Policies and Actions Addressing Homelessness:

- Action 1.4d Emergency shelters and low-barrier navigation center.
- Action 4.2a Coordination with Homeless Service Provider

Policies and Actions Addressing Displacement:

- Action 2.19 Mobile Home Park rezoning
- Action 2.1b No Net Loss

Outreach

As discussed in Appendix E: Public Participation, outreach efforts during development of the Housing Element Update, including Affirmatively Furthering Fair Housing Assessment, included the following:

• Creation of a dedicated Housing Element webpage on the City's website.

• The meetings and proposed Housing Element were published in local newspapers.

• Copies of the draft Housing Element were made available for review at City Hall.

• Notices were sent directly to housing interested groups and organizations that serve special needs populations.

• A community workshop where participants were able to share their ideas and concepts to address the City's housing needs.

• A document was created with frequently asked questions and answers, such as what is the housing element, what is affordable housing, and more.

The outreach efforts were used to influence policies and programs to affirmatively further fair housing opportunities throughout the community. The City of Artesia is committed to promoting fair and equal access to housing for all of the members of the community.

Outreach commitments during implementation of Housing Element policies and actions will include the following:

- Action 1.3a Mixed Use Overlay

Explanatory material will be prepared and presented on applications and in review processes to streamline permit processing.

- Action 1.4e Reasonable Accommodation (Housing for Special Needs Groups)

Establish procedures for review and approval of reasonable accommodation requests, including informational flyers and postings on the City website.

- Action 1.2d Accessory Dwelling Units

Create handouts and online materials to support ADU construction.

- Action 1.2e Housing for Lower-Income Households

Commits City to outreach to developers annually.

- Action 1.5b Sustainable Development Webpage

City will include educational materials about water-wise landscaping, local weatherization, and energy conservation.

- Action 2.1c Support Homeownership Resources

City will create a webpage and include information on homeownership in the City newsletter.

- Action 2.2a Code Enforcement

Important phone numbers will be included in "The Artesian" on the City's website.

- Action 3.1a Land Inventory

An online searchable inventory of "surplus" lands will be prepared to publicize their availability for housing affordable to lower income households.

- Action 4.1a Affirmatively Furthering Fair Housing

A fair housing webpage will be added to the City's website to increase access to resources and support.

- Action 4.3a Section 8 Housing Choice Vouchers

The City will create a newsletter to assist in publicizing the Voucher program and eligibility requirements.

- Action 5.1a Information Manuals and Handouts

Manuals and handouts will include publications on the City's development review process to provide support to future applicant.

Fair Housing Analysis, Including Local Knowledge, Geography, and Other Relevant Factors

History of Artesia

Artesia has a rich history encompassing several very different unique eras. The following are some of the key historical moments for the City of Artesia.

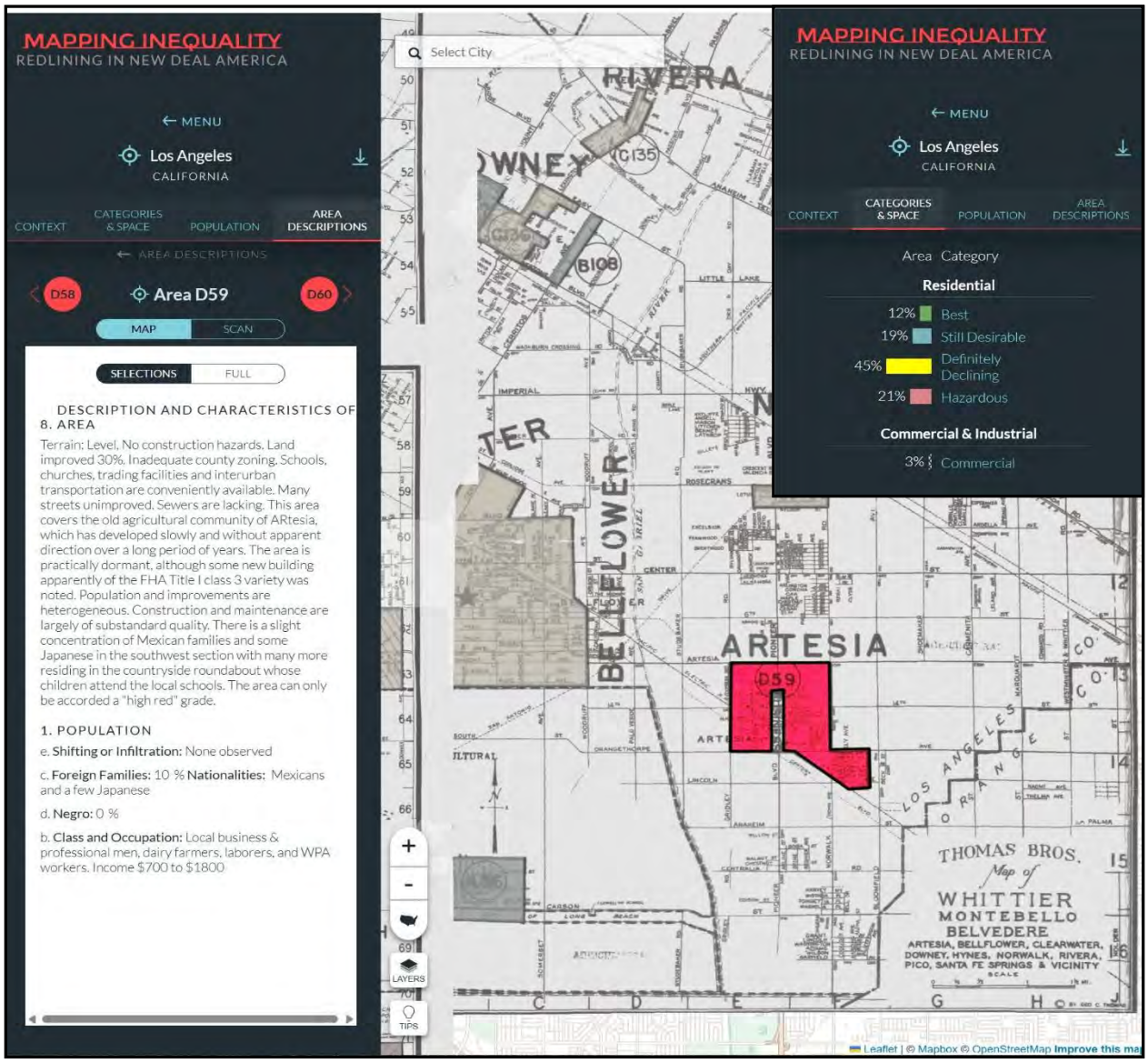
- The region was originally inhabited by the Gabrielino/Tongva peoples, as part of their regional ancestral territory of the Los Angeles Basin.
- The land where Artesia now sits was once part of the Spanish and Mexican-era Rancho Los Nietos, owned by the Nieto family. With the cession of California to the United States following the Mexican–American War, the 1848 Treaty of Guadalupe Hidalgo provided that the land grants would be honored. Rancho Los Coyotes was a 48,806-acre (197.51 km2) 1834 Mexican land grant resulting from the partition of the Rancho Los Nietos grant, in present-day southeastern Los Angeles County and northwestern Orange County, California. The rancho lands include the present-day cities of Cerritos, La Mirada, Artesia, Stanton, and Buena Park.
- The village of Artesia was established upon the completion of the Artesia School District on May 3, 1875. It was named for the many flowing artesian wells in the area, which made the village ideal for farming and agriculture. Artesia was a small town with dairy farms with a stop along the Pacific Electric streetcar and remained agrarian for over 80 years.
- In the 1920s and 1930s, Dutch and Portuguese farmers developed Artesia into one of the most important dairy districts in Southern California.
- After World War II, as with many other cities in the region, Artesia was pressured by developers to build residential tracts.
- Between 1935 and 1940, the Home Owners' Loan Corporation (HOLC), a federal agency established under the Home Owners' Loan Act (1933) as part of President Franklin D. Roosevelt's New Deal, evaluated residential neighborhoods and assigned grades based on the relative "security" or "riskiness" for mortgage lending. Areas were categorized as "best," "still desirable," "definitely declining," or "hazardous."

