

Alhambra RHNA6 Housing Element Update

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City of
Alhambra



City of
Alhambra

Sites Inventory Study Session

May 3, 2021

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Introductions



Chris Blakney

Project Director |
Presenter

PROJECT LEADERSHIP TEAM

ECONorthwest



ECONorthwest is a West Coast based consulting firm that specializes in **economics, finance, and planning**. For over 45 years, we've been helping clients make thoughtful, data-driven decisions.

Presentation Goal & Agenda

Presentation Goal:

Discuss strategies to find enough properly zoned sites to meet the RHNA of 6,825 units

Presentation Agenda:

- Sites inventory regulatory context
- Discuss baseline capacity
- Discuss **preliminary** strategies
- Planning Commission ideas & feedback
- Next steps

Outreach Context

- 1) Initial public study sessions with City Council and Planning Commission.
- 2) Direct emails, social media blasts and publication on city website and newsletter.
- 3) Public educational workshop and live survey.
- 4) Survey made available on project website in English, Spanish, and Traditional Chinese.
- 5) Five Town Hall meetings, one in each Council district.

Themes

- Generally supportive of ADUs, concerns over parking.
- Mixed support for upzoning/rezoning strategies.
- Mixed caution about allowing housing on EMC.
- Lack of support for upzone strategies in R-1.
- Support for looking at redeveloping industrial areas.
- Strong support for redevelopment of Valley Blvd.
- General support for middle housing types.

Sites Inventory Guidance

Rules and Regulations

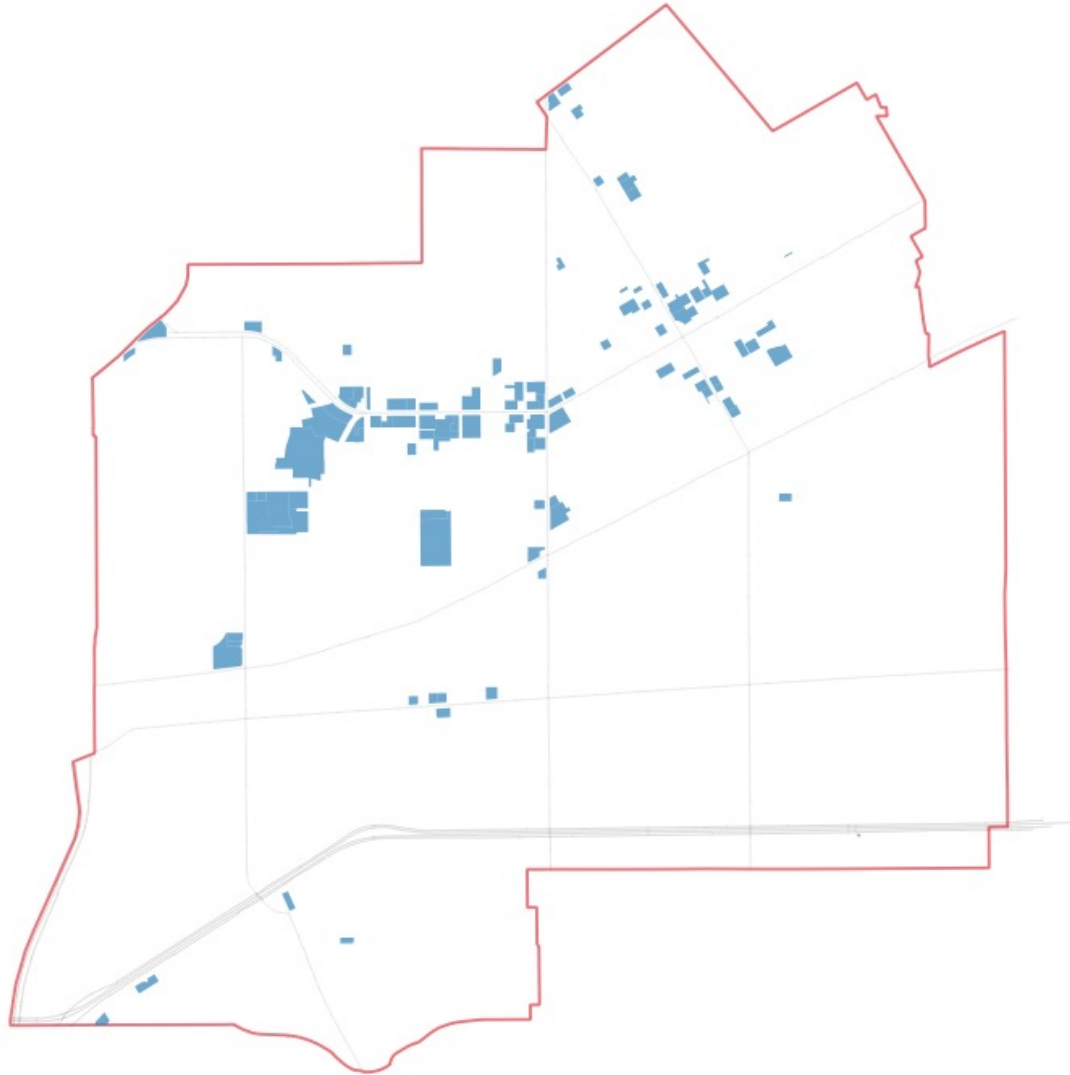
Housing Sites Inventory | Regulatory Context

- **SB166** | Recall no-net loss provisions
- **AB686** | Affirmatively furthering Fair Housing
- **AB1397** | Added scrutiny of non-vacant low-income sites due to 50% or more being on non-vacant.
- ADU Safe Harbor (5 x actual)
- Inclusionary and density bonuses do not count.

	Very Low	Low	Moderate	Above Mod.	Total
Units	1,774	1,036	1,079	2,936	6,825
%	26%	15%	16%	43%	100%

