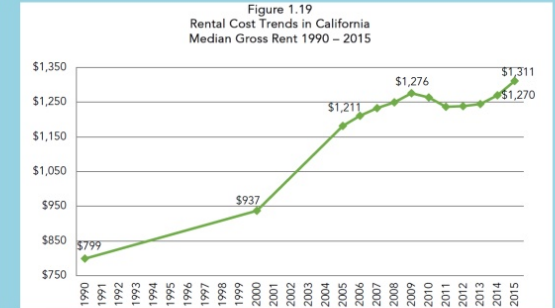
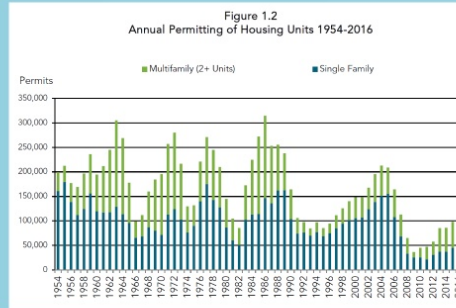




Statewide Housing Crisis



Housing Action Plan

- **Streamline housing construction**
- Lower per-unit costs
- Production incentives
- Accountability and enforcement
- Dedicated housing funding

Statewide Housing Crisis

Figure 1.2
Annual Permitting of Housing Units 1954-2016

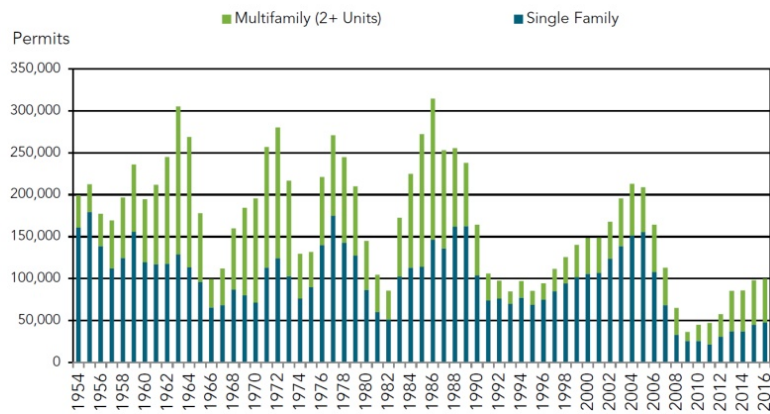
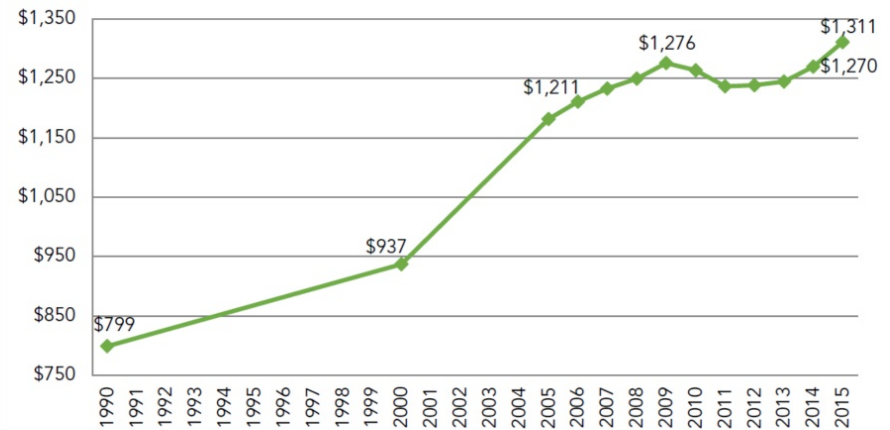
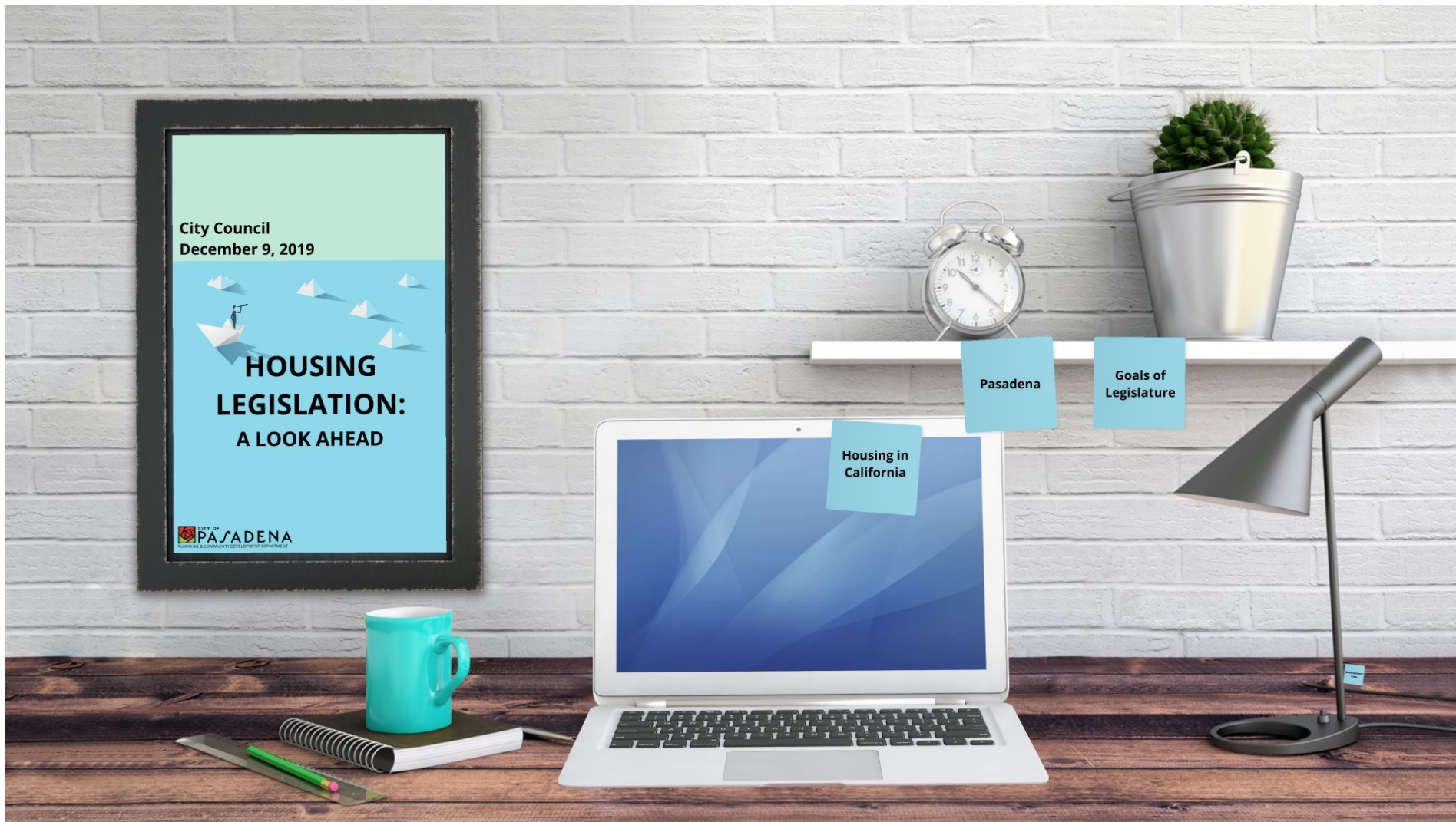