  Racial (Black and Asian residents), religious (Jewish residents) and numerous ethnic groups (typically immigrants from Eastern Europe, the Middle East, and Mexico) were targeted as "infiltrators" who lowered property values (See generally Robert K. Nelson, *Mapping Inequality, Redlining in New Deal America* (2023), available at https://dsl.richmond.edu/panorama/redlining (accessed August 13, 2025).

  The HOLC map and area description gave much of the present City of Artesia a "hazardous" grade in 1939, describing the area as "practically dormant" and exhibiting "substandard" construction and maintenance. It further described Artesia as having "developed slowly and

without apparent direction over a long period of years." The southwest section of the City was populated by Mexican and Japanese families, but as shown on Figure H-41 below, the HOLC disfavored nearly all of present-day Artesia.

Figure H - 53 Redlining Map, ca. 1930



Source: "*Mapping Inequality*, public domain image," available at https://dsl.richmond.edu/panorama/redlining/map/CA/LosAngeles/area_descriptions/D59#loc=13/33.894/-118.0842&adview=full (accessed August 13, 2025).

- Artesia was incorporated into a City on May 29, 1959, and is one of Los Angeles County's Gateway Cities.

- Farming in the Artesia region was heavily impacted by changes in national foreign labor policy. Due to World War II labor shortages, Mexican workers known as Braceros were brought to the United States as contract laborers to pick crops and work in other industries. The original plan was to last only while the nation's farmers are away fighting the war, but the Bracero program did not end until the Kennedy Administration examined the system and deemed it inhumane in 1964. However, Artesia suffered from the lack of labor created by the loss of this program and repeatedly asked for county support. According to the *Los Angeles Times* the president of the Artesia Growers Association asks the county to subsidize farmers who accept welfare recipients as workers, "Farmers dependent upon imported supplemental labor say they have made every possible effort to recruit an adequate number of substitutes from the domestic work force but without success." They want to recruit Mexican labor when the Bracero program formally ends in December. Los Angeles county adopts a five-point program that requires farmers to pay a minimum wage of $1.25 an hour to any welfare recipient who were assigned to the fields. Growers hate the plan because it required them to provide adequate sanitary facilities, acceptable employment conditions, transportation, and steady employment if the work is available.

  The change in labor access had two large impacts on the development of Artesia: 1) In the 1950s, the northeast side of Artesia was developed with smaller lots than the rest of the City to accommodate housing for the local farm labor, and 2) as labor became scarce after WWII and regional populations grew, farmland was pressured into development of housing.

- By the end of the 1970s, hundreds of tract homes and large shopping areas were built in Cerritos, while in Artesia it still felt almost as if one was in the Country except for the regional main commercial corridor, Pioneer Boulevard.
- Artesia's well known Indian community traces back to 1971, when Balkishan Lahoti began operating an informal grocery store out of a garage in the city. Seeing Lahoti's success, other entrepreneurs started opening stores on Pioneer Boulevard, serving the growing Indian population in the neighboring city of Cerritos.
- By 1981, a thriving business corridor composed of places like Neema Sari Palace, Bombay Store, and the East Indian Market helped revitalize Pioneer Boulevard which was otherwise facing issues of economic decline.
- There was an attempt to officially name the area along Pioneer with many Indian business, "Little India," however there was local pushback based on the diversity of the area. Similar to how Koreatown in Los Angeles has many Korean businesses but does not have a majority of Korean residents, Artesia has many Indian businesses, but the community is not the majority of the population. Eventually the community named the area the "International and Cultural Shopping District."
- On July 20, 1997, The Los Angeles Times reports that there were more than 120 Indian-owned shops along Pioneer Boulevard, making it the second largest Indian enclave in the United States, following Jackson Heights in New York.

- In September 2008, Artesia is known as one of the Top 10 cities with the greatest percent changed in assessed property valuations as told by Los Angeles County Assessor's 2008 Annual Report. Artesia ranks #9, sharing spots with cities like Beverly Hills, Malibu, West Hollywood, and Pasadena. The trend upward in cost has been consistent and is still the primary issue in accessing new housing in the area.

Sites Inventory Analysis

The orange polygons on the image below represent the Sites Inventory for the 6th Cycle Housing Element. Analysis of the impact of proposed development is presented below based on geographic location and fair housing access variables. Artesia is comprised of three Census Tract areas, and for the geographic identifiers in the text below, North, Central, and South Artesia were used to reference the Tract numbers as illustrated in the image below, Figure H-52. Table H-82 below shows a breakdown of income units by sub-area. Table H-83 shows the combined breakdown and provides additional AFFH information.

Table H-82. Summary of Opportunity Sites - Affordable Units by Census Tract

Tract	OA Area	Total units 40 du/acre	Very Low	Low	Moderate	Above Moderate
North	1	314	82	16	2	1
	2	529	138	27	4	2
	3.1	358	94	18	3	2
	4.1	64	17	4	1	1
	4.2	62	17	4	1	1
	Totals	**1327**	**348**	**69**	**11**	**7**
Central	3.2	165	43	9	2	1
	4.3	54	15	3	1	1
	4.4	174	46	9	2	1
	5	958	250	48	6	3
	Totals	**1351**	**354**	**69**	**11**	**6**
South	6	267	70	14	2	1
	7	1145	298	57	7	4
	8	668	174	34	5	3
	9	357	93	18	3	2
	Totals	**2437**	**635**	**123**	**17**	**10**

