



CITY OF SAN DIMAS 2008-2014 HOUSING ELEMENT

DRAFT

MARCH 2008



**CITY OF SAN DIMAS
COMMUNITY DEVELOPMENT DEPARTMENT
245 EAST BONITA AVENUE
SAN DIMAS, CA 91773**



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TABLE OF CONTENTS

SECTION	PAGE
I. Introduction	
A. Role and Organization of Housing Element	1-1
B. Sources of Information.....	1-2
C. Public Participation	1-3
D. Relationship to Other General Plan Elements	1-4
II. Housing Needs Assessment	
A. Demographic Profile.....	2-1
B. Household Profile.....	2-6
C. Housing Stock Characteristics.....	2-18
D. Regional Housing Needs	2-35
III. Housing Constraints	
A. Governmental Constraints	3-1
B. Market Constraints.....	3-13
C. Environmental and Infrastructure Constraints.....	3-16
IV. Housing Opportunities	
A. Availability of Sites for Housing	4-1
B. Financial Resources	4-13
C. Administrative Resources	4-18
D. Opportunities for Energy Conservation	4-19
V. Housing Plan	
A. Evaluation of Housing Element Accomplishments	5-1
B. Housing Goals and Policies and Programs.....	5-12
C. Housing Programs.....	5-15

Appendices

- A. Public Outreach
- B. Residential Sites Inventory

LIST OF TABLES

TABLE		PAGE
Housing Needs Assessment		
2-1	Regional Population Growth Trends.....	2-1
2-2	Age Distribution.....	2-3
2-3	Racial and Ethnic Composition	2-4
2-4	Household Characteristics.....	2-6
2-5	State Income Categories.....	2-7
2-6	Household Income Levels	2-8
2-7	Income by Owner/Renter Tenure	2-10
2-8	Income Level by Household Type	2-11
2-9	Special Needs Populations	2-12
2-10	Regional Housing Growth Trends	2-18
2-11	Housing Types.....	2-19
2-12	Housing Tenure	2-19
2-13	Age of Housing Stock.....	2-22
2-14	Survey of Vacant Rental Units	2-25
2-15	Single-Family Home and Condo Sales - San Dimas and Environs	2-26
2-16	Single-Family Home and Condo Sales Prices - San Dimas.....	2-27
2-17	Maximum Affordable Housing Cost	2-28
2-18	Maximum Affordable Rents	2-29
2-19	Assisted Housing Inventory.....	2-30
2-20	Market Value of At-Risk Projects	2-32
2-21	Required Rent Subsidies for At-Risk Projects	2-33
2-22	Overcrowded Households.....	2-35
2-23	Housing Overpayment.....	2-37
2-24	Severe Housing Overpayment by Type and Tenure	2-40
2-25	Regional Housing Needs Assessment	2-42
Housing Constraints		
3-1	Residential Development Standards	3-2
3-2	Residential Parking Standards.....	3-3
3-3	Housing Types by Zoning District.....	3-4
3-4	Residential Development Fees	3-9
3-5	Residential Development Review Process	3-11
3-6	Status of Home Purchase Loans (2006) - San Dimas and LA County.....	3-14
3-7	Vacant Residential Land Sales (January 2005 - June 2007)	3-15
Housing Opportunities		
4-1	Developable Available Residential Sites	4-2
4-2	Sites for Rezoning at 30 Units/Acre	4-8
4-3	Potential Future Residential Sites	4-9
4-4	Comparison of Regional Growth Need and Residential Sites	4-12
4-5	Financial Resources for Housing.....	4-13
Housing Plan		
5-1	Review of Accomplishments under 2000 Housing Element	5-2
5-2	Summary of Quantified Objectives for 2000 Housing Element.....	5-10
5-3	Housing Program Summary 2008-2014.....	5-25
5-4	Summary of Quantified Objectives 2008-2014	5-31

LIST OF FIGURES

FIGURE		PAGE
1	2000 Census Tracts and Block Groups	2-2
2	Median Household Income, 1999	2-9
3	Senior Households	2-15
4	Renter-Occupied Housing Units	2-20
5	Severe Renter Overcrowding	2-36
6	Severe Renter Overpayment	2-39
7	Residential Sites Available	4-3
8	Sites for Rezoning	4-7



I. INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

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

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the San Dimas Housing Element is a seven-year plan extending from 2008-2014.