Figure 1.19
Rental Cost Trends in California
Median Gross Rent 1990 – 2015



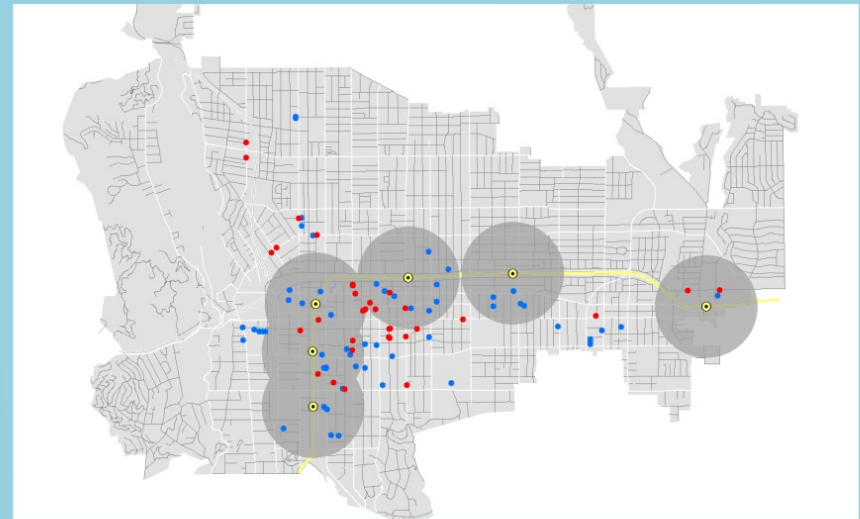
Housing Action Plan

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- Lower per-unit costs
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- Accountability and enforcement
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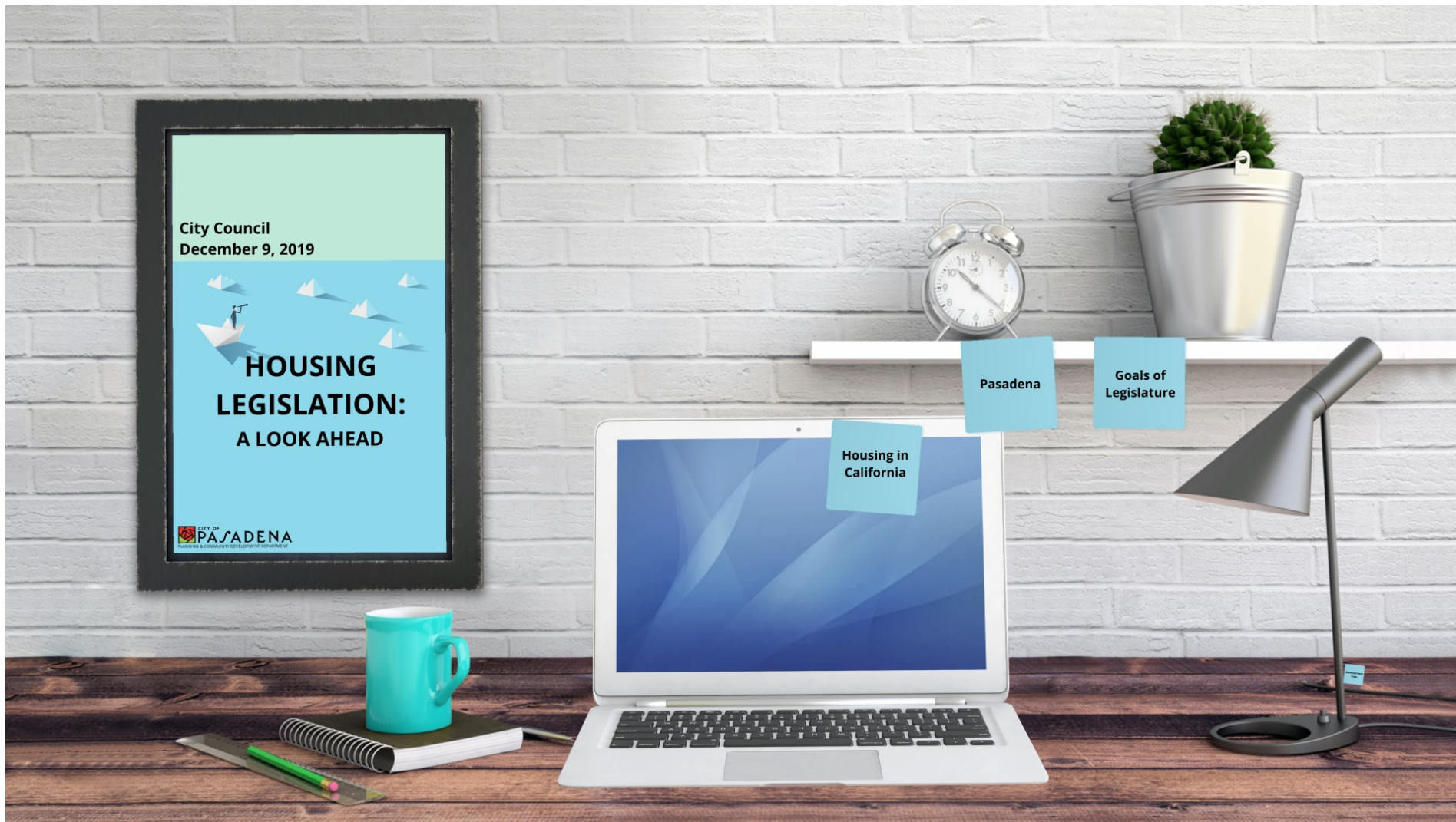
Pasadena's Efforts

- 2015 General Plan focuses growth near transit and commercial corridors
- 87% of projects approved since 2014 are located within 1/2 mile of a transit station



Pasadena's Efforts

- Better jobs/housing balance than five-county region
- Exceeded RHNA allocation for market-rate housing (3x)
- Permitted over 230 new affordable housing units since 2014
- Updated inclusionary housing ordinance and increased to 20%
- Hotel/motel conversion ordinance
- Micro-unit ordinance in progress







Flurry of Legislation

**Dozens of housing bills passed since 2017
to address housing production**

2017

AB 72	SB 2
AB 73	SB 3
AB 678	SB 35
AB 879	SB 166
AB 1397	SB 167
AB 1515	SB 540

2018

AB 686	SB 828
AB 1771	SB 1227
AB 2162	SB 1333
AB 2372	

Flurry of Legislation

Dozens of housing bills passed since 2017 to address housing production

Variety of strategies

- Streamlining development approvals
- Overhauling RHNA process
- Granting more authority to HCD for oversight and enforcement
- Easing restrictions on ADUs
- Creating funding sources

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Buildup to next Housing Element Cycle