Figure H - 54 Sites Inventory and Census Tracts

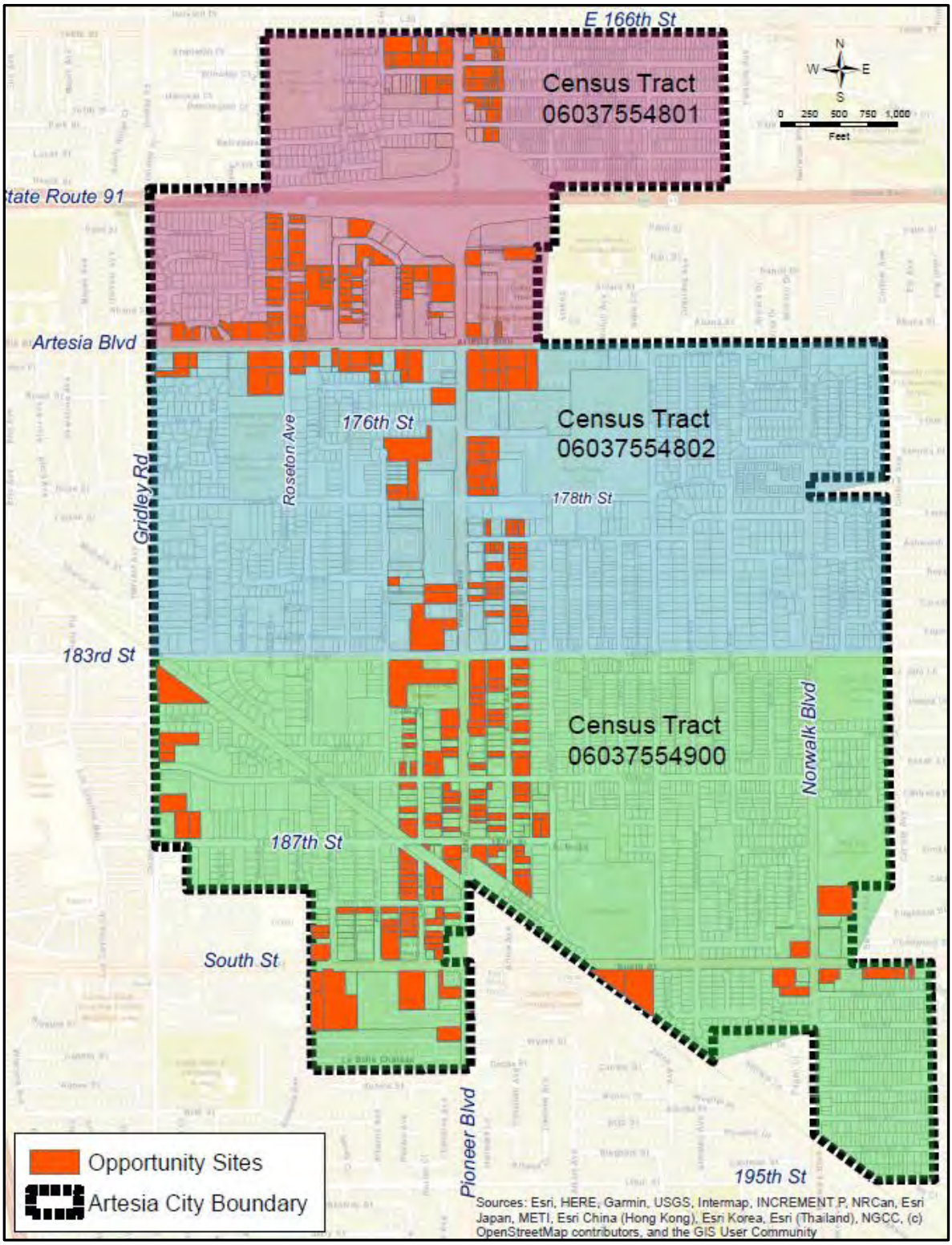


Table H-83. Sites Inventory by Tract Area and AFFH Variables

Opportunity Site Unit Count By Income Category												
Artesia Tract Area	**Tract**	**Existing Residential Units**	**Minimum 40 du/acre**	**Very Low**	**Lower**	**Moderate**	**Above Moderate**	**% Non-White**	**TCAC Opp. Cat.**	**% Overpay Renter**	**% Overcrowded**	**At-Risk of Displacement?**
North	6037554801	41	1327	348	69	11	7	>81%	Moderate	60-80%	>20%	X
Central	6037554802	135	1351	354	69	11	6	61-80%	High Resource	40-60%	12.01-15%	X
South	6037554900	158	2437	635	123	17	10	56.5% of sites are >81%, 43.5% of sites are 61-80%	High Resource	60-80%	≤8.2%	X

RHNA Sites by Geography and AFFH Variables

Integration and Segregation

Race/Ethnicity

As discussed in Appendix C, Fair Housing Assessment, all tracts in the City have racial/ethnic minority populations (non-White). The northern portion of Artesia is >81% ethnic minority majority, central and southern Artesia are a combination of areas that are >81% and 61-80% ethnic minority majority. Therefore, all RHNA units are located in tracts with non-White populations exceeding at least 61% ethnic minority majorities, with the majority of the City being over 81% ethnic minority majority. The proposed development to address housing needs is primarily in areas that currently do not allow housing. New development will incentivize affordable units.

Persons with Disabilities

The northern tract of Artesia has <10% of people with disabilities, while the Central and Southern Tracts of Artesia each have populations with 10-20% of people with disabilities.

Based on this data, the Northern Tract will have the following proposed units per income category in the less than 10% of people with disabilities area: 1.59% of low-income units, 36.02% of Moderate-Income units, and 3Moderate-incomeModerate-income units.

The Central and Southern Tracts of Artesia will have the following proposed units per income category in the less than 10% of people with disabilities area: 86.96% of low-income units, 63.98% of Moderate-Income units, and 63.98% of Above Moderate-income units. The Central and Southern Tracts have more parcels and more large commercial parcels selected to accommodate the lower income categories by land size.

While the proposed units are in tracts with larger percentages of persons with disabilities, the proposed development is primarily in areas that currently do not allow housing, incentivizes affordable units, and the placement of affordable units was based on existing lot sizes available—the central and southern tract happened to have larger lots.

<u>Familial Status</u>

The northern and southern Tracts within Artesia have 20-40% of children live with a female head of household, while the central portion of Artesia has 20% of homes with children in Female head of household homes.

The Northern and Southern Tracts within Artesia have 20-40% female head of households, in these areas there are proposed to be the following percent of new construction units by income group: 65.50% of low-income units, 76.40% of Moderate-Income units, and 76.86% of Above-Moderate income units.

The Central Tract within Artesia has less than or equal to 20% female head of households, in these areas there are proposed to be the following percent of new construction units by income group:

34.50% of low-income units, 23.60% of Moderate-Income units, and 23.91% of Above-Moderate income units.

While the majority of proposed units are in tracts with larger percentages of single parent households, the proposed development is primarily in areas that currently do not allow housing, incentivizes affordable units, and the placement of affordable units was based on existing lot sizes available—the central and southern tract happened to have more large lots. The moderate and above moderate units were split between every eligible site to be included in the Sites Inventory for the shared burden of needed housing.

Income Level

The north Tract of Artesia is primarily 25-50% low to moderate income households (66%), while 27% of the households are in areas with 50-75% low to moderate income households, and the central and southern tracts are both completely in the 50-75% low to moderate income household category.

The Northern Tract of Artesia is primarily 25-50% low to moderate income households, in these areas there are proposed to be the following percent of new construction units by income group: 13.04% of low-income units, 36.02% of Moderate-Income units, and 36.02% of Above-Moderate income units.

The Central and Southern Tracts of Artesia are 50-75% low to moderate income households, in these areas they are proposed to be the following percent of new construction units by income group: 86.96% of low-income units, 63.98% of Moderate-Income units, and 63.98% of Above-Moderate income units.

The lower income Opportunity Sites are located in areas with 25-50% low to moderate income households, which is lower than the majority of the City, and therein new development in North Artesia with existing populations may be slightly less impacted by change. However, the proposed development is primarily in areas that currently do not allow housing, and new development would incentivize affordable units.

Racially/Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty

According to the HCD TCAC AFFH Mapping Tool 2021 Data, North Artesia was Low Resource, and Central and Southern Artesia were High Resource. Now, the in the HCD TCAC AFFH Mapping Tool, 2025, Artesia has changed to have North and South Artesia as High Resource and Central Artesia have Highest Resource. There were no tracts identified as High Segregation and Poverty. All proposed Opportunity Sites are in High Resource areas or better.

<u>Racially Concentrated Areas of Affluence</u>

HUD defines Racially concentrated areas of affluence (RCAAs) as:

1) 80 percent or more of the population is white, and
2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

While there are areas with higher incomes within the community, no census tract in the City of Artesia is predominantly white. Therein, there is not an RCAA within the City.

All tracts in the City have racial/ethnic minority majority populations (non-White). The northern portion of Artesia is >81% ethnic minority majority, central and southern Artesia are a combination of areas that are >81% and 61-80% ethnic minority majority. The two areas of affluence in Artesia are the western portion of the Northern Tract and the eastern portion of the South Tract. The western side of the Northern Tract of Artesia has fewer homes and larger lots than much of the City, lending itself to higher prices for the homes and therein incomes. The eastern side of the Southern Tract is an established neighborhood with five churches, a library, and City facilities making more demand on housing in this area.

All proposed housing units by income categories are located in areas that are at least 61% ethnic minority majority. However, the proposed development to address the needed RHNA units are primarily in areas that currently do not allow housing, and new development would incentivize affordable units. It is intended that new development will not increase concentrated areas of affluence.

Access to Opportunity

The HCD TCAC AFFH Mapping Tool, as of 2025, identifies North and South Artesia as High Resource and Central Artesia as Highest Resource. All proposed Opportunity Sites are within High Resource or better areas.

Environmental

The environmental health scores utilized to address fair housing concerns defined by the State Fair Housing Task Force are based on the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to analysis. This approach to analyzing environmental impacts is identified by the program and mapping layer known as CalEnviroScreen 4.0. CalEnviroScreen 4.0 is a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include ozone concentrations, PM2.5 concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

Figure D-11 shows that the Central and Southern Tracts of Artesia are 0.50-0.75 percentile, however the area north of Artesia Boulevard is in the 0.25 or lower percentile—meaning the Northern Tract of Artesia faces less positive environmental outcomes. The Northern Tract also hosts the freeway and major on- and off-ramps of the Artesia Freeway/California State Route 91, a large shopping center, industrial and commercial uses, and a variety of housing types from larger suburban lots to smaller lots with higher density, and multi-family housing.