Lower Income RHNA Site Requirement

SITES MEETING AFFORDABLE HOUSING CRITERIA



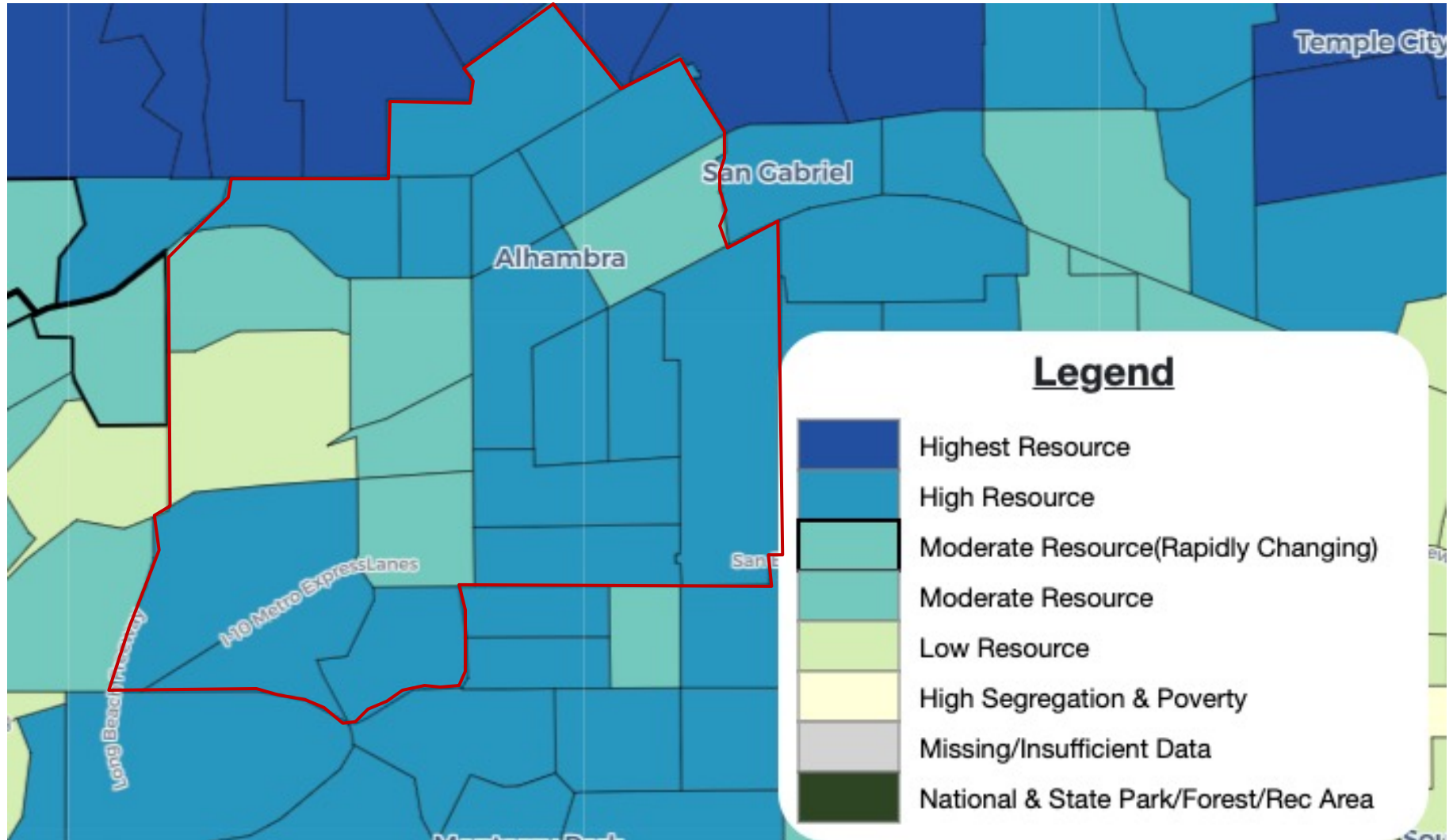
.5–10 ac

Site Size

30/ac

Allowed Density

Lower Income RHNA Site Requirement | AFFH



Capacity Formula

The capacity counted for each site is not maximum allowed capacity. You are required to account for **Land Use Controls** and **Development Likelihood**.



How are land use controls impacting ability to develop to maximum density?



What is the likelihood of a site developing/redeveloping?

EXAMPLE CALCULATION

(Size x Density) x (development ratio) x (likelihood factor) = Realistic capacity

Example: 2-acre site at 30/ac

Example Development Ratio = 88% (based on observed trends)

Example Likelihood Ratio = 65% (based on factors analysis)

(2.0 x 30)
60 units max dens.