- Revised RHNA methodology
- Increased accountability
- Disincentives for lack of progress

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**RHNA
Allocations**

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RHNA
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Eroding Local Control

RHNA Allocations

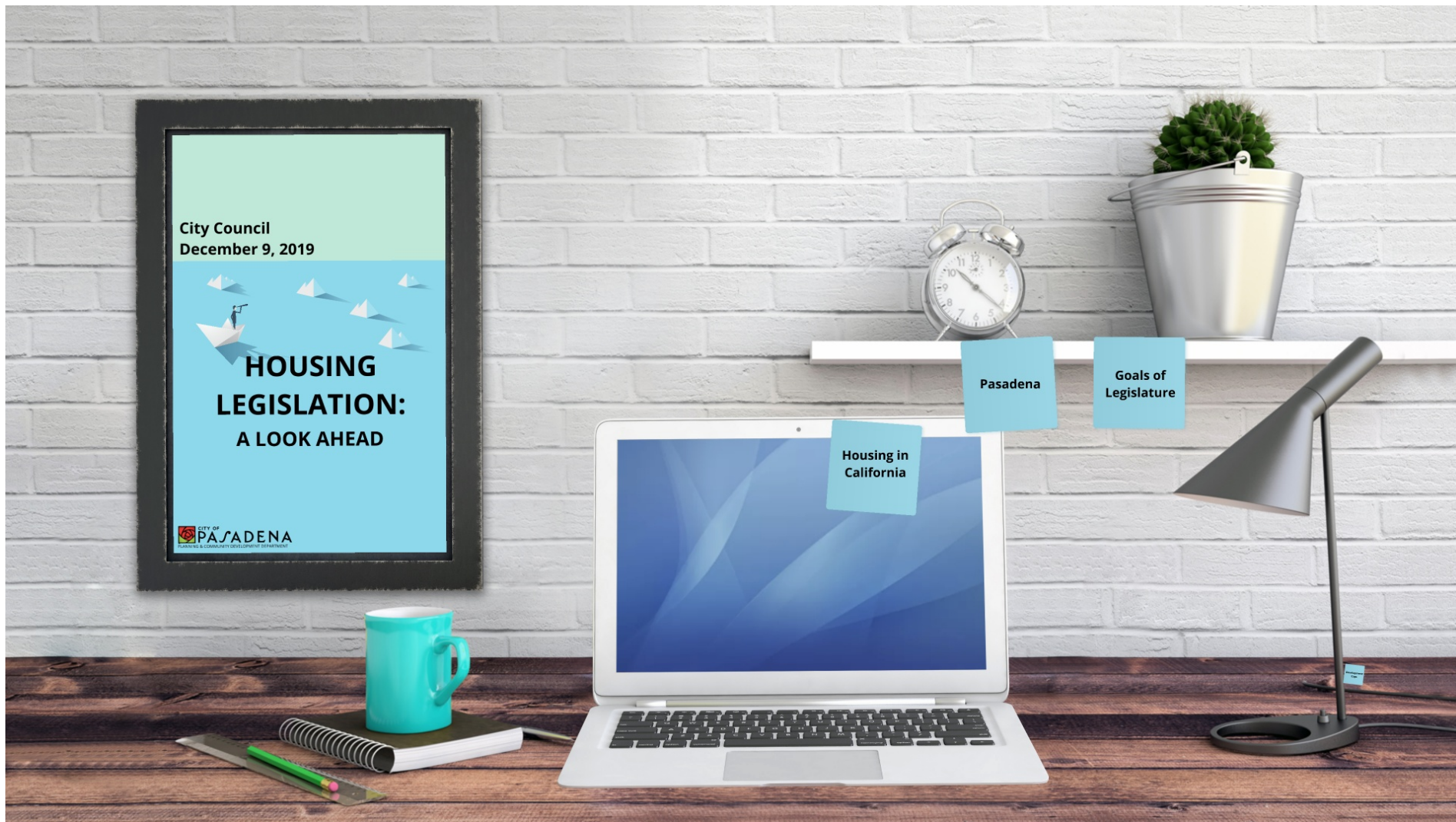
City	Current	Proposed	Change
Beverly Hills	3	3,143	104,667%
San Marino	2	424	21,100%
Glendale	2,017	14,000	594%
La Cañada	112	628	560%
Los Angeles	82,002	463,682	465%
Burbank	2,684	9,018	236%
Arcadia	1,054	3,151	199%
Pasadena*	1,332	9,469	611%

RHNA Allocations

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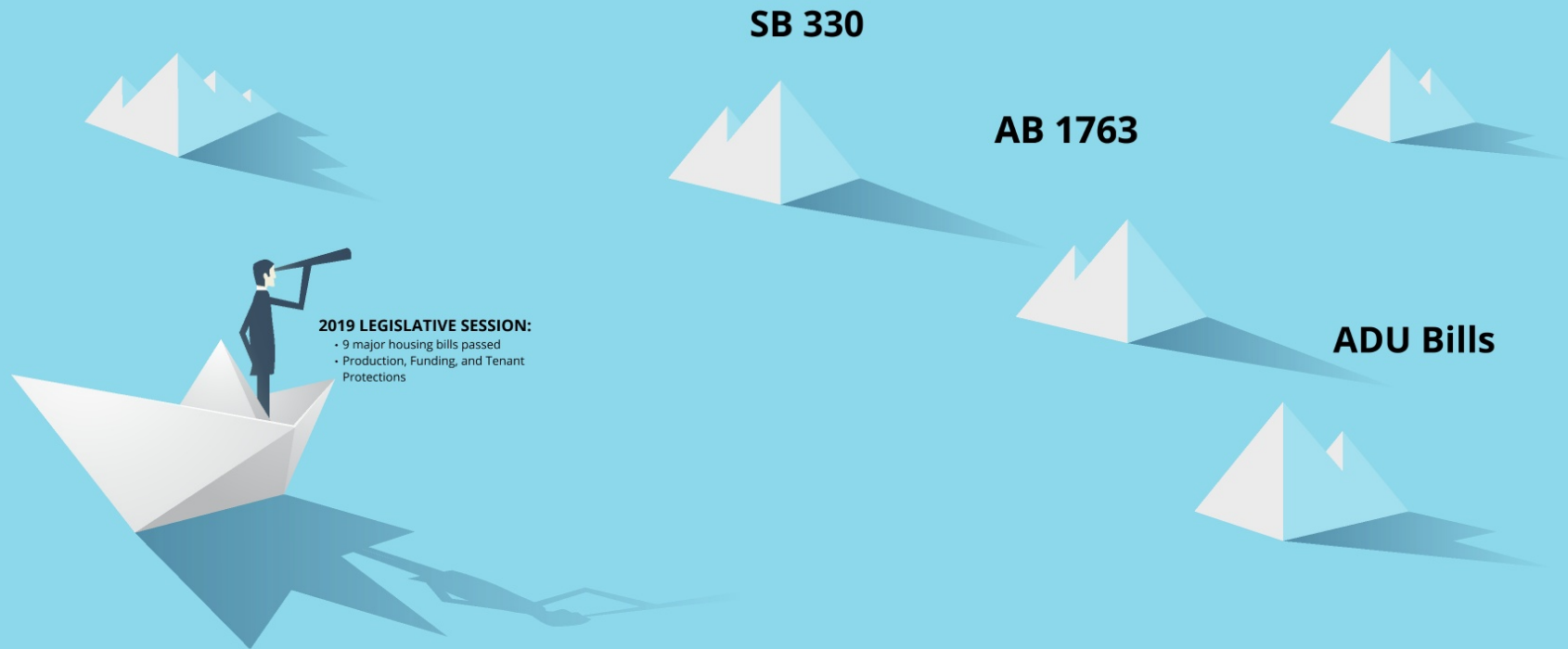
*