The Northern Tract of Artesia is in the 0.25 or lower percentile for environmental risk, in these areas there are proposed to be the following percent of new construction units by income group: 13.04% of low-income units, 36.02% of Moderate-Income units, and 36.02% of Above Moderate-income units.

The Central and Southern Tracts of Artesia are 0.50-0.75 percentile for environmental risk, in these areas there are proposed to be the following percent of new construction units by income group: 86.96% of low income units, 63.98% of Moderate-Income units, and 63.98% of Above Moderate-income units.

The proposed development to address the needed RHNA units is primarily in areas that currently do not allow housing, and new development would incentivize affordable units.

Disproportionate Housing Needs

Cost Burden

Homeowners

The American Community Survey, 2015-2019, identifies the entire City is now in the 40-60% percentile of overpaying owners. All proposed Opportunity Sites and units per income are in areas with 40-60% percentile of overpaying owners. The proposed development to address housing need is intended to include affordable housing.

Renters

The American Community Survey, 2010-2014, identifies that North Artesia is in the 60-80% percentile of overpaying renters, and the rest of the City at that time was at 20-40% percentile of overpaying renters. The American Community Survey, 2015-2019, identifies the Northern and Southern Tracts are in the 60-80% percentile of overpaying renters, and Central Artesia is still in the 40-60% percentile of overpaying renters.

Northern and Southern Tracts are in the 60-80 percentile of overpaying renters, and of those 26% of proposed lower income units are in these areas, 76% of Moderate-Income Units, and 76% of Above Moderate-Income Units.

Central Artesia is still in the 40-60 percentile of overpaying renters, and of those 34% of proposed lower income units are located in this region, 12% of Moderate-income units, and 23.6% of Above moderate income units.

The cost of owning and renting is increasing and illustrates a need for more housing, and especially affordable housing. The new proposed development is intended to increase housing without displacing current housing and to generate incentives to create affordable units.

An important factor to be aware of is that housing burden is disproportionately impacting different communities. The tables below illustrate that over a fourth of the elderly population is in the <30% of the median income and that there are discrepancies between income and race. The race/ethnicity with the highest share of extremely-low income households in Artesia is Hispanic (19.7% compared to

17.7% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

The tables below illustrate that elderly households and extremely low income Latinos are most likely to experience a disproportionate need for housing. The planned increase in housing with a focus on affordability is intended to address this need.

Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	140	135	275	29.8%
	30-50% HAMFI	125	30	155	16.8%
	50-80% HAMFI	90	64	154	16.7%
	80-100% HAMFI	40	45	85	9.2%
	> 100% HAMFI	245	10	255	27.6%
	TOTAL	640	284	924	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Artesia's 924 such households 29.8% earn less than 30% of the surrounding area income, (comared to 24.2% in the SCAG region), 46.5% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,090	150	13.8%
Black, non-Hispanic	89	10	11.2%
Asian and other, non-Hispanic	1,902	354	18.6%
Hispanic	1,600	315	19.7%
TOTAL	**4,681**	**829**	**17.7%**
Renter-occupied	2,260	520	23.0%
Owner-occupied	2,400	310	12.9%
TOTAL	**4,660**	**830**	**17.8%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Overcrowding

Each Census Tract in Artesia has different overcrowding conditions. The Northern Artesia is in the >20% overcrowding percentile, Central Artesia is in the 12.01-15% overcrowding, and Southern Artesia are less than or equal to 8.2% (Statewide average).

In the Northern Artesia Tract it is proposed to have the following units constructed per income category: 1.59% of the lower income units, 12.42% of moderate income units, and 37.30% of proposed above moderate income units.

The Central Artesia Tract is proposed to have the following units constructed per income category: 34.50% of the lower income units, 23.60% of moderate income units, 24.44% of proposed above moderate income units.

The Southern Artesia Tract is proposed to have the following units constructed per income category: 52.46% of the lower income units, 40.37% of moderate income units, 41.80% of proposed above moderate income units.

The proposed development to address the needed RHNA units is primarily in areas that currently do not allow housing, and new development would incentivize affordable units. The current plan emphasizes incentivizing density and even requires a minimum density to address housing needs. The lower income members of the community often face more crowding due to insufficient housing units.

Displacement Risk

According to HDC AFFH DATA Viewer, Estimated Overall Displacement Risk (UCB, Urban Displacement Project 2022), Artesia is at Low Risk of displacement.

The State Housing Department provides the following characteristics define a vulnerable community at risk of Displacement :

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

Some pieces of the Northern and Central Tracts have low-income residents above 20%, and there are some very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median. The majority of the city is in the 50-75% low to moderate income, and the entire city is in the 40-60% overpayment for owners and 60-80% overpayment for renters. While this document provided data to support that there is not a high risk of displacement in Artesia, and the proposed developments would target sites without existing residential units, it is important to keep in mind the potential impacts of displacement when developing.

Summary

The proposed plan to address housing needs for the 6th Cycle Housing Element was developed with local factors in mind that could impact the City's goal to affirmatively further fair housing. After analysis, the most vulnerable community at this time is the Northern Tract, and in particular the eastern side of the Northern Tract.

The northern portion of Artesia is >81% ethnic minority majority, 20-40% of children live with a female head of household, is in the 0.25 or lower percentile for environmental risk, all proposed Opportunity Sites and units per income are in areas with 40-60% percentile of overpaying owners, is in the >20% overcrowding percentile, and the entire city is in the 40-60% overpayment for owners and 60-80% overpayment for renters. These trends are important to acknowledge, and are primarily related to the impacts of the freeway, smaller lot development, and insufficient affordable housing availability. City Hall outreach and development will put an emphasis on supporting the northern portion of Artesia.

Because of these citywide trends, RHNA sites, regardless of income category allocation, are located in areas where fair housing issues are more prevalent. However, the City's RHNA strategy distributes RHNA sites with the capacity to accommodate units of all income levels throughout Artesia to promote housing opportunities citywide. The RHNA strategy promotes mixed income communities and aims to provide new housing opportunities for existing vulnerable populations. Additionally, housing programs outlined in this Housing Element, specifically place-based strategies for neighborhood improvement, anti-displacement strategies, and housing mobility actions, will support existing and future populations that may have more profound needs.

With the goal of affirmatively furthering housing, the City has planned proposed development to achieve RHNA needs in a way that attempts to cause the fewest possible negative impacts on existing populations. The goal is that new development will increase affordable housing in order to address the needs of all the community's members. The proposed plan does not exacerbate negative living conditions and should increase opportunities for a quality life.

Affirmatively Furthering Fair Housing through Placed-Based Strategies and Anti-displacement

To affirmatively further fair housing the City has opted to add additional Actions to help protect and support our populations that may be disadvantaged.

Table H-84. Affirmatively Furthering Fair Housing Programs and Strategies

Affirmatively Furthering Fair Housing through Placed Based Strategies and Anti-Displacement				
Program	**Meaningful Action**	**Timeline**	**Geographic Targeting**	**Performance Metric**
Action HE 2.1e Neighborhood Improvements	Allocate funding to pursue residential street improvement, park improvement, and other community facility improvement projects.	Annually	Citywide (all lower resource areas with similar populations of persons with disabilities and LMI households).	Pursue 5 improvement projects over eight years.
Action 4.4a Public Outreach	Promote active and inclusive community involvement in decision-making and development processes.	Annually	Citywide, with emphasis on the northeastern portion of Artesia to address potential community needs of disadvantaged communities.	Facilitate at least one outreach town hall meeting at the community center, annually.
Action HE 2.1f Neighborhood Clean-up Programs	Neighborhood Clean-up Programs. Encourage residents to participate in neighborhood clean-ups, beautification efforts, and community-building activities to foster a sense of ownership and pride in their city. This initiative is both for Anti-displacement and a place based strategy.	By the end of 2026	Citywide	Conduct clean-up program twice a year related to illegal dumping and blight with the goal of reducing code the need for reactive code enforcement.
Action HE 2.1g Proactive Illegal Dumping Cleanup Initiative	Proactive Illegal Dumping Cleanup Initiative. Expand the deployment of proactive cleanup teams to target areas prone to illegal dumping within Disadvantaged Communities. This initiative is both for Anti-displacement and a place based strategy.	By the end of 2026	Citywide, with target areas to be identified	Conduct illegal dumping cleanup action annually with the goal of reducing code enforcement violations and/or complaints by 10 percent during the planning period.
Action HE 2.1h Priority Areas	Priority Areas. Compile a list of priority areas to enforce illegal dumping enforcement and vacant property maintenance. This initiative is both for Anti-displacement and a place based strategy.	By the end of 2026	Citywide	Review the compiled list every six months to ensure illegally dumped materials are quickly removed.