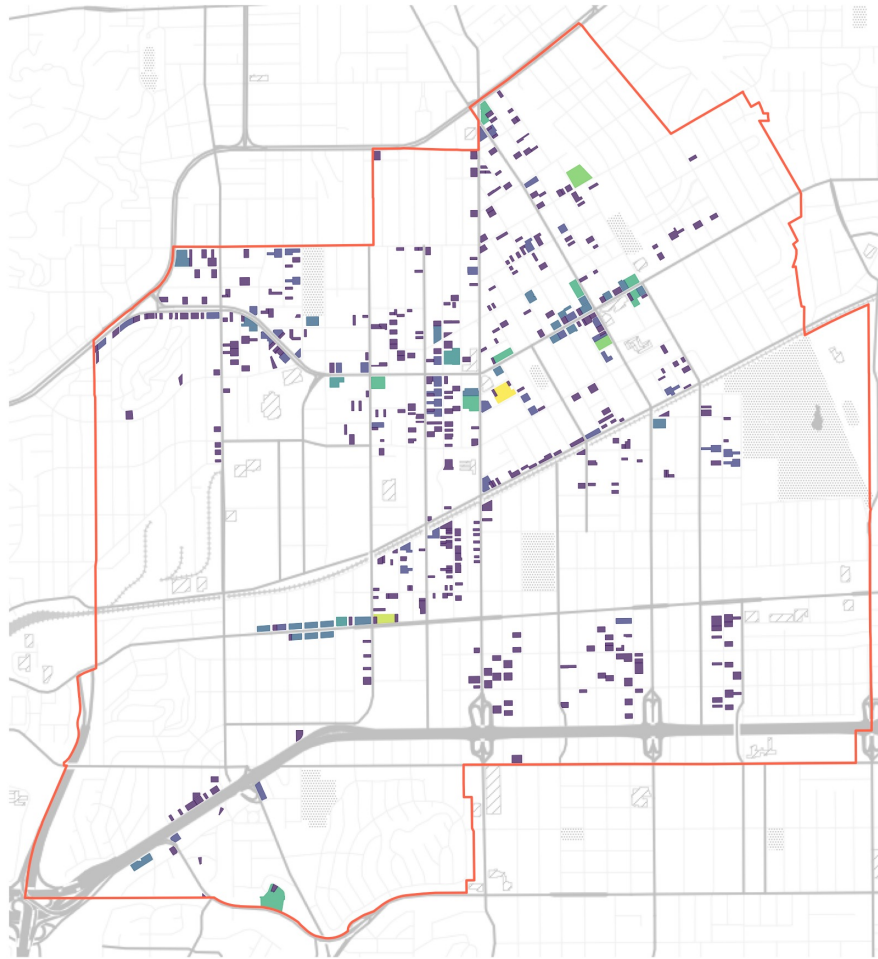
(60 x .88)
52.8 units achievable



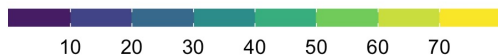
(52.8 x .65)
34.3 units realistic

Baseline Capacity

Scenario: Baseline



MarketNetUnits

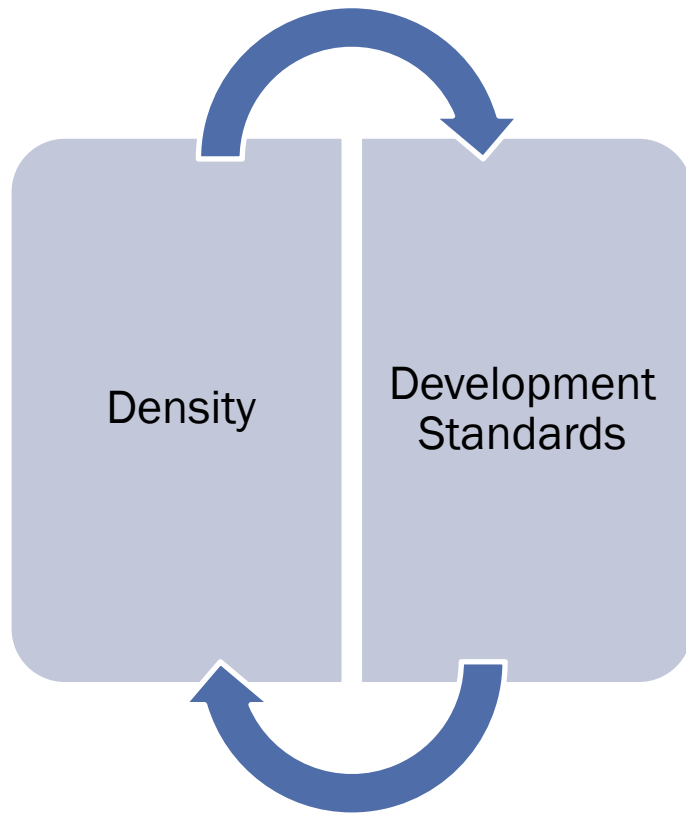


Category	Units
Proposed Development	1,202
Specific Plan	35
Vacant	43
Existing Underutilized	450
Baseline Model	~1,900
TOTAL:	3,630

Preliminary List of Strategies

1. Policies and programs to support ADU development
2. Explore potential large redevelopment sites
3. Upzone R-2 from 12/ac to 18/ac
4. Redo VBSP and allow for 30-43/ac
5. Amend R-3 adjacency tiers (R-2=remove, R-1=24/ac not 18)
6. Rezone EMC to allow for 24-30/ac
7. Rezone PO along Garfield to allow for housing consistent with R-3
8. Remove R-3 size requirement for 30/ac
9. Upzone R-3 to 43/ac in more corridor areas
10. Upzone R-3 downtown to 50/acre or more
- 11. Upzone R-3 to 43/ac in more corridor areas*
- 12. Establish Minimum Density Requirement*
- 13. Explore an Affordable Housing Overlay Zone*

Relationship of Density and Development Standards



Parking



Open Space



Height

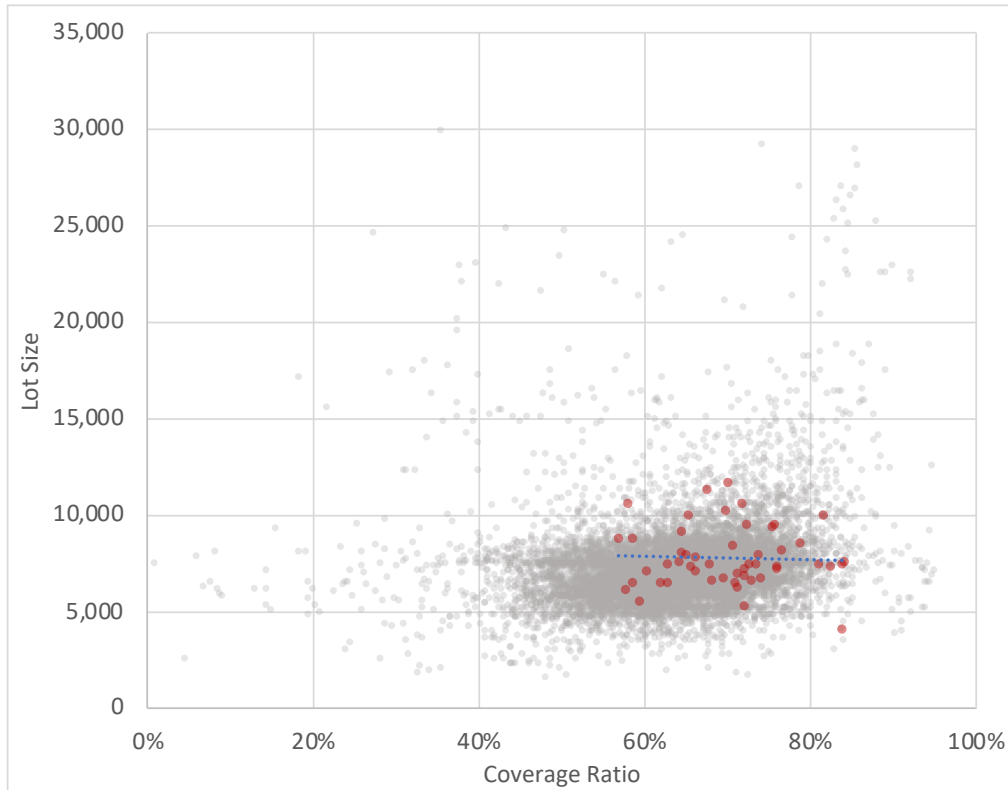


Min Unit Size



Coverage and FAR

Accessory Dwelling Units



Accessory Dwelling Units

Strong policies and programs to promote ADU development that justifies an assumption above and beyond the safe harbor.