Income Level	RHNA Allocation	Units Permitted (thru 2018)	Units Remaining
Very Low	340	145	195
Low	207	38	169
Moderate	224	45	179
Above-Moderate	561	2,100	0
Total:	1,332	2,328	543



HOUSING LEGISLATION:

A look ahead



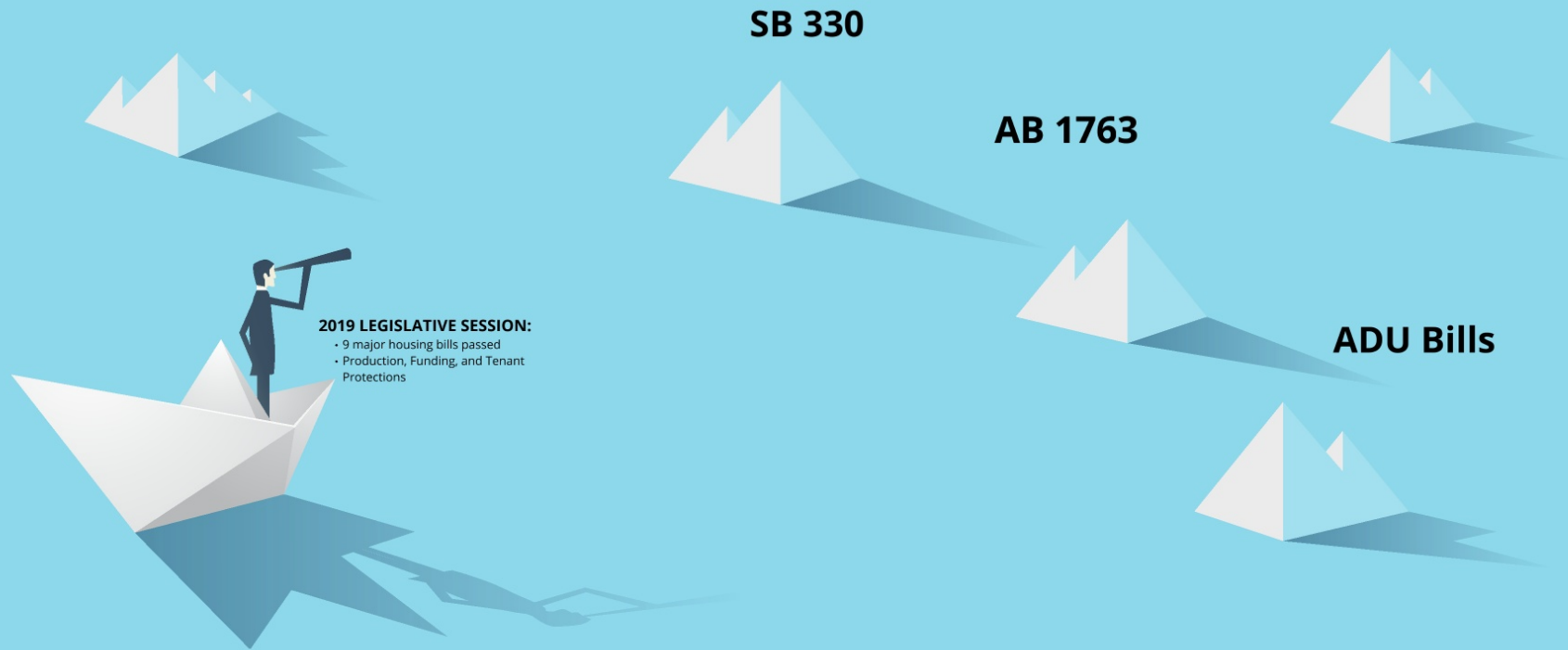


2019 LEGISLATIVE SESSION:

- 9 major housing bills passed
- Production, Funding, and Tenant Protections

HOUSING LEGISLATION:

A look ahead



HOUSING LEGISLATION:

A look ahead

**Next
Steps**

SB 330

AB 1763

ADU Bills

2019 LEGISLATIVE SESSION:

- 9 major housing bills passed
- Production, Funding, and Tenant Protections

ADU Bills

AB 68 (Ting)

AB 587 (Friedman)

AB 670 (Friedman)

AB 671 (Friedman)

AB 881 (Bloom)

SB 13 (Wieckowski)

Setbacks and
Junior ADUs

Multi-Family
ADUs

Owner-
Occupancy

Fees

Other
Standards

ADUs in
Pasadena

Setbacks and Junior ADUs

Must allow ADUs in residential and mixed-use zones

No setback can be required for ADU within an existing structure or reconstructed within the footprint of an existing structure

Must allow one Junior ADU (attached) in addition to one detached ADU up to 800 sf that does not exceed 4 ft side and rear setbacks

Setbacks and Junior ADUs

Must allow ADUs in residential and mixed-use zones

No setback can be required for ADU within an existing structure or reconstructed within the footprint of an existing structure

Must allow one Junior ADU (attached) in addition to one detached ADU up to 800 sf that does not exceed 4 ft side and rear setbacks

Junior ADU

- Cannot exceed 500 sf
- Must be located within an existing or proposed single-family home
- May share a bathroom with the primary residence



Junior ADU

- Cannot exceed 500 sf
- Must be located within an existing or proposed single-family home
- May share a bathroom with the primary residence

Multi-Family ADUs

Must allow ADUs in existing multi-family structures

May convert existing non-habitable space as long as building code standards are met (e.g. hallways, storage areas)

Number of ADUs in multi-family structures may not exceed 25% of the number of existing units or;

2 detached ADUs may be constructed if height doesn't exceed 16 feet and 4 ft side and rear setbacks are provided

Owner-Occupancy

May not require owner-occupancy
for ADUs

Owner-occupancy is required for
Junior ADUs

Fees

May not charge Residential Impact Fee for ADUs smaller than 750 sf

For ADUs 750 sf or larger, fees must be proportional to size of ADU in relation to primary residence

May still charge school fees

May not charge sewer or water connection fees or capacity charges to a converted ADU, or require a separate utility connection

- Exception for ADUs constructed along with a new dwelling unit

Fees

May not charge Residential Impact Fee for ADUs smaller than 750 sf

For ADUs 750 sf or larger, fees must be proportional to size of ADU in relation to primary residence

May still charge school fees

May not charge sewer or water connection fees or capacity charges to a converted ADU, or require a separate utility connection