Affirmatively Furthering Fair Housing through Placed Based Strategies and Anti-Displacement				
Program	**Meaningful Action**	**Timeline**	**Geographic Targeting**	**Performance Metric**
Action HE 4.2b Write a Plan to Combat Homelessness	Write a Plan to Combat Homelessness	By the end of 2026	Citywide	Review the goals of the plan annually to ensure it is effectively implemented.
Action HE 2.1d Anti-Displacement Strategies	Analyze and evaluate renter protections, including anti-displacement measures. Where possible, partner with the County to implement anti-displacement measures. Strategies may include but are not limited to housing rehabilitation such as lead-based paint remediation, site acquisition for affordable rental housing opportunities, rent stabilization or tenant relocation assistance ordinance, or new homebuyer assistance programs.	By the end of 2026	Citywide	Review the adopted measures annually to ensure they are effectively implemented and achieve the anti-displacement goals.
Action 4.4a Public Outreach	Research approaches by other cities to prevent displacement and hold a workshop consisting of residents, stakeholders, and members of protected classes to provide recommendations to the City Council.	By the end of 2026	Citywide	Three months prior to end of each fiscal year, review the outcome of past workshops and provide recommendations to the City Council, and adopt measures prior to adoption of the annual budget.

Appendix D: Contributing Factors and Meaningful Actions to Further Fair Housing

Assembly Bill 686 initiated a new requirement as of the 6th Housing Element Cycle. Cities now must implement "meaningful actions" in order to Affirmatively Further Fair Housing to accommodate all classes and abilities.

Affirmatively Furthering Fair Housing means taking meaningful actions to combat discrimination and patterns of segregation to foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. AB 686 specifically requires that jurisdictions take no action that is materially inconsistent with their obligation to affirmatively further fair housing. Not only does this apply to other policies, programs, and actions in the Housing Element, and the other General Plan elements, it broadly applies to all of the jurisdiction's activities relating to housing and community development.

In order to take meaningful actions, the City must determine the top contributing factors to restricting fair access to housing. Once contributing factors are identified, then the meaningful actions to address fair housing issues can be defined and worked towards.

Affirmatively furthering fair housing includes taking proactive and meaningful actions that have a significant impact in integrating living patterns and socio-economic concentrations—well beyond combating discrimination or mitigating disparities. Meaningful actions must be taken in concert with each other and address all of the following:

- Significant discrepancies in housing needs and in access to opportunities
- Replacing segregated living patterns with truly integrated and balanced living patterns
- Transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity
- Fostering and maintaining compliance with civil rights and fair housing laws, affirmatively further fair housing

In the HCD Memorandum, *AB 686 Summary of Requirements in Housing Element Law*, Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (April 23, 2020):

- "iv. Note: Meaningful actions include actions that will promote fair housing opportunities for low- and moderate- income tenants and tenants of affordable housing, including subsidized housing."

ELI households may require specific housing solutions such as:

- Deeper income targeting for subsidies.
- Housing with supportive services.
- Single-room occupancy and/or shared housing.
- Rent subsidies (housing vouchers).

The City of Artesia faces a variety of housing access issues, similar to the region. For example, a majority of the City:

- 25-50% of the population is in the Low to Moderate Income population, meaning that the majority of the community could not afford to buy a home within the area.
- The majority of the City has 10-20% of people with a disability, which often restricts income, housing type availability and more.
- 20-40% of the families within a majority of the city are single parent households, which often restricts access to housing based on cost.

Several contributing factors to fair housing have been shared and analyzed. Through multiple Program Actions the City is taking proactive affirmative steps to generate more fair access to housing. One of the primary ways in which this improved effort is being implemented is through the establishment of the Mixed-Use Overlay. This Overlay increases buildable densities for a variety of housing types across the majority of the City, primarily along commercial multi-model corridors. Furthermore, the revised Artesia Density Bonus ordinance will allow for further increased densities in exchange for affordable deed restricted units as the City's primary effort to advance increased housing access opportunities.

The table below covers the Policies and Actions contained within this Housing Element Update that constitute Meaningful Actions to be taken to address the fair housing needs of disadvantaged persons and groups, as identified in the Affirmatively Further Fair Housing analyses of various disadvantaged populations.

Table H-85. AFFH Policies and Actions

Fair Housing Issue	Identified Contributing Factors within City of Artesia and Region	Priority	Meaningful Actions and Programs to Affirmatively Further Housing
Significant discrepancies in housing needs and in access to opportunities	The primary contributing factors that cause discrepancies in housing needs and access to opportunities are related to household income in conjunction with the high cost of housing (rental and for-sale). This is significant because Artesia has a lower overall household income than the LA County region. This factor is more pronounced in the northern part of the City (north of Artesia Blvd.), including a lower economic outlook. The poverty level of the City's disabled population is also higher than for the City at large. Access to opportunities is also affected by the higher cost burden for renters, and by limited access to high quality transportation services throughout the City.	High	1. Action HE 1.1a Track Meaningful Actions 2. Action HE 1.2d Accessory Dwelling Units 3. Action HE 1.2e Housing for Lower-Income Households, including Code Amendments 4. Action HE 1.3a Mixed Use Overlay zoning amendment 5. Action HE 1.4a Expedited Processing for Special Needs Housing 6. Action HE 1.4c Variety of Housing Types, including housing for special needs groups 7.Action HE 2.1b No Net Loss and Replacement of Affordable Housing Units 8. Action HE 3.1b Transit Oriented Development (TOD) 9. Action HE 4.3a Rental Assistance – Section 8 Housing Choice Vouchers 10. Action HE 5.2c Removal of Constraints to Housing Entitlement and Construction.

Fair Housing Issue	Identified Contributing Factors within City of Artesia and Region	Priority	Meaningful Actions and Programs to Affirmatively Further Housing
Fostering and maintaining compliance with civil rights and fair housing laws, affirmatively further fair housing	The City of Artesia does not currently have the budgetary or staff resources available to conduct extensive fair housing outreach or enforcement. The City's primary resource is the Housing Rights Center, to which the City provides referrals on contact information to residents. Factors that may affect compliance include Fair Housing enforcement and outreach capacity, as well as: • Insufficient online fair housing material • Lack of knowledge of fair housing laws • Limited local government capacity • Linguistic isolation • Potential fear among undocumented residents	Medium	Action 1.4a Expedited Processing for Special Needs Housing Action HE 1.4b Technical Assistance for Special Needs Housing Development Action HE 1.4c Variety of Housing Types Action HE 1.4d Emergency Shelters and Low Barrier Navigation Centers Action HE 1.4e Reasonable Accommodation including designating an in-house ADA Coordinator Action HE 2.2a Priority Code Enforcement Action HE 4.1a Affirmatively Furthering Fair Housing - Adopt equal housing ordinance. Action HE 5.1a Informational Manuals and Handouts
Cost of Land	The City of Artesia, as with Southern California as a whole, has followed a low-density development pattern despite population growth, this has been a factor in causing land prices to grow exponentially. The high cost of land warrants higher densities to cover the cost of land preparation and development.	High	Action HE 1.2a Maximize External Funding Resources Action HE 1.2b Compliance with State Density Bonus Law Action HE 1.2d Accessory Dwelling Units Action HE 1.2e Housing for Lower-Income Households Action HE 1.3a Mixed Use Overlay Action HE 3.1a Land Inventory Action HE 3.1b Transit Oriented Development (TOD)
Affirmatively Furthering Fair Housing	The analysis illustrated that there are multiple vulnerable populations in the City of Artesia, particularly the very low and extremely low-income households, and the City's disabled population. The fundamental similarity between all groups was significant disparities with access to affordable housing.	High	Action HE 1.1a Track Meaningful Actions Action HE 1.2e Housing for Lower-Income Households Action HE 1.3a Mixed Use Overlay Action HE 1.4a Expedited Processing for Special Needs Housing Action HE 1.4c Variety of Housing Types Action HE 4.1a Affirmatively Furthering Fair Housing Action HE 5.1b Annual Housing Report Action HE 5.2c Remove Constraints (including zoning code amendments)

California Government Code (per Section 65583 (c) (10) (A) (i-iii)) sets forth strategies/actions in the Housing Element Section for implementation. Table H-86 below addresses the proposed programs and actions that the City of Artesia will pursue for the 2021-2029 Planning Period.