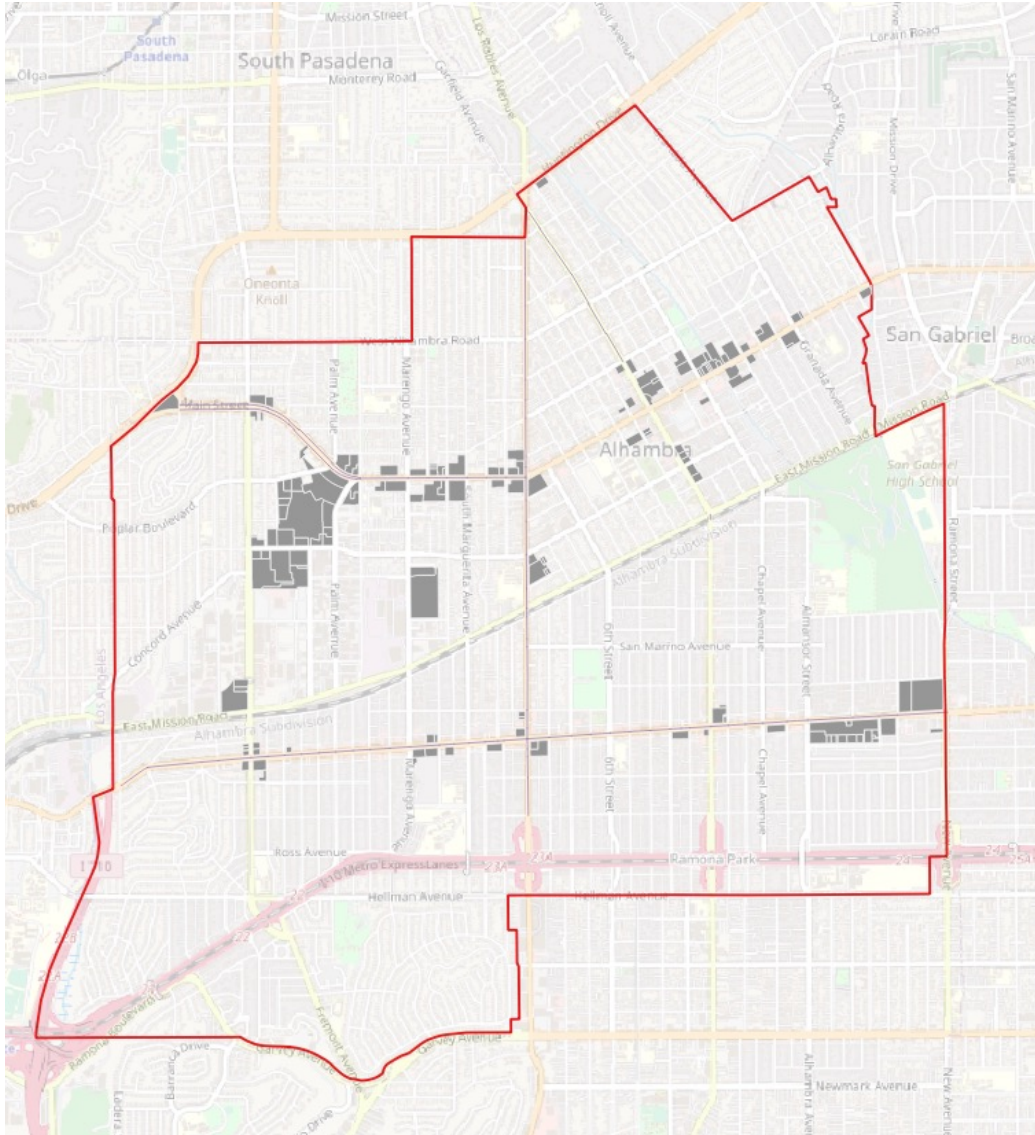
Factors of Consideration

- ADU incentive program
- Streamlined permitting
- Amnesty program
- Marketing program
- Pre-approved plans
- Affordable ADU program
- City sponsored inventory analysis
- General support from community outreach

Preliminary Com. Sites: Redevelopment Potential

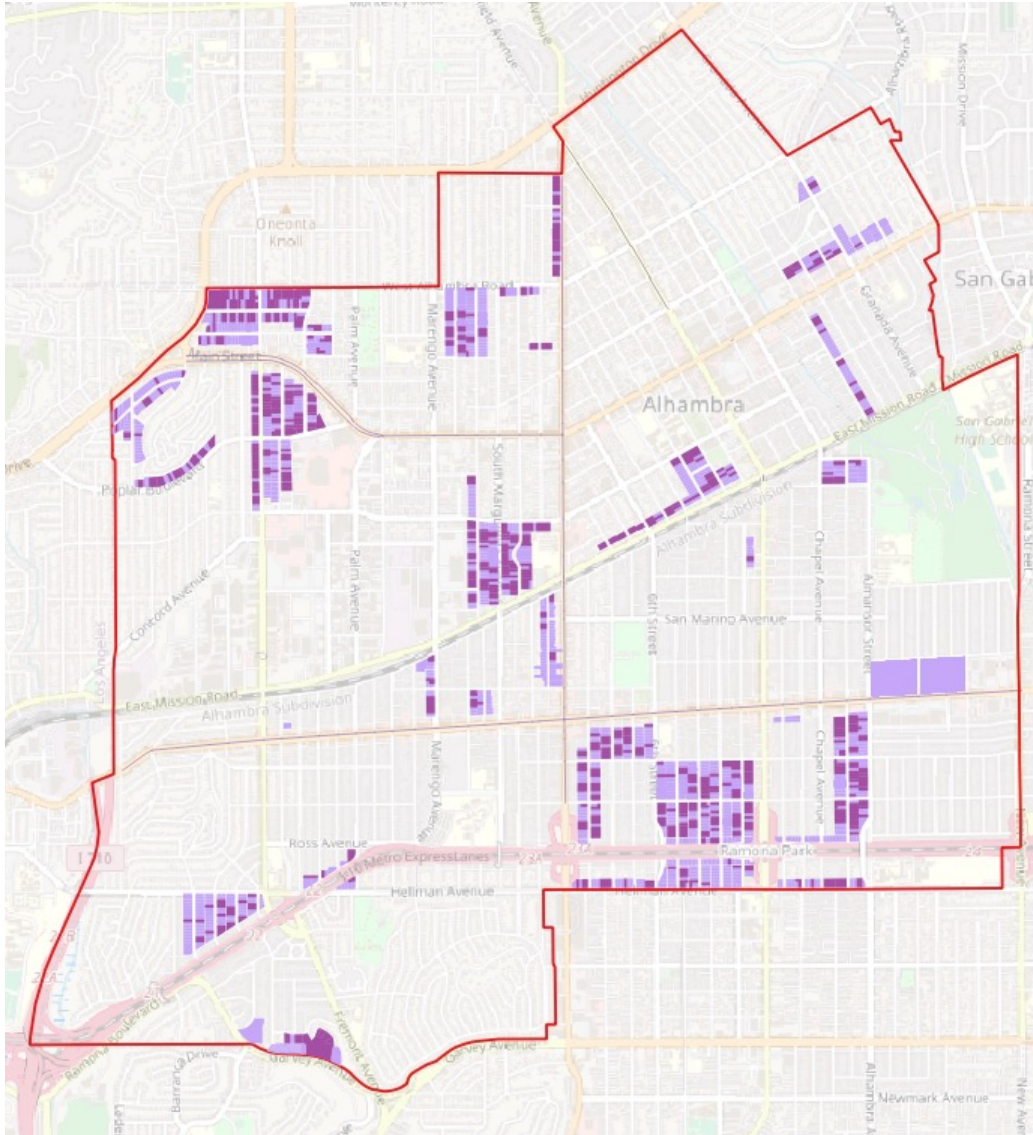
Name		Zone	Site size (acres)	Dev. Sq. Ft.	Year Built	Notes/Other
The Marketplace E. Valley Blvd near N New Avenue	Big Lots, Planet Fitness	VBSP	17	220,200	1965	0.29 site coverage
Crawford's Corner E. Valley Blvd near N New Avenue	168 Market, CVS	VBSP	8.2	88,599	1945	0.24 site coverage, 1-acre for lease
Valley Square E. Valley Blvd near N New Avenue	Wendys	VBSP	3.2	41,761	1985	0.29 site coverage, sold in 2018
Fremont Plaza W Commonwealth near S Fremont	PetSmart, Party City, Big Lots	CPD	11.9	154,109	1971	0.29 site coverage, 22% vacant
Alhambra Hotel W Commonwealth near S Fremont	Alhambra Hotel/Gold Hibachi Restaurant	CPD	3.7	86,172	1983	Site has had previous development interest
Total area: 44 acres						

Assemblage Model and Omitted Sites



- Structures built since 2000
- Major commercial centers and newer auto dealerships
- Condominium projects
- Commercial centers explored elsewhere (large sites)
- Sites with recent improvements