- Exception for ADUs constructed along with a new dwelling unit

Example

3BR, 2,000 sf house
+ 800 sf ADU



ADU is 40% square
footage of house



Main House: \$25,800
ADU: \$10,320

Other Standards

May no longer require replacement of parking lost due to conversion of an existing garage, carport, or covered parking structure to an ADU

No parking required for ADU if within 1/2 mile (walking distance) of public transit, including bus stops

May not apply lot coverage, floor area ratio, or open space standards if it would prevent construction of an ADU with:

- 800 sf
- 4 foot side and rear setbacks
- height up to 16 feet

Other Standards

May no longer require replacement of parking lost due to conversion of an existing garage, carport, or covered parking structure to an ADU

No parking required for ADU if within 1/2 mile (walking distance) of public transit, including bus stops

May not apply lot coverage, floor area ratio, or open space standards if it would prevent construction of an ADU with:

- 800 sf
- 4 foot side and rear setbacks
- height up to 16 feet

Additional Changes

Additional Changes

Must allow max 850 sf, or 1,000 sf if ADU is 2 or more bedrooms

CC&Rs in single-family zones may not prohibit or restrict construction of an ADU or Junior ADU

Must process ADUs by-right within 60 days of submittal of complete application

- No hearing or discretionary review may be required

ADU Production in Pasadena
(April 2018 - December 2019)

Issued or Finaled: 44

Approved (not issued): 7

Submitted (plan check): 72

TOTAL: 123

**Compared to
Current
Regulations**

Comparison to Existing Pasadena Regulations

Regulation	2015 PASADENA	2015 PASADENA	2015 PASADENA
Regulation 1
Regulation 2
Regulation 3
Regulation 4
Regulation 5
Regulation 6
Regulation 7
Regulation 8
Regulation 9
Regulation 10

Regulation	2015 PASADENA	2015 PASADENA	2015 PASADENA
Regulation 11
Regulation 12
Regulation 13
Regulation 14
Regulation 15
Regulation 16
Regulation 17
Regulation 18
Regulation 19
Regulation 20

Regulation	2015 PASADENA	2015 PASADENA	2015 PASADENA
Regulation 21
Regulation 22
Regulation 23
Regulation 24
Regulation 25
Regulation 26
Regulation 27
Regulation 28
Regulation 29
Regulation 30

Standard	2020 ADU Bills	Existing Pasadena Standard	Remain After January 1, 2025
Owner Occupancy Requirement	Local jurisdictions may no longer require owner occupancy for proposed ADUs However, owner occupancy is required for JADUs	Owner occupancy required for either the primary dwelling or ADU	NO YES [for JADUs]
Short-Term Rentals	Rentals less than 30 days not allowed in specified ADUs and in JADUs. City may elect to ban entirely in ADUs.	Any rental term of an ADU legally created after January 1, 2017 shall be longer than 30 days.	YES
Replacement Parking for Converted Garages	Local jurisdictions may no longer require replacement of parking lost due to conversion of existing garage, carport, or covered parking structure to an ADU	Applicants required to replace parking lost due to conversion of existing garage to an ADU Replacement parking can be uncovered, tandem parking on the driveway	YES
Parking for new ADU	One parking space per ADU or per bedroom, whichever is less (may be covered, uncovered, or tandem parking on an existing driveway) No parking required for ADUs in any of the following instances: (1) The accessory dwelling unit is located within one-half mile walking distance of public transit. (2) The accessory dwelling unit is located within an architecturally and historically significant historic district. (3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure. (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (5) When there is a car share vehicle located within one block of the accessory dwelling unit.	One parking space for ADU (may be covered, uncovered, or tandem parking on an existing driveway) No parking required for ADUs in any of the following instances: (1) The accessory dwelling unit is located within one-half mile walking distance of public transit. (2) The accessory dwelling unit is located within an architecturally and historically significant historic district. (3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure. (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. (5) When there is a car share vehicle located within one block of the accessory dwelling unit.	YES
Where ADUs are Permitted	ADUs are allowed within a residential or mixed-use zone	Newly constructed ADUs are permitted on RS and RM zoning district that includes a proposed or existing single-family dwelling	YES
ADUs with Multifamily Dwellings	Local jurisdictions shall allow multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. A local agency shall allow at least one accessory dwelling unit within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units. <i>(Generally interpreted to mean 25% of existing units in the building)</i>	ADUs not allowed on parcels with multifamily dwellings	YES

Standard	2020 ADU Bills		Existing Pasadena Standard	Remain After January 1, 2025
	A local agency shall allow not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks. <i>(Essentially allows conversion of rear yard or parking area to two ADUs)</i>			
Minimum ADU Size	Local jurisdictions cannot establish minimum size standards that prohibit an "efficiency unit" <i>(Defined as a unit with a minimum floor area of 150 SF and which may also have partial kitchen or bathroom facilities)</i>		Newly constructed ADUs shall be no less than 150 SF in size	YES
Maximum ADU Size	Attached ADU shall not exceed 50% of the primary dwelling living area OR 1,200 SF Local jurisdiction cannot establish a maximum size standards that is less than 850 SF or 1,000 SF (for an ADU that provides more than one bedroom)	Detached ADU shall not exceed 1,200 SF Local jurisdiction cannot establish a maximum size standards that is less than 850 SF or 1,000 SF (for an ADU that provides more than one bedroom)	Newly constructed ADUs: For parcels less than 10,000 square feet in size: 800 square feet or 50 percent of the proposed or existing primary dwelling living area, whichever is less For parcels equal to or greater than 10,000 square feet in size: 1,200 square feet or 50 percent of the proposed or existing primary dwelling living area, whichever is less	YES
Other Restrictions on ADU Size	Local jurisdictions shall not establish by ordinance any other minimum or maximum size for an accessory dwelling unit size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.			YES
Minimum Lot Size	Local jurisdictions can no longer require minimum lot size		Newly constructed ADU: RS zone- 7,200 SF or more RM zone- One ADU on any legal parcel, regardless of lot size	YES
Minimum Side and Rear Setbacks	Four feet for newly constructed ADUs None for ADUs converted from existing structure or reconstructed in same location as existing structure		Newly constructed ADU: The minimum required setbacks shall comply with Section 17.22.040. Except that the minimum rear yard setback shall be no less than 10 feet. A minimum setback of five feet from the side and rear property lines shall be required for an attached accessory dwelling unit that is constructed above an attached garage.	YES
Maximum Height	Must allow 16 feet for all ADUs		A newly constructed detached accessory dwelling unit shall be limited to a height of one story not to exceed 12 feet to the top plate and 17 feet to the highest ridge line. Exception. A newly constructed attached accessory dwelling unit may extend to a height of two stories per the maximum allowed height in Section 17.22.040, if the existing primary residence is two stories in height.	YES