San Dimas' Housing Element identifies strategies and programs that focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Providing adequate housing sites;
- 3) Assisting in the provision of affordable housing;
- 4) Removing governmental and other constraints to housing investment; and
- 5) Promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting San Dimas' identified housing needs (Section III);
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section IV);

- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

B. SOURCES OF INFORMATION

In preparing the Housing Element, various sources of information are consulted. The 2000 Census provides the basis for population and household characteristics. Although dated, the Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. Several data sources are used to supplement and provide reliable updates of the 2000 Census, including:

- Population and housing count data is updated by the State Department of Finance;
- SCAG's 2003-2035 Regional Integrated Forecast provides population, housing and employment projections;
- Household income data by type of household (e.g. seniors, large families, etc) is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- Housing market information, such as home sales and rents, is updated through newspaper and internet rent surveys, DataQuick sales transactions, and regional market data reports;
- Housing conditions information is obtained from a field survey conducted in 2001.
- SCAG's 2008-2014 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs;
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database;
- Information on San Dimas' development standards is derived from the City's Zoning Ordinance; and
- Information on planned expenditures of City/Agency Housing Funds is derived from the Redevelopment Agency's 2007 Implementation Plan.

C. PUBLIC PARTICIPATION

Section 6553(c)(6)(B) of the Government Code states that, “The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City’s housing needs. San Dimas solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during development of the draft element through distribution of a Housing Needs Survey to City residents. The Needs Survey focused on three primary areas: housing conditions; housing affordability; and new housing development. Survey participants were asked to rank the relative importance of various existing and potential programs within each of the three areas; the survey instrument and tabulated results are presented in the Appendix to the Housing Element. The survey was made available on the City’s website during December 2007 to mid-February 2008. All persons on the City’s e-notification list, encompassing approximately 700 individuals, received direct notification and were encouraged to complete the survey.

The survey results, from 25 respondents, indicate that the areas with highest perceived need are: property maintenance/code enforcement; first-time homebuyer assistance; and revitalizing older commercial/industrial properties through the introduction of housing. Some of the written comments covered the need to prioritize senior housing, including shared housing; the need for more affordable housing in order to keep present and future generations from leaving San Dimas; and the need for targeted code enforcement and beautification programs in certain neighborhoods. The results of the Housing Needs Survey have been shared with the city’s decision-makers, and have been reflected within the Element’s Housing Plan. The City’s survey results are provided in the Appendix to the Element.

As a participating jurisdiction in the Los Angeles County CDBG program, San Dimas participates in the Consolidated Plan process for the County of Los Angeles. As part of the County’s update to its Consolidated Plan in 2007, the County distributed a community development needs survey to its participating cities. In San Dimas, a link to the County’s survey was posted on the City’s website. The survey asked participants to rate priorities in the following categories: Community Services; Community Facilities; Infrastructure; Neighborhood Services; Special Needs Services; Decent Housing; and Creating Economic Opportunities. The County summarized the survey responses for its participating cities to assist in developing priorities for expenditure of CDBG. San Dimas had between 230 and 250 respondents for each program, and identified the following priority housing needs: senior housing; code enforcement; and affordable for-sale housing. In terms of broader community development needs, San Dimas respondents

also indicated a need for anti-crime programs; senior activities; youth and educational services; park and recreational facilities; healthcare facilities; youth centers; street/alley and lighting improvements; graffiti removal; trash and debris removal; centers and services for neglected/abused children; and business district revitalization. The County survey results are provided in the Appendix to the Element

In addition to soliciting public input through resident surveys, the City conducted the following public meetings and hearings related to the preparation of the draft Housing Element:

- City Council and Planning Commission Study Session held at the Senior Citizen Community Center on Saturday, September 15, 2007;
- Planning Commission Public Hearing on the draft Element held on February 6, 2008 in a public meeting room at City Hall;
- City Council Public Hearing on the draft Element held on February 26, 2008 in a public meeting room at City Hall.