Capacity in R-2



Upzone R-2

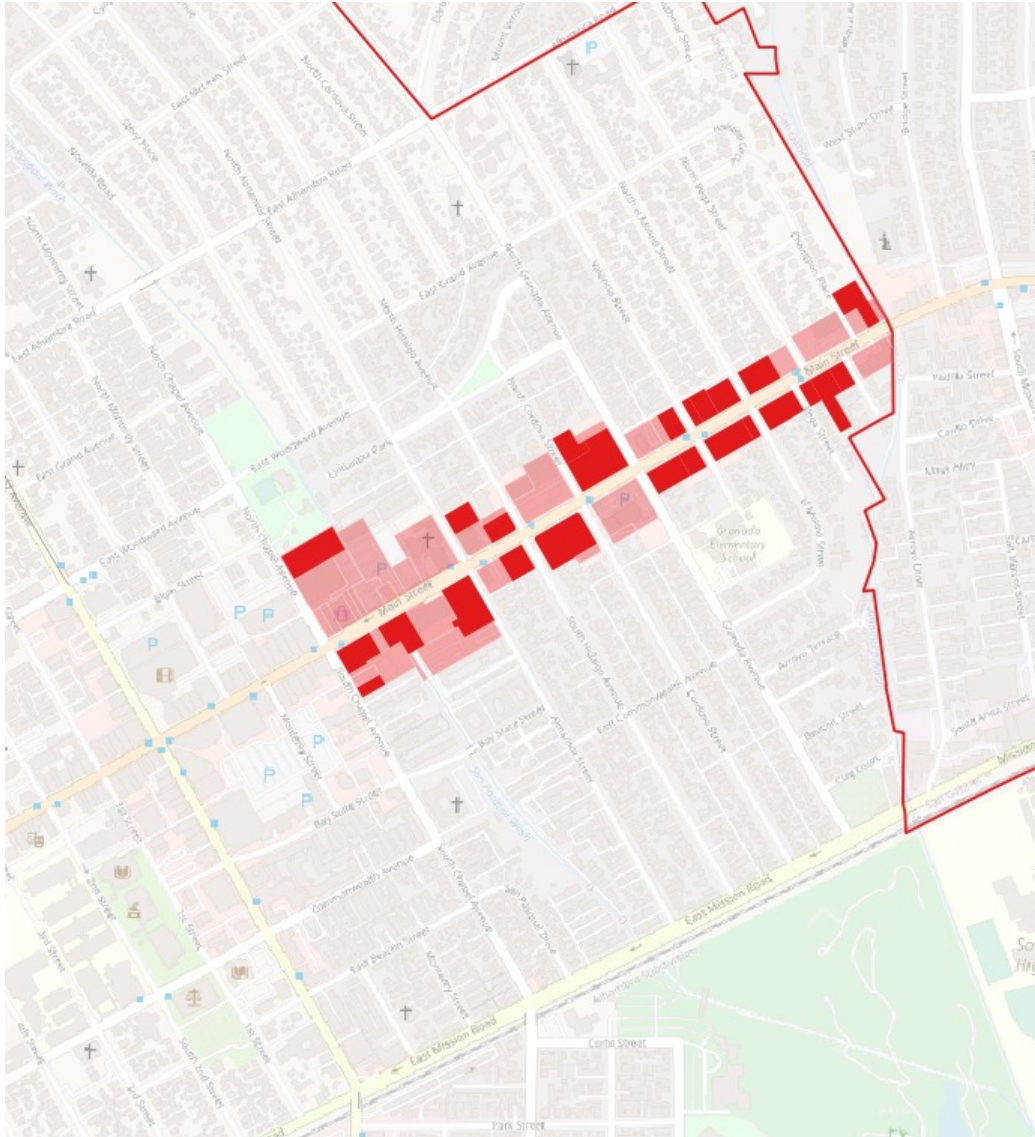
Upzone R-2 from 12/ac to 18/ac in some or all R-2 areas.

Parcels Impacted	790
Sites	345
Existing Units	938
New Capacity	2,629
Net Gain in R-2	1,691
Realistic Gain (@ 25%)	372 units

Factors of Consideration

- Most of capacity is single to plex.
- Would require changes to development standards and parking ratios to encourage most redevelopment.
- Likelihood ratio is certainly low.
- Change of form in medium density areas where single-family homes exist.

Capacity in EMC



Rezone EMC

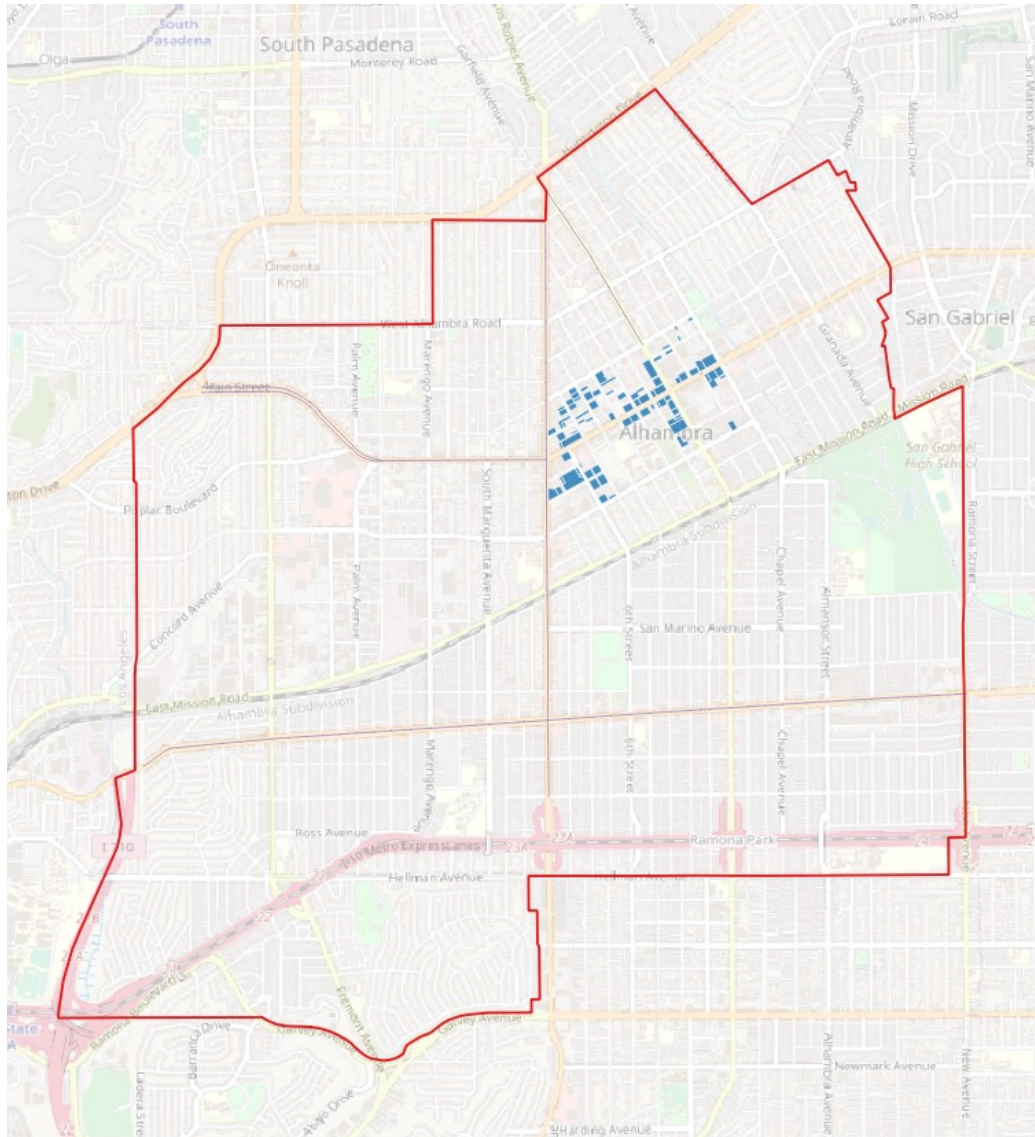
Rezone of EMC to allow housing. We would recommend allowing housing of at least 30/ac on some or all of the corridor to allow for lower income allocation.