Standard	2020 ADU Bills	Existing Pasadena Standard	Remain After January 1, 2025
Junior ADUs	<p>City must allow junior ADUs (JADUs).</p> <p><i>“Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.</i></p> <p>One detached, new construction, accessory dwelling units that does not exceed four-foot side and rear yard setbacks may be combined with a junior ADU (One JADU in an existing structure and one 800 SF detached ADU)</p>	No provisions for junior ADUs	YES
Converted ADUs	<p>Converted ADUs may include an expansion of no more than 150 SF</p> <p>The expansion of the existing accessory structure shall be limited to accommodating ingress and egress</p>		YES
Fire Sprinklers	ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence	ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence	YES
Processing Time	<p>Local jurisdiction has 60 days to act on application from the date the local agency receives a completed application</p> <p>If local agency has not acted within 60 days, then the application is deemed approved</p>	Existing law indicates that a local jurisdiction has 120 days to act on an application from date submitted	YES
Impact Fee	<p>Local jurisdictions cannot charge impact fee or park in-lieu fees on ADUs that are less than 750 SF</p> <p>Any impact fee charged on ADUs 750 SF or more shall be charged proportionately in relation to the square footage of the primary dwelling unit</p>	Residential Impact Fee assessed on all new ADUs	YES
Connection Charges and Capacity Fees	None for ADUs within existing structures. Otherwise must be based on fee/sf or on fixture units.	None for ADUs within existing structures. Otherwise must be based on fee/sf or on fixture units.	YES
Enforcement of Building Codes on Illegal ADUs	<p>In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2) below, a local agency, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard, subject to compliance with Section 17980.12 of the Health and Safety Code for a 5-year period if building and fire agree that compliance is not necessary to protect public health & safety:</p> <p>(1) The accessory dwelling unit was built before January 1, 2020.</p> <p>(2) The accessory dwelling unit was built on or after January 1, 2020, in a local jurisdiction that, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance, but the ordinance is compliant at the time the request is made.</p>	Per Code Enforcement and Building Department	YES
Submittal to HCD of Revised Ordinance	A local agency shall submit a copy of the ordinance adopted to the Department of Housing and Community Development within 60 days after adoption. After adoption of an ordinance, the department may submit written findings to the local agency as to whether the ordinance complies with the section.	N/A	YES

AB 1763 (Chiu)

Affordable Housing
"Super Density Bonus"

**Density
Bonus**

**Projects
Near
Transit**

Density Bonus

Applies to projects that are 100% affordable

Up to 20% of units may be moderate income; at least 80% must be low or very low

Density bonus of 80% of number of low and very low income units

Up to 4 concessions/incentives (instead of 3)

Household Income Limits (Family of 4)

Very Low: \$52,200

Low: \$83,500

Moderate: \$87,700

Example

100-unit project
(40 Very Low, 40 Low, 20 Mod)



Density Bonus:
 $80\% \text{ of } 80 = 64$



164 total units

Density Bonus

Applies to projects that are 100% affordable

Up to 20% of units may be moderate income; at least 80% must be low or very low

Density bonus of 80% of number of low and very low income units

Up to 4 concessions/incentives (instead of 3)

Household Income Limits (Family of 4)

Very Low: \$52,200
Low: \$83,500
Moderate: \$87,700

Projects Near Transit

Same affordability requirements, plus
located within 1/2 mile of a major
transit stop

No limits on residential density

Entitled to height increase of 3 stories
or 33 feet

Up to 4 concessions/incentives

SB 330 (Skinner)

Housing Crisis Act of 2019

In effect until January 1, 2025

**Processing
Applications**

**Public
Hearings**

**Moratoriums
& Downzoning**

Preliminary Application

Limited amount of information about the project

Locks in plans, ordinances, and fees in effect on date of submittal

Applicant has 180 days to submit all other application materials to keep "locked in" status

City must determine historic significance of the site at the time application is deemed complete

Public Hearings

If a housing development is consistent with all "objective" standards, no more than five total meetings can be conducted by the City

Includes continued hearings, appeals, and any other meeting conducted by the City

Moratoriums and Downzoning

Cannot change General Plan, Specific Plans, or Zoning Ordinance to lessen intensity of housing below that in effect on Jan. 1, 2018

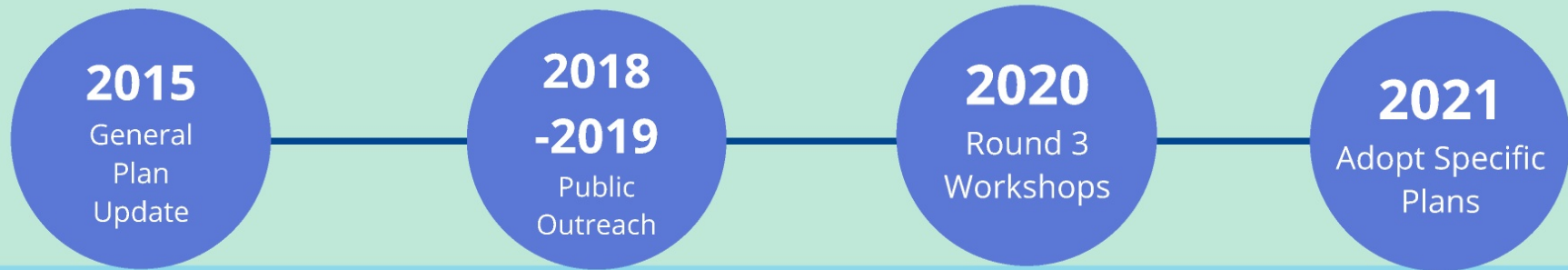
May do so if there is no net loss of residential capacity

No moratoriums on housing development

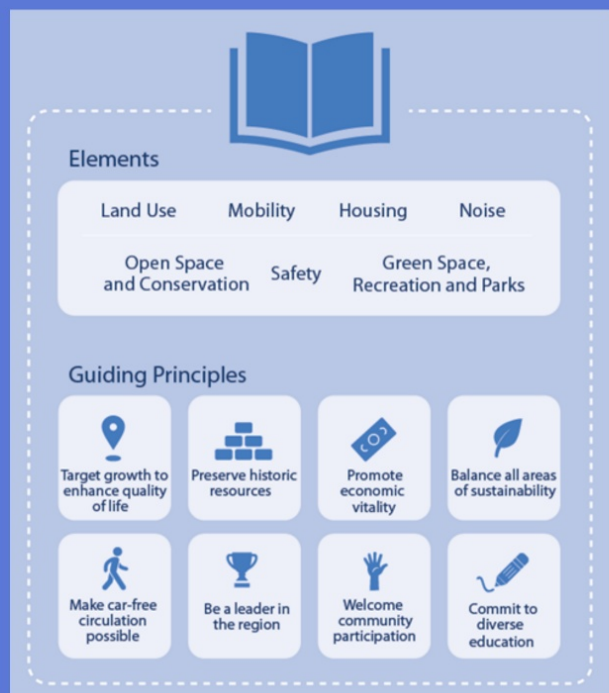
Can't adopt any new, subjective design standards after Jan. 1, 2020