Notification of the public meetings was provided in the local newspaper and posted at the post office, Library and the Via Verde Shopping Center at least 10 days in advance of the meeting. In addition, direct notification was provided to individuals and organizations on the City's list of parties that have standing requests for notification of public hearings. The City also provided direct notification to local stakeholders including: for-profit and non-profit developers active in the City; advocacy groups representing lower income populations; business organizations; realtors; and adjacent jurisdictions. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Senior Center, City Hall, and the Planning Department. In addition, the draft Housing Element is placed on the City's website at www.ci.san-dimas.ca.us. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are videotaped and rebroadcast for several days, allowing greater access to individuals unable to attend in person.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Dimas General Plan is comprised of the following seven elements: Land Use; Circulation; Housing; Open Space; Conservation; Safety; Noise and Historic Preservation. As part of the update of the Housing Element, the other Elements of the

General Plan were reviewed to ensure consistency with the policies set forth in those elements.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.



II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City’s population and housing as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. Several housing needs maps are presented based on census tract data; Figure 1 depicts the 2000 census tract and block group boundaries for San Dimas.

A. DEMOGRAPHIC PROFILE

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

1. Population Growth and Trends

Table II-1 presents population growth trends in San Dimas, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This Table illustrates that San Dimas experienced the highest percentage of growth during the 1990s, with an 8 percent increase in population, slightly above the 7 percent increase for the County. The State Department of Finance estimates San Dimas’ 2007 population at 37,011, representing a moderate 6 percent increase since 2000. This level of growth is less than the 9 percent population increase in Claremont and the County, and comparable to both Glendora and La Verne.

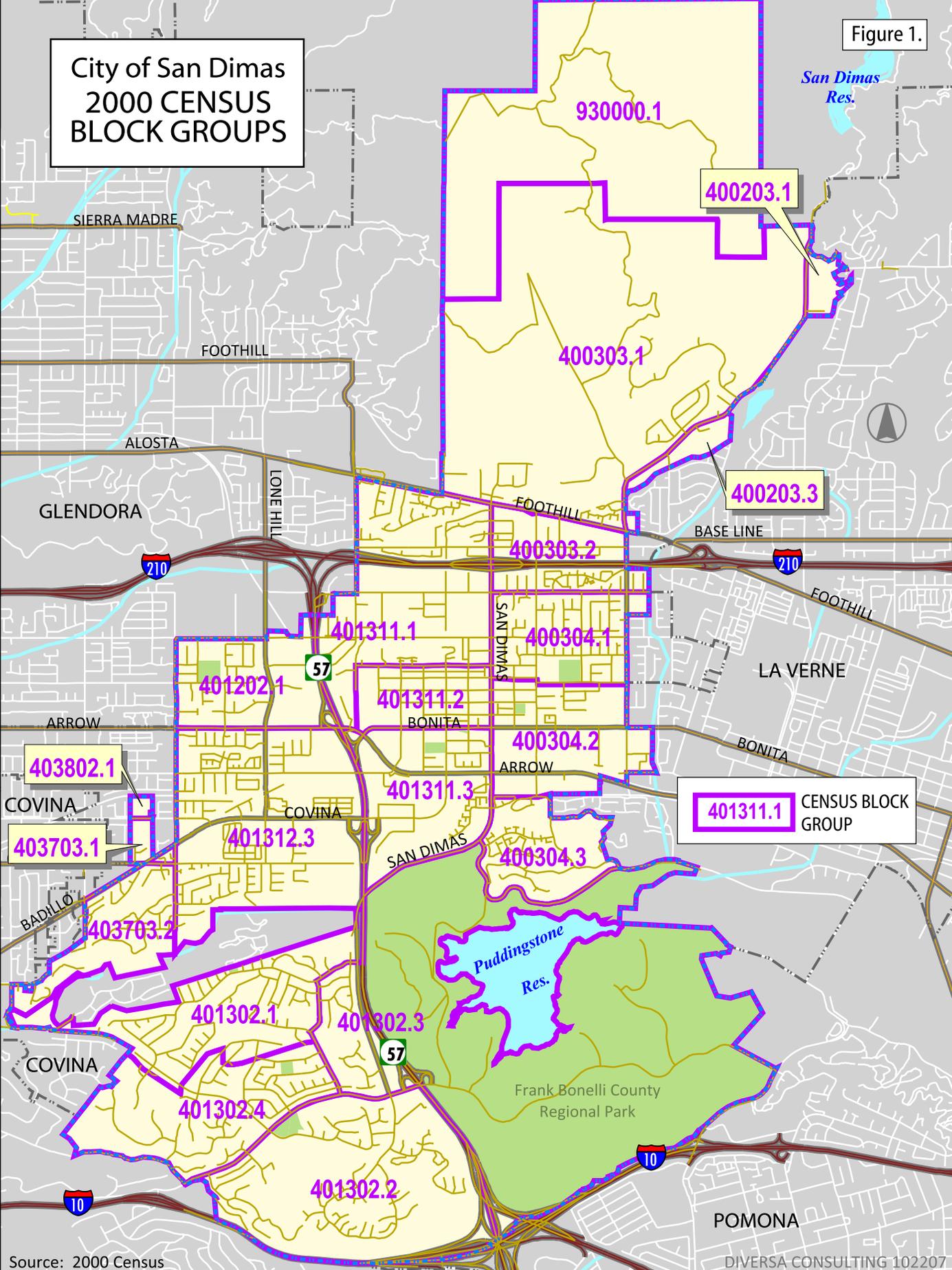
**Table II-1
Regional Population Growth Trends 1990 – 2007**