Parcels Impacted	54
Sites	23
Existing Units	14
New Capacity	443
Net Gain in EMC	429
Realistic Gain (@ 40%)	151 units

Factors of Consideration

- EMC lots abut R-1 in some areas, would cause transition issues and require development standard changes.
- Narrow lots.
- Existing parking requirements would make redevelopment infeasible on most sites.
- High Resource Area (AFFH).

Capacity Downtown



Upzone Downtown

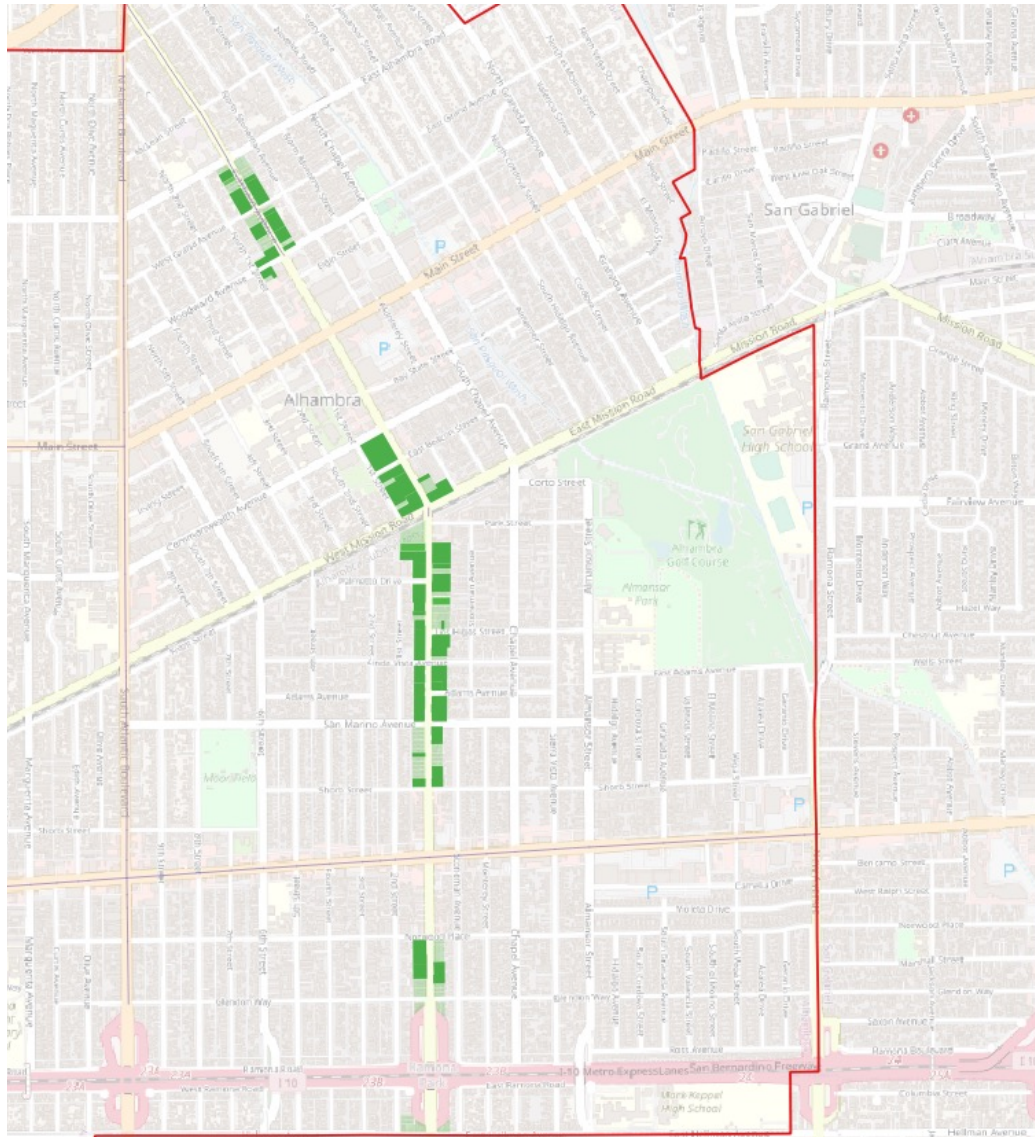
Upzone Downtown to allow for up to 50/acre.

Parcels Impacted	173
Existing Units	236
New Capacity	1,710
Net Gain Downtown	1,447
Realistic Gain (@ 40%)	509 units

Factors of Consideration

- Mixed-use requirement could limit achievable density.
- Downtown is highly parcelized, direct facilitation of assemblage would be necessary.
- Existing commercial uses have high values.
- Existing parking requirements would make redevelopment infeasible on most sites.
- City's affordable sites are getting significantly higher densities with bonuses.