May not be able to enforce residential development caps

General Plan Implementation



Implementing the General Plan



Emerging Themes

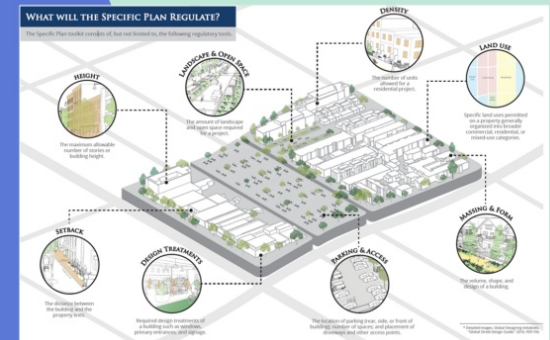
Context Specific Development

Sustainable Development

Places/Gathering Spaces

Pedestrian Friendly Districts

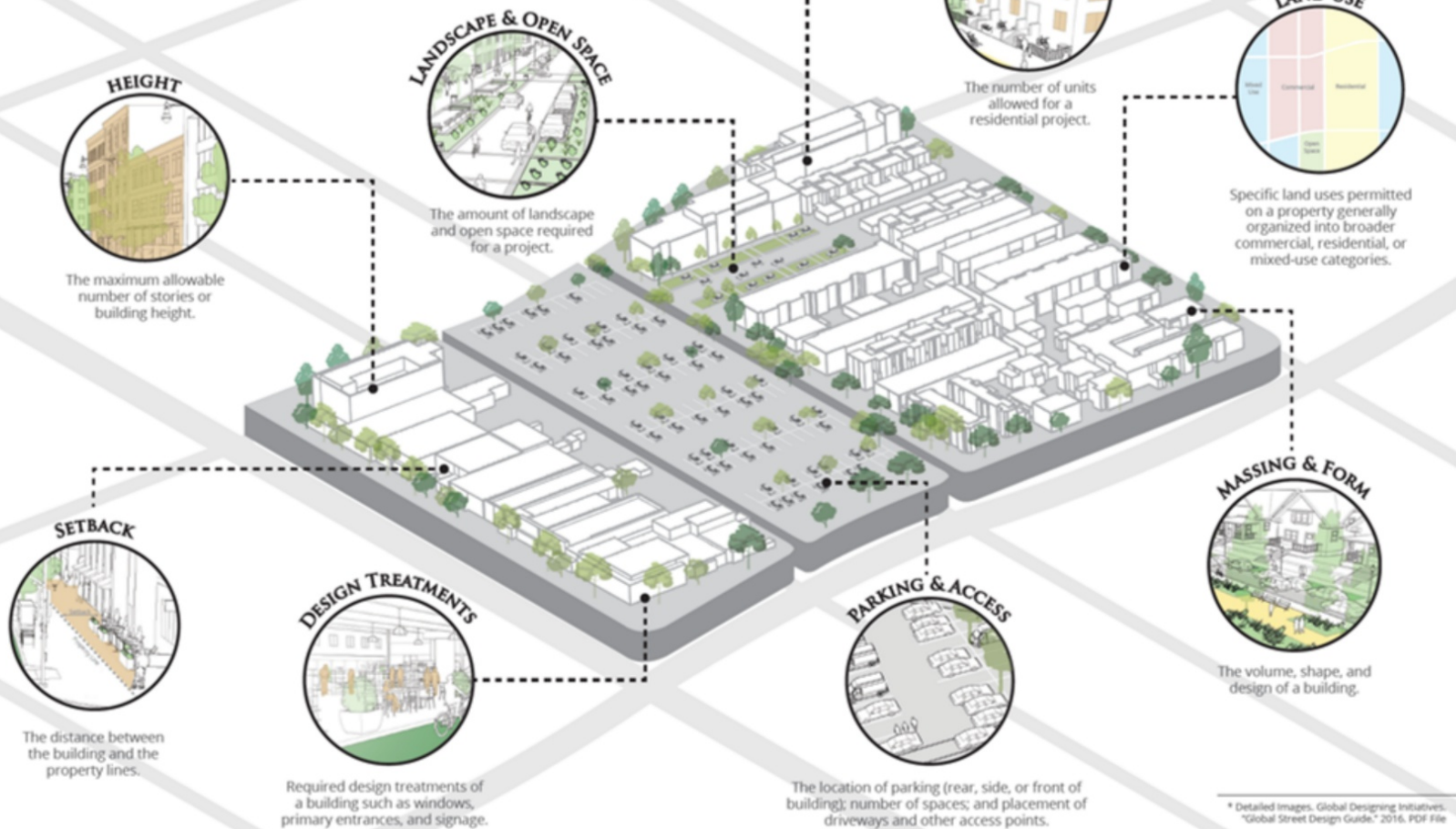
Flexible Parking Options



Participation

WHAT WILL THE SPECIFIC PLAN REGULATE?

The Specific Plan toolkit consists of, but not limited to, the following regulatory tools.



Emerging Themes

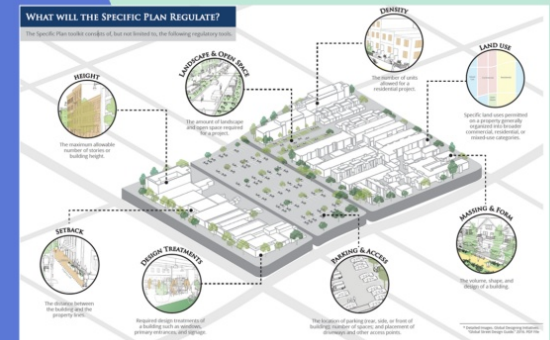
Context Specific Development

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Pedestrian Friendly Districts

Flexible Parking Options



Participation

Participation



17 Community Workshops
8 Walking Tours
4 Pop-Up Activities
3 Open Houses
3 Youth Events
1 Student Summit

2,000+
Participants
8000+
Touch Points

Round 3 Workshops

- Last round of community workshops to be held in 2020
- Share refined plan vision, goals, policies, and land use concepts for each plan
- Discussion on **draft development standards** and **design guidelines**

Central
District

East
Colorado

East
Pasadena

Fair Oaks
Orange
Grove

Lamanda
Park

Lincoln
Ave

North
Lake

S. Fair
Oaks

Round 3 Workshops

SB 330

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Central
District

East
Colorado

East
Pasadena

Fair Oaks
Orange
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Lamanda
Park

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Lake

S. Fair
Oaks

SB 330

Objective development standards

Balancing growth consistent with
SB 330 **no net loss** provisions

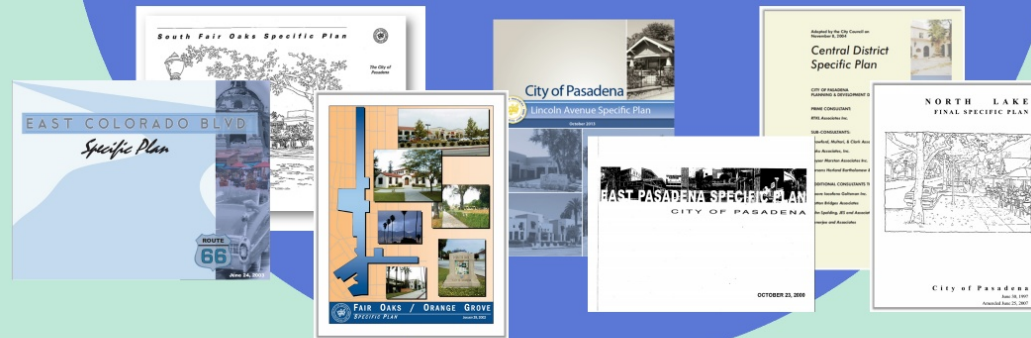
Consistent with General Plan
guiding principles

