



2021-2029 Housing Element Update

Housing Opportunities on Congregational Land

City of Sierra Madre
November 18, 2020



Presentation Overview

- **Housing Element 101 & RHNA Requirements**
- **Congregational Land Opportunities**
- **Affordable Overlay Concept**
 - ✓ *AB 1851 Parking flexibility*
- **Example Projects**



Housing Element 101

- Part of City's General Plan - statutes mandate that local governments *“adequately plan to meet existing and projected housing needs of all economic segments of the community”*
- **5 Major Components:**
 - ✓ *Review accomplishments under adopted Element*
 - ✓ *Housing needs assessment*
 - ✓ *Evaluation of constraints to housing*
 - ✓ *Identification of housing sites*
 - ✓ *2021-2029 program strategy*
- Required to undergo **State HCD review** for compliance with State law.



Who Needs Affordable Housing in Sierra Madre?

- **People who work in town and cannot afford to live here**

Teachers, nurses, retail and hospitality workers, childcare providers

- **Special needs households**

Senior citizens, disabled persons, single-parent households

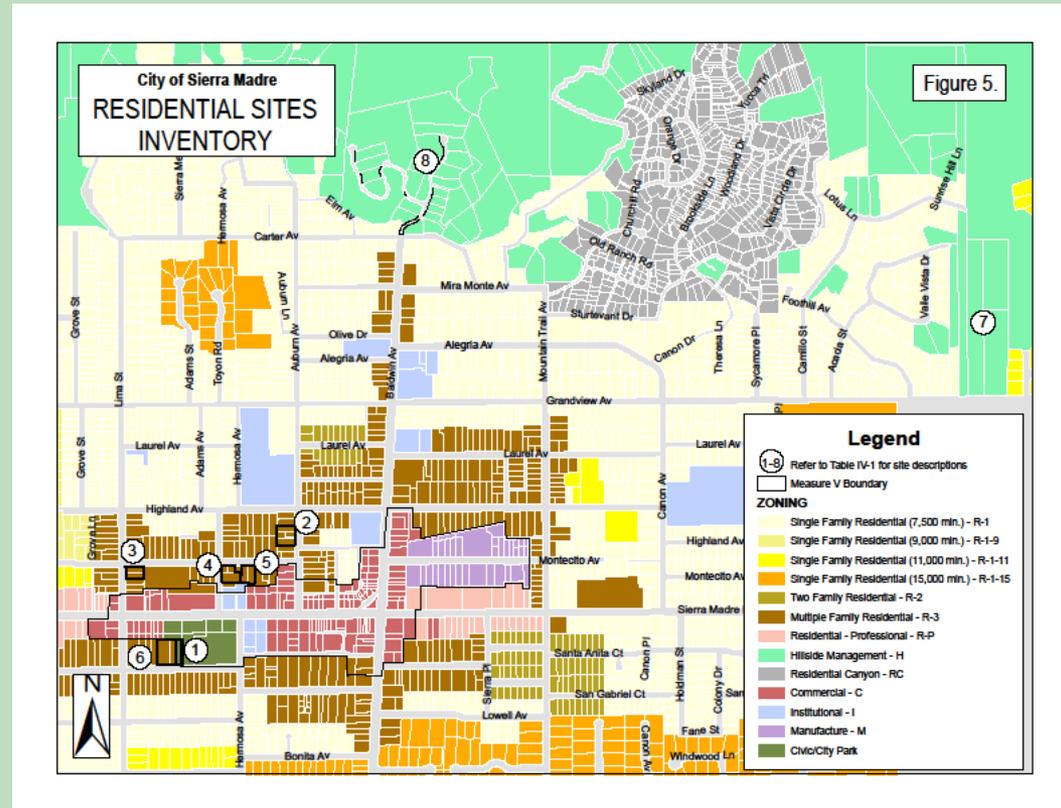
- **Children of long-time Sierra Madre residents**



Regional Housing Needs Assessment (RHNA)

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning.

2014-2021 Housing Element
RHNA = 55 units



Sierra Madre's Draft 2021-2029 RHNA

Income Level	2020 Income (3 ppl hh)	2021-2029 RHNA	"Default Density"
Very Low (0-50% AMI)	\$50,700	78 units	Min. 20 du/acre
Low (50-80% AMI)	\$81,100	38 units	Min. 20 du/acre
Moderate (80-120% AMI)	\$83,500	34 units	Min. 12 du/acre
Above Mod (>120% AMI)	> \$83,500	53 units	
Total		204 units	



Potential Suitable Multi-family Sites

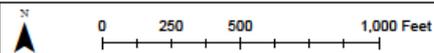
Potentially Suitable Multi-family Sites 2021 - 2029 Sierra Madre Housing Element Update



Legend

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

Potential Sites	Site 1 Mariposa Parking Lots	65 Baldwin	Site 5 89 E Montecito Ave
		Site 3 85 Baldwin	97 E Montecito Ave
		23 Esperanza	123 E Montecito Ave
			72 & 74 E Montecito Ave
			80 E Montecito Ave
			90 E Montecito Ave
		98 & 100 E Montecito Ave	
	Site 2 261 Mariposa Ave	80 Baldwin Avenue	Site 6 491 W Sierra Madre Blvd
	271 Mariposa Ave	18 Suffolk Avenue	
	293 Mariposa Ave	30 Suffolk Avenue	
	297 Mariposa Ave	40 Suffolk Avenue	
	307 Mariposa Ave	Site 4 56 & 58 Suffolk Avenue	
	313 Mariposa Ave	62, 64, 66 Suffolk Avenue	
	30 Lima Street	68 Suffolk Avenue	
	46 Lima Street	90 Suffolk Avenue	
	54 Lima Street	92 & 100 Suffolk Avenue	



02/2020



Aggregate Site Capacity

Potential Site #	Net Units @ 20 du/acre	Net Units @ 30 du/acre	Within Measure V
Site 1 - Mariposa parking lots	25	38	✓
Site 2 - 200 block W. Mariposa	23	n/a	
Site 3 - Post Office parcels	22	35	✓
Site 4 - Suffolk Avenue	27	n/a	
Site 5 – East Montecito	53	78	✓
Site 6 – 491 W Sierra Madre	1	10	
Total Unit Potential	151	212	



Religious Institutional Sites

- SB 899 (Weiner) would have allowed affordable housing as “use by right” on land owned by religious institutions. Failed to pass.
- City evaluating adding affordable housing zoning overlay to Sierra Madre’s religious sites to allow development of affordable housing by right (without a zone change).
- Staff evaluated all church sites within the City, and identified seven sites as potential candidates for housing.
- Unit capacity was generally estimated based on conversion of parking and vacant areas to housing, with total potential for over 200 units.



AB 1851 Religious affiliated housing: flexible parking requirements

- Allows for 50% reduction in religious use parking spaces to accommodate affordable housing
- Allows the number of religious use parking spaces available after completion of affordable housing project to count towards the housing project's parking requirements
- Reduction in parking spaces authorized by legislation shall not reduce min. parking standard for affordable housing below one space per unit, unless parcel is located within ½ mile public transit



St. Joseph's Episcopal Church, Buena Park

Subdivided 3.2 acre parcel into 2 lots

- 66 low income senior apts
- 48 parking spaces provided, elim. of 41 of church's existing 121 spaces
- 3,000 sf community center
- common open space



Church of the Blessed Sacrament, Placentia

3.2 acre parcel

- 65 low income senior apts
- 45 add'l parking spaces (130 total)
- New Parish Hall
- Community garden
- Improvements to Church facilities





Thank you.