Capacity On Garfield PO



Rezone PO along Garfield

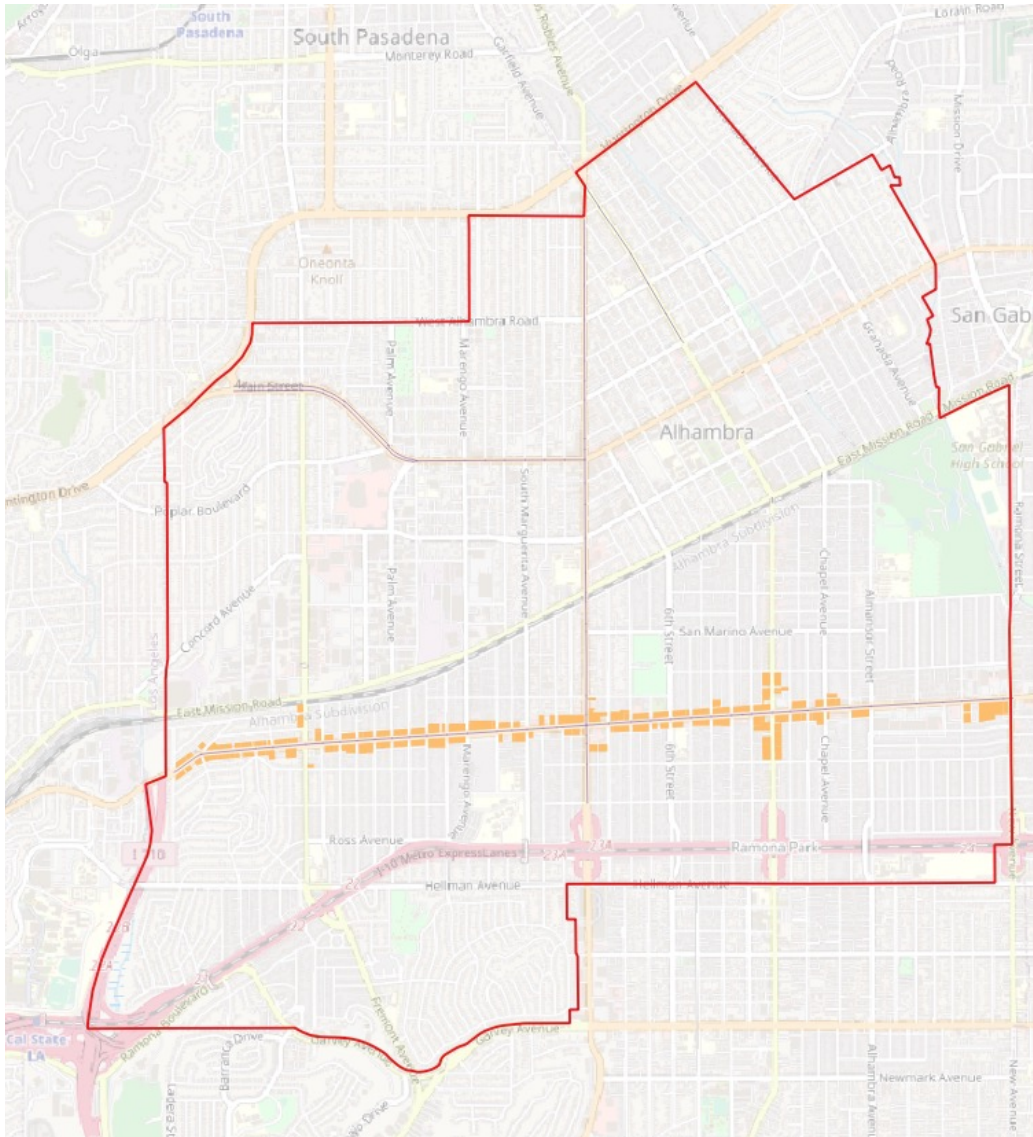
Rezone the PO zone along Garfield to allow for up to 30/ac.

Parcels Impacted	116
Sites	41
Existing Units	107
New Capacity	870
Net Gain on Garfield	763
Realistic Gain (@ 40%)	269 units

Factors of Consideration

- Large portions of PO are adjacent to R-1 and would not have densities to support redevelopment.
- Narrow lots.
- Existing parking requirements would make redevelopment infeasible on most sites.
- Most sites can get to 0.5 or larger.
- Displacement of economic uses.
- High Resource Area (AFFH).

Capacity On Valley Boulevard



Remove VBSP and Rezone

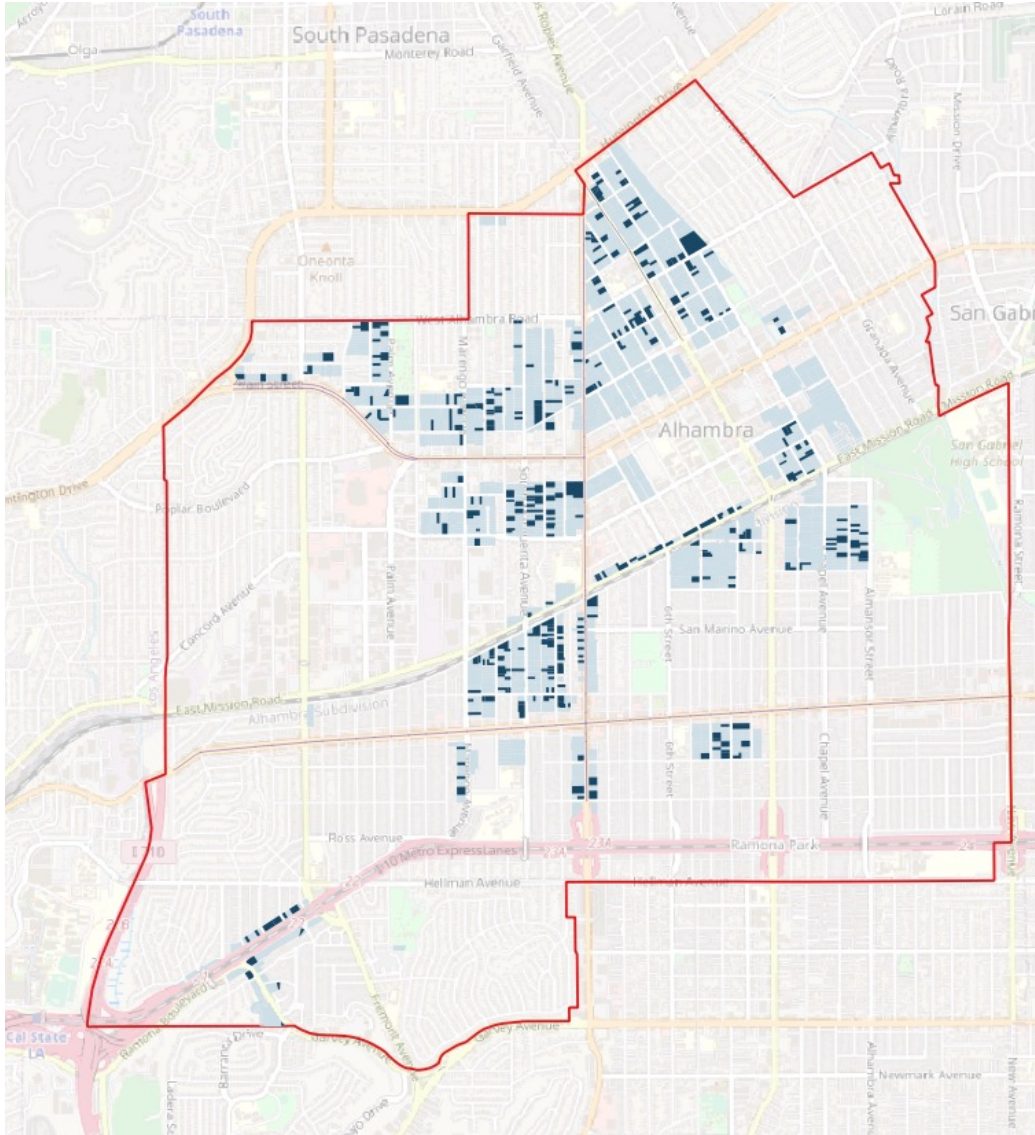
Rezone Valley Boulevard to allow for 43/acre throughout the corridor or on portions of the corridor.