Jurisdiction	1990	2000	2007	Percent Change	
				1990-2000	2000-2007
Claremont	32,503	33,998	37,141	5%	9%
Glendora	47,828	49,415	52,557	3%	6%
La Verne	30,897	31,638	33,449	2%	6%
San Dimas	32,397	34,980	37,011	8%	6%
County of Los Angeles	8,863,164	9,519,338	10,331,939	7%	9%

Source: U.S. Census 1990 and 2000. Dept of Finance 2007 Population and Housing Estimates.

Figure 1.

City of San Dimas 2000 CENSUS BLOCK GROUPS



2. Age Characteristics

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

Table II-2 shows the age distribution of San Dimas in 1990 and 2000, and compares this to the age distribution of Los Angeles County. As shown in the table below, 26 percent of San Dimas' 2000 population is comprised of children under the age of 18, compared to 28 percent Countywide. While the total proportion of children in San Dimas remained constant throughout the 1990's, the proportion of school age children (5-17 years) increased slightly from 19 to 20 percent, whereas the proportion of preschool children (under 5 years) decreased slightly from 7 to 6 percent. The college age population (18-24 years) also decreased slightly, from 10 to 9 percent.

The biggest changes to San Dimas' age profile occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined significantly during the last decade, decreasing from 34 to 28 percent of the population, and declining by over 1,500 residents. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population grew during the 1990's, now comprising 26 percent of the City's population, with an increase of over 1,400 residents. This shift in growth from young adults to middle age is indicative of the area's higher for-sale housing costs. In comparison, the County's young adult population is at 33 percent, middle-age population at 19 percent, and seniors at 10 percent of total County population

Finally, the percentage of seniors (65 years and older) in San Dimas increased from 9 to 12 percent during this time, somewhat higher than the Countywide 10 percent. The population of San Dimas, as a whole, is aging. The City experienced the greatest numeric population increase in its two oldest age categories (middle age and seniors). The 2000 Census puts the median age of San Dimas at 37 years, 5 years older than the median age for the County.