Table H-86. State-Recommended AFFH Strategies

State Suggested Affirmatively Furthering Fair Housing Strategies	Artesia Programs and Actions
Enhancing mobility strategies and promoting inclusion for protected classes	• Artesia offers bus services, there are regional buses, and there is planned construction of the Santa Ana line of the Metro train service. To compliment these enhanced environment for mobility a TOD process shall be put into place (Action 3.1b Transit Oriented Development (TOD). • Additional development along primary roadways is incentivized to offer housing to protected classes such as very low- and low-income groups, via the MUO (Action 1.3a Mixed Use Overlay). • Action HE 4.2b Write a Plan to Combat Homelessness
Encouraging development of new affordable housing in high resource areas	• The proposed Mixed-Use Overlay (MUO) covers the primary roadways within the City and most of the City is within a High Resource area. The Moderate Resource tracts north of Artesia Boulevard also have development opportunities, which are served by existing bus route options. The Overlay will increase buildable areas with a variety of housing types (Action 1.3a Mixed Use Overlay).
Place-based strategies to encourage community revitalization, including preservation of existing affordable housing	• Code enforcement is to be administered with housing preservation in mind (Action 2.2a Priority Code Enforcement). • No net loss expectations of the State are to be implemented, and noncompliant structures are to be repaired instead of removed when possible (Action HE 2.1b No Net Loss and Replacement of Affordable Housing Units). • Deed restricted affordable units in MUO will support housing access (Action 1.3a Mixed Use Overlay). • Participation in regional, county, and City efforts to coordinate funding to preserve current housing stock is in process with Gateway Cities Council of Governments (Action 1.2c Participation in Gateway Cities Council of Governments). • Action HE 2.1e Neighborhood Improvements • Action 4.4a Public Outreach

State Suggested Affirmatively Furthering Fair Housing Strategies	Artesia Programs and Actions
Protecting existing residents from displacement	• New development regulations that favor affordable housing are intended to support locals (Action 1.3a Mixed Use Overlay). • No net loss provisions will assist in the support of current residents (Action 2.1b No Net Loss and Replacement of Affordable Housing Units). • MUO Deed restrictions will support affordable housing (Action 1.3a Mixed Use Overlay). • Participation in regional, county, and City efforts to coordinate development (Action 1.2c Participation in Gateway Cities Council of Governments). • Create a mobile home zoning district to protect existing units (Action 2.1a Amend Zoning Ordinance to include a Mobile Home Park Zoning District). • Preserve single family homes by focusing population increase potential along major roadways (Action 1.3a Mixed Use Overlay). • Action HE 2.1f Neighborhood Clean-up Programs • Action HE 2.1g Proactive Illegal Dumping Cleanup Initiative • Action HE 2.1h Priority Areas • Action HE 2.1d Anti-Displacement Strategies • Action 4.4a Public Outreach
Strategies to improve enforcement of fair housing laws, community outreach and engagement capacity, and fair housing resources	• Create a webpage on the City site (Action 4.1a Affirmatively Furthering Fair Housing). Pro-active Code Enforcement actions (Action HE 2.2a) • Adopt an equal housing ordinance (Action HE 4.1a).
Strategies to stem the tide of displacement, including robust tenant protections	• Through the implementation of the no net loss requirement and support of affordable development with the MUO with deed restricted affordable units the City is trying to address these issues (Action 1.3a Mixed Use Overlay, Action 2.1b No Net Loss and Replacement of Affordable Housing Units).
Strategies to preserve mobile home parks	• Program to implement a new zoning district to protect the land use type shall be implemented (Action 2.1a Amend Zoning Ordinance to include a Mobile Home Park Zoning District).
Strategies to promote a range of community-based housing options for people with disabilities	• The city is increasing flexibility to allow a variety of housing types to support housing with fewer barriers (Action 1.3a Mixed Use Overlay, Action 1.4c Variety of Housing Types). • Additional ADUs may offer opportunities for affordable housing or familial support, City shall track them and support the efforts to build more (Action 1.2d Accessory Dwelling Units).

State Suggested Affirmatively Furthering Fair Housing Strategies	Artesia Programs and Actions
Adoption of inclusionary housing policies and/or other policies to facilitate the development of deed-restricted affordable housing that is integrated with market-rate housing	• The MUO will offer density bonuses and additional incentives for the inclusion of affordable housing that is deed restricted (Action1.3a Mixed Use Overlay).
Remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Gov. Code 65583(c)(3), including: Ensuring affordable housing complies with federal and state requirements to build units accessible to people with disabilities. Developing a program to subsidize the cost of reasonable modifications to make housing accessible for people with disabilities.	• Reasonable accommodation information will be shared online (Actions1.4e and 1.4e Reasonable Accommodation Procedure and Expedited Processing, including designating an in-house ADA coordinator). • New affordable units constructed within the City that are deed restricted must comply with federal and state requirements to build units accessible to people with developmental disabilities (Action 1.3a Mixed Use Overlay). • The City will adopt an equal housing ordinance (Action HE 4.1a)

Appendix E: Public Participation Summary

Public participation is an important component of the Housing Element update. *Government Code* §65583(c)(8) states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan that determines the extent and density of future residential development in the community.

City residents and other interested parties were given many opportunities to identify housing issues of concern, recommend strategies, review the draft element, and provide recommendations to decision-makers. A Housing Element web page was established (General Plan Update) to provide interested persons with information including Frequently Asked Questions and public meeting announcements.

The City held four public meetings as part of the outreach process, one meeting with the Planning Commission and two meetings with the City Council. Notably, the Planning Commission meeting was conducted virtually to enable citizen participation, particularly for those without the ability to drive to the Council Chambers. An information booth was present at the City's 8th Annual Diversity Festival 2021 to encourage participation from low- and moderate-income families that attend free city events. Additionally, the City hosted an informational booth at the 2025 Mariachi Festival to further engage the community and raise awareness about the Housing Element as part of its broader outreach strategy.

The following public meetings and hearings were held during the Housing Element update process:

- September 30, 2021: Planning Commission Public Workshop
- October 11, 2021: City Council Public Workshop
- January 20, 2022: Planning Commission Public Hearing
- March 14, 2022: City Council Public Hearing

Meeting notices were posted on the City's website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Housing Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to housing interest groups and organizations that serve the City's lower-income and special needs populations (Table E-1). The City will hold public meetings and office hours to ensure residents and visitors can find out more about the City's Housing Element on May 19 – June 2, 2025. Additionally, the City will host virtual Housing Element workshop meetings through Zoom (2:00pm - 3:00pm Monday to Thursday and every other Friday). The draft Housing Element was made available to the public prior to submittal to the California Department of Housing and Community Development (HCD).

Summary of Public Comments

Public comments during the Housing Element update process focused on the need for more affordable housing and the limited resources available to assist affordable and special needs housing production. The program actions listed in the Housing Plan are intended to address these needs to the greatest extent feasible.

Future Public Outreach Efforts

The City of Artesia recognizes the need to expand and diversify its public outreach strategies. Future outreach efforts will include deeper engagement with low-income and special needs communities through partnerships with community organizations that are knowledgeable of the housing and service needs of lower income residents to meet unmet housing needs. In person events in accessible neighborhood locations in conjunction with virtual meetings will also be made available to the public to encourage participation. Multi-lingual outreach materials, social media campaigns, and direct engagement through surveys will be implemented to ensure that a broader section of the community is reached. Translation services were available at public meetings upon request. The City of Artesia continues to evaluate and expand its language access initiatives by budgeting for translation and interpretation services to ensure that all members of the community have the ability to participate in the planning process.