Parcels Impacted	323
Sites	126
Existing Units	178
New Capacity	2,873
Net Gain on Valley	2,695
Realistic Gain (@ 40%)	948 units

Factors of Consideration

- Large portions of Valley are adjacent to R-1 and would not have densities to support redevelopment at lower densities.
- Narrow lots.
- Existing parking requirements would make redevelopment infeasible on most sites.
- Many underutilized parcels make redevelopment more likely.

Capacity In R-3 (excluding Downtown)



R-3 capacity with Upzone

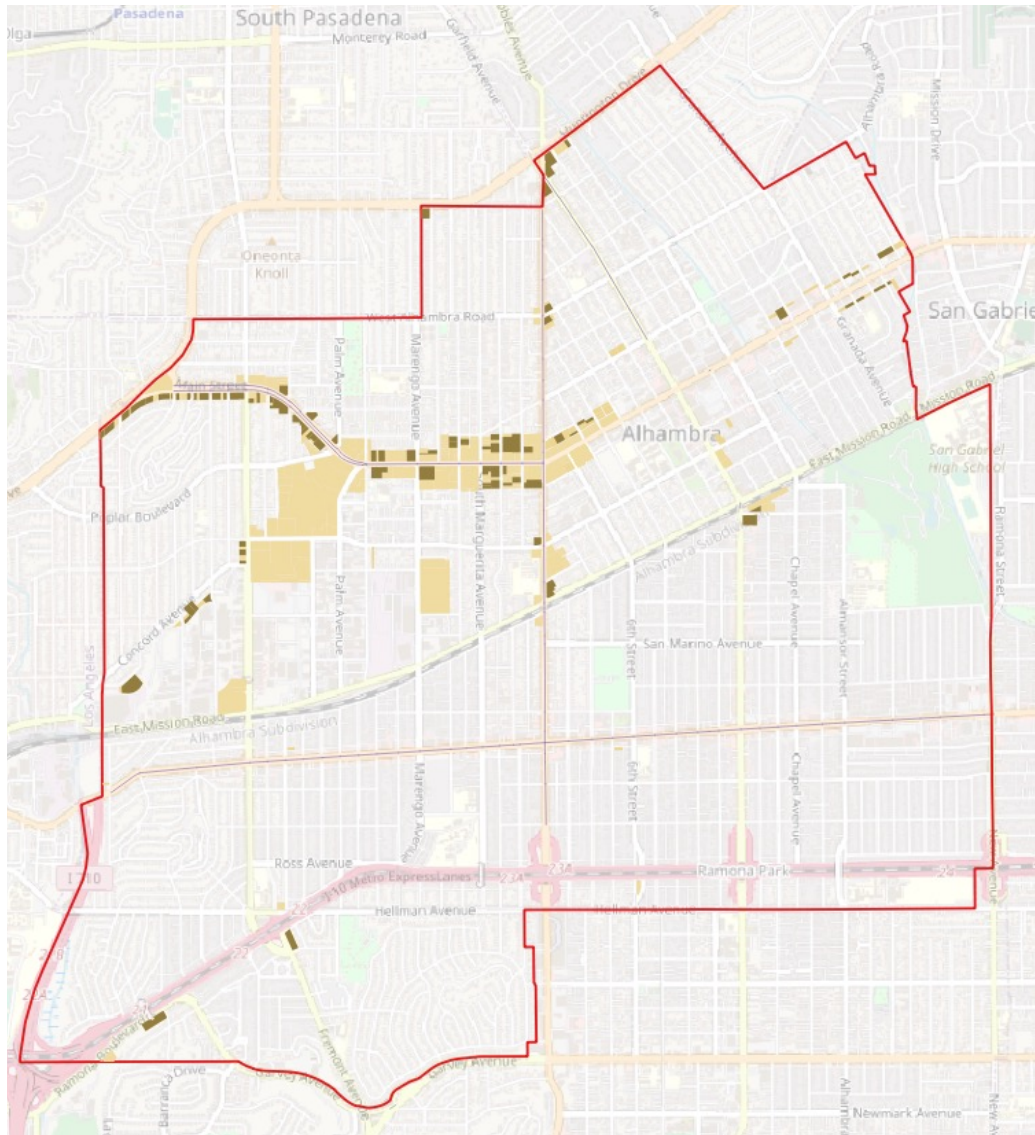
Reflects change of R-3 adjacency tiers and allows for 30/ac.

Parcels Impacted	520
Sites	298
Existing Units	677
New Capacity	2,509
Net Gain in R-3	1,832
Realistic Gain (@ 40%)	644 units

Factors of Consideration

- Useless without similar amendments to height limitations.
- Would result in less subtle scale transitions.
- Existing parking requirements would make redevelopment infeasible on many sites.
- Even considering optimized assemblages, yields very few lower income sites.

Capacity In Commercial (ex. Downtown)



CPD/P capacity with Upzone

Reflects change in density in commercial areas consistent with changes in R-3.

Parcels Impacted	156
Sites	75
Existing Units	89
New Capacity	1,002
Net Gain in CPD/P	913
Realistic Gain (@ 40%)	217 units

Factors of Consideration

- Useless without similar amendments to height limitations.
- Mixed-use requirement would result in lower achievable capacity.
- Existing parking requirements would make redevelopment infeasible on many sites.
- Even considering optimized assemblages, yields very few lower income sites.

Summary

					Realistic Capacity	
Capacity	Sites	Parcels	New Capacity	Net-new Capacity	@ 40%	@ 60%
Proposed					1,202	
SP/Vac/Ex.					528	
R-2	345	790	2,629	1,691	595	893
EMC	23	54	443	429	151	227
Downtown	236	173	1,710	1,447	509	764
Garfield	41	116	870	763	269	403
Valley	126	323	2,873	2,695	949	1,423
R-3	298	520	2,509	1,832	645	967
CPD/P	75	156	1,002	913	321	482
Total	1,144	2,132	12,036	9,770	5,169	6,889
<i>ADUs</i>					0 - 500	
<i>Targeted Sites</i>					?	

Summary | Lower Income Breakout

	CPD/P	Valley	Downtown	PO	EMC	R-3	R-2	ADUs	Total
Sites	18	56	29	27	13	22	0		165
Parcels	50	182	89	96	37	76	0		530
Existing Units	34	139	151	91	11	130	0		556
New Capacity	461	2,073	1,083	766	346	504	0		5,233
Net Capacity	427	1,934	932	675	346	242	0		4,556
Dev. Factor	88%	88%	88%	88%	88%	88%	0%		0%
Like Factor	40%	40%	40%	40%	40%	40%	0%		0%
Realistic Capacity	150	681	328	238	122	85	0	341	1,944
ALHAMBRA LOWER INCOME RHNA									2,810
Low buffer (@15%)									422
Lower Income Shortfall									1,287

Presentation Goal & Agenda

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- Discuss preliminary strategies
- Planning Commission ideas & feedback
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Planning Commission Ideas & Feedback

- Where in the community is increased scale more appropriate relative to the existing form?
- The City is still well short of required capacity, what are some other alternatives?

Next Steps

May 2021 | City Administrative Review

June 2021 | Public Review Draft and Workshop

July-August 2021 | HCD Review

September-October 2021 | Planning
Commission and City Council Adoption Hearings