2021

Adopt
Specific
Plans

Adoption Process and Timeline

- Hold individual **Planning Commission Public Hearings** on each draft Specific Plan
- **Present Specific Plans to City Council** following Planning Commission



Next Steps

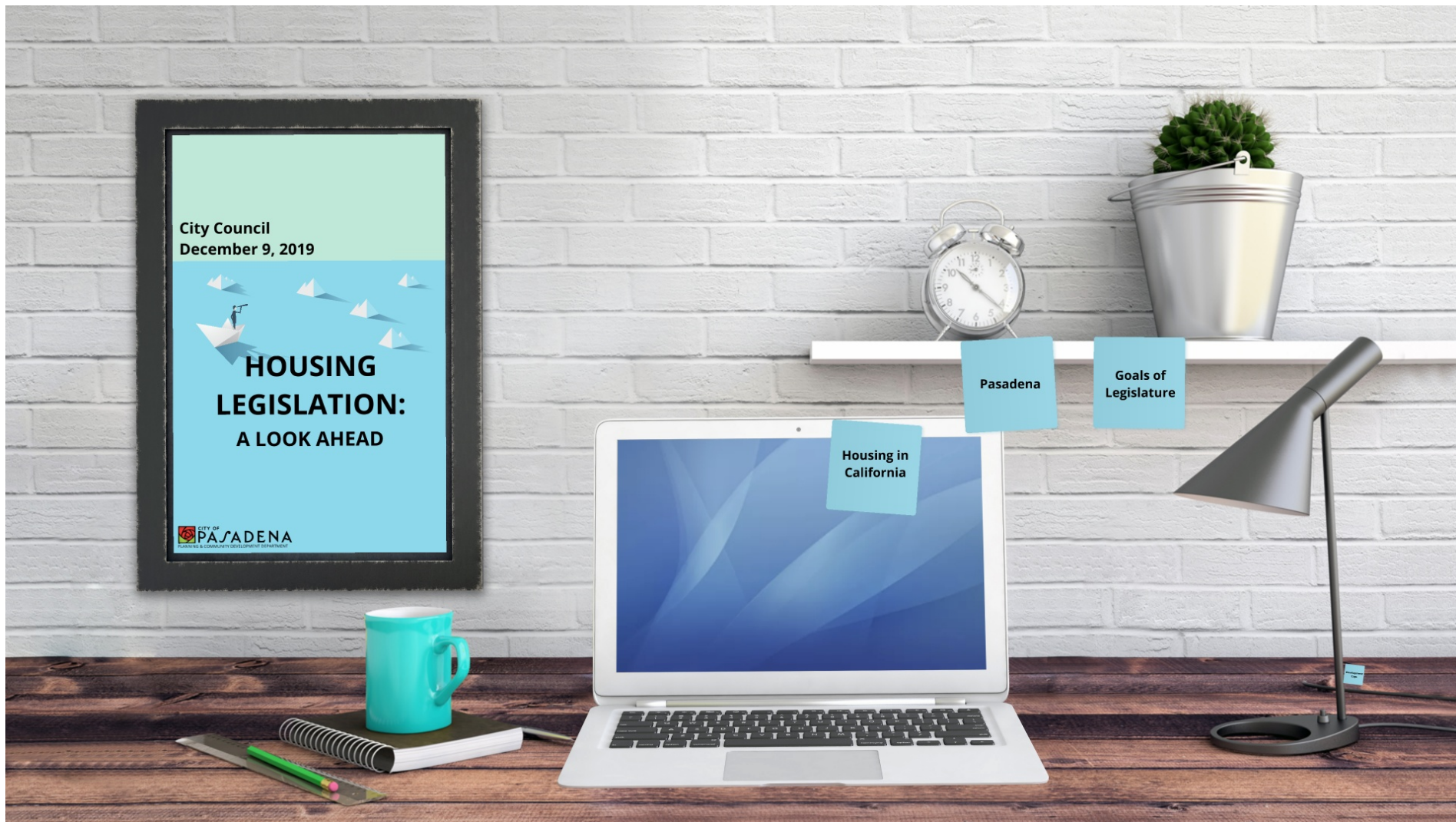
- Prepare ordinance for ADU Bills
- Prepare fee resolution for ADU impact fees
- Update processing procedures to comply with SB 330
- Ordinance with as-needed changes for SB 330

Next Steps

- Prepare ordinance for ADU Bills
- Prepare fee resolution for ADU impact fees
- Update processing procedures to comply with SB 330
- Ordinance with as-needed changes for SB 330

Specific Plans

- Focus on General Plan implementation
- Developing regulations with legislation in mind
- No significant change in approach



Development Caps - All Projects

Specific Plan Area	Residential Unit Cap	Remaining Residential Units	Non-Residential SF Cap	Remaining Non-Residential SF
Central District	4,272	1,327	2,112,000	671,668
East Colorado	300	152	300,000	0
Fair Oaks/Orange Grove	325	(-28)	300,000	267,477
East Pasadena	750	20	1,095,000	1,057,013
Lamanda Park	100	103	630,000	556,947
North Lake	250	251	250,000	250,201
Lincoln Avenue	180	116	300,000	363,422
South Fair Oaks	802	785	988,000	692,664

Development Caps - Permits Issued

Specific Plan Area	Residential Unit Cap	Remaining Residential Units	Non-Residential SF Cap	Remaining Non-Residential SF
Central District	4,272	2,834	2,112,000	1,266,435
East Colorado	300	297	300,000	300,000
Fair Oaks/Orange Grove	325	283	300,000	291,193
East Pasadena	750	750	1,095,000	1,090,685
Lamanda Park	100	101	630,000	629,344
North Lake	250	250	250,000	250,201
Lincoln Avenue	180	180	300,000	300,000
South Fair Oaks	802	785	988,000	909,820

Development Caps - All Projects

Specific Plan Area	Residential Unit Cap	Remaining Residential Units	Non-Residential SF Cap	Remaining Non-Residential SF
Central District	4,272	1,327	2,112,000	671,668
East Colorado	300	152	300,000	0
Fair Oaks/Orange Grove	325	(-28)	300,000	267,477
East Pasadena	750	20	1,095,000	1,057,013
Lamanda Park	100	103	630,000	556,947
North Lake	250	251	250,000	250,201
Lincoln Avenue	180	116	300,000	363,422
South Fair Oaks	802	785	988,000	692,664

Development Caps - Permits Issued

Specific Plan Area	Residential Unit Cap	Remaining Residential Units	Non-Residential SF Cap	Remaining Non-Residential SF
Central District	4,272	2,834	2,112,000	1,266,435
East Colorado	300	297	300,000	300,000
Fair Oaks/Orange Grove	325	283	300,000	291,193
East Pasadena	750	750	1,095,000	1,090,685
Lamanda Park	100	101	630,000	629,344
North Lake	250	250	250,000	250,201
Lincoln Avenue	180	180	300,000	300,000
South Fair Oaks	802	785	988,000	909,820