The City has adopted an ongoing public outreach program designed to collect information from the public for the next Housing Element update. This plan will include targeted outreach to groups representing low-income, moderate-income, and special needs populations. Future public outreach will include periodic "popup events" at community gathering fairs, and other public venues to request continuous feedback on affordable housing, new housing options, and development initiatives. This initiative is designed to not only inform the public, but also to actively communicate with citizens to foster a dialogue that ensures that Artesia's policies and programs are responsive to the community's needs.

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NOTICE OF AVAILABILITY

CITY OF ARTESIA 2021-2029 HOUSING ELEMENT UPDATE

The City of Artesia has published a draft 2021-2029 Housing Element update and invites comments from all interested parties.

The Housing Element is a component of the City's General Plan and includes analysis of the community's housing needs, opportunities and constraints, as well as policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community. All cities in the Southern California Association of Governments (SCAG) region are required by State law to prepare an updated Housing Element for the 2021-2029 planning period.

The draft Housing Element and other materials are posted on the City's Housing Element website at:

https://www.cityofartesia.us/445/Housing-Element-Update-2021-2029

The City encourages all interest persons to submit comments on the draft Housing Element, including housing needs and fair housing.

If you would like to be notified of future City meetings regarding the Housing Element, please contact Okina Dor, Community Development Director at odor@cityofartesia.us

Table H-87. Housing Element Stakeholder List

Organization	Website	Contact
Legal Aid Foundation of Los Angeles	www.lafla.org	
Catholic Charities of Los Angeles	https://catholiccharitiesla.org/	info@CatholicCharitiesLA.org
Los Angeles Homeless Services Authority	https://www.lahsa.org/	jeanetterowe@lahsa.org
LA County Department of Military and Veterans	mva.lacounty.gov	outreach@mva.lacounty.gov
LA County Department of Children & Family Services	https://dcfs.lacounty.gov/	pinquiries@dcfs.lacounty.gov
Shelter Partnership	https://www.shelterpartnership.org/	office@shelterpartnership.org
Abundant Housing LA	www.abundanthousingla.org	anthony@abundanthousingla.org
City Ventures Residences	www.cityventures.com	Briggs@cityventures.com
Los Angeles County Development Authority	https://wwwa.lacda.org/	700 West Main Street Alhambra, CA 91801
LINC Housing Corporation	https://www.linchousing.org/	linc@linchousing.org
SCANPH (Southern California Association of Non-Profit Housing)	https://www.scanph.org/	agreenlee@scanph.org
CHHS (California Health and Human Services)	https://www.chhs.ca.gov/	chhsmail@chhs.ca.gov
Narra Tree Inc. (Licensed Assisted Living Fac.)	https://carelistings.com/assisted-living-homes/cerritos-ca/narra-tree-inc---jeffrey-home/5acd0191a71d8c15cf682551	Phone: (562) 865-4394 (Jeffrey Home)
Artesia Christian Home	https://www.achome.org/	Phone: (562) 865-5218
Windsor / Artesia Palms Care Center of Artesia	https://artesiapalmscc.com/contact-us/	Email Portal available on website
Founder's House of Hope	https://www.founders-house.app/	Email Portal available on website
American Family Housing	https://afhusa.org/	housing@afhusa.org
Jovenes, Inc.	https://jovenesinc.org/	jovenesinc@jovenesinc.org
PATH	https://epath.org/	pathlosangeles@epath.org
The Whole Child	https://thewholechild.org/	twcinfo@thewholechild.org
Kingdom Causes Bellflower	https://www.kcbellflower.org/	Phone: (562) 804-2189
Whittier First Day	https://www.whittierfirstday.org/	info@whittierfirstday.org
New Hope Bellflower Shelter	https://bellflower.ca.gov/	Phone: (714) 836-7188, ext. 144
Salvation Army Bell Shelter	https://westernusa.salvationarmy.org/usw_thq/	Phone: 1-800-728-7825

Figure H - 55 City Website FAQ Page

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Frequently Asked Questions
2021 Housing Element Update

1. What is a Housing Element?

State law[1] requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several "elements" that address various topics. The Artesia General Plan[2] is organized under the following themes:

- **Community Development and Design** (Land Use, Housing, Circulation & Mobility, Community Facilities & Infrastructure)
- **Community Resources and Wellness** (Air Quality & Climate Change, Open Space & Conservation, Community Safety, Noise)
- **Community Culture and Economy** (Cultural & Historic Resources, Economic Development)
- **Sustainability**

The General Plan was adopted in 2010 and has a "time horizon" of 2030. However, State law requires that the Housing Element be updated every 8 years. Housing Element planning periods are sometimes referred to as "cycles". The City's current Housing Element covers the planning period extending from 2013 to 2021, which is referred to as the "5th Housing Element cycle" in reference to the five required updates that have occurred since the comprehensive revision to State Housing Element law in 1980. Every city in the Southern California Association of Governments ("SCAG") region[3] is required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period, regardless of when the other elements of the General Plan were adopted.

State law[4] establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

> *The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

[1] California Government Code Sec. 65300 *et seq.*
[2] http://ca-artesia.civicplus.com/DocumentCenter/View/226
[3] The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.
[4] California Government Code Sec. 65580 *et seq.*

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2. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region's housing needs for people at all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties.

- **Accommodating Regional Housing Needs**. Every community is dependent on a variety of low- and moderate-income workers in jobs such as child and elder care, medical support, business and personal services, retail trade, construction and maintenance. While governmental programs provide funding assistance for affordable housing, city plans and regulations determine the type and location of new housing that can be built. Therefore, a sufficient supply of affordable housing is dependent on both housing subsidies and city development regulations.

  Under State law[5] all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that most housing is built by private developers and builders, not cities. However, cities are required to adopt policies, plans, development regulations and standards to encourage a variety of housing types that are affordable for persons at all income levels, including multi-family rental housing and accessory dwelling units ("ADUs"). The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #4 below).

- **Housing for Persons with Special Needs**. Under State law[6] cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:

  - ✓ Reasonable accommodation for persons with disabilities
  - ✓ Transitional housing
  - ✓ Supportive housing
  - ✓ Residential care facilities
  - ✓ Emergency shelters and "navigation centers"
  - ✓ Large (5+) families

3. What is "affordable" housing?

By definition, housing is usually considered "affordable" when total housing cost, including utilities, is no more than 30% of a household's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

[5] California Government Code Sec. 65583
[6] California Government Code Sec. 65583(a)(5)

Table 1. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Los Angeles County that correspond to these income categories are shown in the following table. Affordability figures are adjusted each year and are based on family size. Table 2 provides figures for a 4-person family in 2021.

Table 2. Income Categories and Affordable Housing Costs – Los Angeles County

Income Category	Maximum Income	Maximum Affordable Rent	Maximum Affordable Price (est.)
Extremely low	$35,450	$886	*
Very low	$59,100	$1,478	*
Low	$94,600	$2,365	*
Moderate	$96,000	$2,400	$375,000
Above moderate	>$96,000	>$2,400	Over $375,000

Assumptions:
-Based on a family of 4 and 2021 State income limits
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
-10% down payment, 3.75% interest, 1.25% taxes & insurance, $300 HOA dues
* For-sale affordable housing is typically at the moderate-income level
Source: Cal. HCD; JHD Planning LLC

4. What is the RHNA why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment ("RHNA") is the process established in State law[7] by which each city's housing needs are assigned.

Prior to each Housing Element planning cycle the region's total housing need is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters. The total housing need for the region is then distributed to cities and counties by SCAG based upon criteria established in State law.[8]

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. SCAG then prepared a RHNA plan that fully allocates the total RHNA to jurisdictions in the SCAG region.[9] SCAG adopted the final RHNA plan in March 2021.

[7] California Government Code Sec. 65584 et seq.
[8] California Government Code Sec. 65584(d)
[9] http://www.scag.ca.gov/programs/pages/housing.aspx

Table 3 shows the RHNA allocations for Artesia, Los Angeles County, and the entire SCAG region.

Table 3. 6th Cycle RHNA – Artesia, Los Angeles County and SCAG Region

	Artesia	Los Angeles County	SCAG Region
RHNA allocation 2021-2029 (housing units)	1,069	812,060	1,341,827

Source: SCAG, 3/4/2021

The RHNA distributes each jurisdiction's total housing need by the income categories shown in Tables 1 and 2 above (the extremely-low and very-low categories are combined for RHNA purposes). Artesia's 6th cycle RHNA allocation by income category is shown in Table 4.

Table 4. 6th RHNA by Income Category – Artesia

Very Low	Low	Moderate	Above Moderate	Total
312	168	128	461	1,069

Source: SCAG, 3/4/2021

5. Is the RHNA a construction quota or mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would require in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share of projected growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement that determines housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.[10] Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities that do not achieve their RHNA allocations.

6. What must cities do to comply with the RHNA?

Each Housing Element update must analyze the city's capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with current regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing

[10] California Government Code Sec. 65913.4 (SB 35 of 2017)

Element must describe what steps will be taken to increase capacity commensurate with the RHNA - typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

7. Artesia is fully developed. Why is the RHNA allocation so high?

SCAG's total RHNA allocation for the 6th cycle is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the region-wide 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were still adversely affecting growth and the foreclosure crisis led to high vacancy rates. As a result, the 5th RHNA was uncharacteristically low. For comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations due to the "housing crisis." In prior RHNA cycles, total housing need was based only on projected population growth. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	764,405 units
Total need:	1,341,827 units

As seen from this breakdown, if existing need were not included (as in prior RHNA cycles) the total need for the SCAG region would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of jobs and transportation rather than vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties are assigned a higher proportion of the region's housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

8. How can Artesia accommodate its RHNA allocation and remain in compliance with State housing law?

The RHNA is a planning target and cities are not required to achieve their RHNA allocations but must demonstrate that their land use plans and regulations allow housing development commensurate with the RHNA. Because there is very little vacant land in Artesia that is suitable for housing development, the most significant opportunities for new housing are in areas zoned for non-residential or mixed use. Under State law, areas that are zoned to allow residential development at a density of at

least 20 units/acre in small cities are considered appropriate to facilitate production of affordable housing. As part of the Housing Element update, the City will evaluate the potential for new housing development and determine whether any changes to land use plans and zoning are necessary in order to accommodate the amount of new housing assigned to the City in the RHNA.

9. Housing development is very expensive in the urban areas of Southern California. How can cities achieve their assigned affordable housing needs?

Housing development is very expensive in Southern California, and housing that is affordable to low- and moderate-income families typically requires large subsidies. While State housing law is based on the premise that every city has an obligation to use its governmental powers to encourage housing development at all income levels, it is recognized that available financial resources are not sufficient to produce all of the affordable housing needed. Therefore, if a city has adopted appropriate plans and regulations to encourage housing development commensurate with its RHNA allocation, it will not be penalized if actual production does not achieve assigned needs.

10. What is "certification" of the Housing Element and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development ("HCD") the authority to review Housing Elements and issue findings regarding the elements' compliance with the law.[11] When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as "certification" of the Housing Element. Artesia's current Housing Element has been determined by HCD to be in full compliance with State law. The City is now preparing a Housing Element update for the 2021-2029 period.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City's land use plans and zoning regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the Housing Element were found by the court to be out of compliance, the court could order changes to City land use plans or regulations and assume control over some City land use decisions. HCD certification establishes a "rebuttable presumption of validity"[12] that the Housing Element is in compliance with State law, which would support the City's legal defense. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element.[13]
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification.

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[11] California Government Code Sec. 65585
[12] California Government Code Sec. 65589.3.
[13] AB 101 of 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Artesia will hold a Public Hearing in the City Council Chambers of Artesia City Hall located at 18747 Clarkdale Avenue, Artesia, California at **7:00 pm** on **Monday, June 9, 2025,** to conduct a public hearing to solicit additional public comment on the draft Housing Element Update prior to releasing the draft to HCD.

APPLICANT: City of Artesia

LOCATION: The proposed Housing Element Update (General Plan Amendment) would be effective citywide.

PROPOSAL: An amendment to the 6th Cycle Housing Element of the Artesia General Plan for the 2021-2029 period. The Housing Element includes analysis of the community's housing needs, resources, opportunities and constraints, as well as goals, policies, programs and objectives to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community.

ENVIRONMENTAL REVIEW: Staff has determined that this project is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that this amendment may have a significant adverse effect on the environment. Adoption of the Housing Element would not approve any development project or other physical change to the environment. Therefore, this amendment is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

PLEASE ADDRESS YOUR COMMENTS TO:

City of Artesia
Attn: Salvador Lopez Jr., Interim Community Development Director
18747 Clarksdale Ave.
Artesia, CA 90701

Phone: (562) 865-6262 ext. 227
E-Mail: planning@cityofartesia.us

ALL PERSONS INTERESTED are invited to be present at the public hearing. Additional information regarding this project is available for public review at the City of Artesia City Clerk's Office, 18747 Clarksdale Ave., Artesia, CA 90701, during the following hours: Monday thru Thursday from 7:30 a.m. to 5:00 p.m. and Friday 8:00 a.m. to 5:00 p.m. City Hall is closed on alternating Fridays. Information regarding this project may be obtained from Jennifer Alderete, City Clerk at the above listed contact.

Salvador Lopez Jr., Interim Community Development Director
Phone: 562-865-6262 Ext. 200 or 224.
Email: planning@cityofartesia.us

Publish: May 30, 2025

Public Hearing Comments

A summary of public comments heard at the Public Hearing on June 9, 2025, were considered and incorporated into the Housing Element. The Public Hearing was noticed and included specific outreach to groups that support lower income groups and people with development disabilities. the City Council of Artesia received the following comments.

Summaries of comments received by the City Council:

Item 10D. 2021-2029 Housing Element Update Summary:
Lindsey Bailey, a leader of Strong Towns Artesia, addressed the city council to encourage them to go further in their efforts to address the city's housing challenges. She questioned whether the current policies truly support being "pro-housing" by welcoming new neighbors and allowing residents to age in place.
Bailey argued that the city's focus on prioritizing the movement of cars over the stability of people is counterproductive, as it fuels congestion and hinders the creation of housing that could stabilize rents. She shared her own personal experience of being a rent-burdened household in Artesia, despite her and a colleague's commitment to the community.

She concluded by urging the council to be bold and ensure the housing element goes far enough to prevent pricing out the very people who contribute to the city's success, so that everyone who wants to stay in Artesia can afford to do so.

Item 10E. Case No. 2023-01: Zoning Code Amendment, Zoning Text Amendment and Zone Map Amendment Pertaining To Mixed Use Overlay Summary:
Lindsey Bailey, representing Strongtowns Artesia, supports a mixed-use overlay proposal. She argues that this approach, which integrates homes, shops, and community spaces, is a time-tested model for building resilient and adaptable cities. She notes that the modern suburban model of separation is economically and environmentally unsustainable.

Bailey believes Artesia is well-suited for this change due to its existing density and walkability. She urges the city to pair the mixed-use plan with a transportation system that supports walking, biking, and public transit to reduce car dependency. She concludes that this is an opportunity to create cleaner air, more vibrant streets, and stronger local businesses, while addressing issues of congestion, pollution, and housing shortages.

Staff Analysis: Staff appreciates thoughtful proactive input to help shape the future of the City. Our public participant expressed concern that the Housing Element was not sufficiently "pro-housing," and then the same participant was then in support of the Mixed-Use Overlay. After reviewing the comments, staff believes that the current plan does address the concerns expressed. The 6th Cycle Housing Element, as it stands, more than meets the expected RHNA, and in theory could eventually

double the population of the City if the entirety of the Overlay was fully built out. The MU-O is oriented around the city's primary roadways and supports density, which in effect helps support improved opportunities for walking, biking, and public transit access. The hope is that the new plan will be able to increase access to jobs and housing to help the residents of Artesia to continue to thrive. Furthermore, the MU-O was specifically designed to address the needs of the Housing Element.