**Table II-2
Age Distribution 1990 – 2000**

Age Group	1990		2000		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	2,256	7%	2,051	6%	8%
School Age (5-17 yrs)	6,216	19%	6,883	20%	20%
College Age (18-24 yrs)	3,246	10%	3,129	9%	10%
Young Adults (25-44 yrs)	11,139	34%	9,825	28%	33%
Middle Age (45-64 yrs)	6,510	20%	8,933	26%	19%
Seniors (65+ years)	3,030	9%	4,159	12%	10%
TOTAL	32,397	100%	34,980	100%	100%

Source: U.S. Census 1990 and 2000.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic distribution of San Dimas' population and compares it to the Countywide distribution. The City experienced some change in ethnic composition over the decade, with Whites decreasing in proportion from 70 to 61 percent, representing a decrease of just over 1,400 persons. In contrast, Whites comprise only 31 percent of the population Countywide.

The Hispanic population has increased significantly, from 17 percent in 1990 to 23 percent in 2000. This represents an increase of over 2,500 persons. The percentage of Asian/Pacific Islanders (9%), African Americans (3%), and American Indians (<1%) in San Dimas remained relatively constant throughout the 1990's. The percentage of "Other" races increased to 3 percent of the population from less than one percent in 1990.

**Table II-3
Racial and Ethnic Composition 1990 - 2000**

Racial/Ethnic Group	1990		2000		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	22,746	70%	21,381	61%	31%
Hispanic	5,612	17%	8,163	23%	45%
Asian/Pacific Islander	2,682	8%	3,279	9%	13%
African American	1,182	4%	1,114	3%	9%
American Indian	128	<1%	117	<1%	1%
Other Race	47	<1%	926	3%	1%
TOTAL	32,397	100%	34,980	100%	100%

Source: U.S. Census 1990 and 2000.

4. Employment

Employment characteristics also affect housing needs by affecting one's ability to afford and acquire housing. The 2000 Census documents 27,283 persons 16+ years old in San Dimas, of which 18,017 were in the labor force, representing a labor force participation rate of 66 percent. As could be expected, participation in the labor force varies by gender, with 58 percent of women and 75 percent of men in the labor force. The primary occupations in which residents were employed include: Management, Professional, and Related occupations (42%); Sales and Office occupations (30%); and Service occupations (12%). The 2000 unemployment rate in San Dimas was 5.4 percent, compared to 8.2 percent Countywide. The current unemployment rate for San Dimas is 2.9 percent, compared to 5.2 percent for the County as estimated by the State Economic Development Department for 2007.

The Southern California Association of Governments (SCAG) estimates there were a total of 15,357 jobs in San Dimas in 2005. SCAG projects the City's employment base will grow to 17,663 by 2030, a 16 percent increase in jobs. This level of employment

growth is significantly lower than that projected for the San Gabriel subregion (31%), and the County as a whole (18%).

Major employers in San Dimas include professional/technical, public utilities, manufacturing/production and sales/entertainment. This year, the new Costco building will open, increasing the number of employees in sales. Listed below are San Dimas major employers and the number of employees by general type of employment.

Professional/Technical -	
Automatic Data Processing, Inc. (ADP)	1,192
Wescorp	410
ITT Technical Institute	215
Public Utility Office Centers -	
Southern California Gas Co.	431
Southern California Edison	281
Golden State Water Co.	114
Manufacturing/Production -	
Louis Vuitton	336
Gilead Sciences	200
Organic Milling	120
Sales/Entertainment	
Raging Waters	261
Target	200
Lowe's	133



Automatic Data Processing, Inc. (ADP)

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in San Dimas.

1. Household Type

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

In 2000, San Dimas was home to 12,163 households, an increase of approximately 1,200 households since 1990. The City had an average household size of 2.78 persons and an average family size of 3.23 persons, reflecting a slight decrease from 1990 levels (refer to Table II-4). The City's average household size is slightly less than the Los Angeles County average household size of 2.98.

The overwhelming majority of the households in San Dimas are families, comprising 74 percent of all households. These family households are almost evenly divided between families with children (36% of total households) and families without children (38% of total households). During the 1990s, families without children and singles grew at the fastest rate of any household type, increasing by 20 percent and 28 percent, respectively. In contrast, families with children decreased by 2 percent and other non-family households decreased by 4 percent. This loss in families with children is consistent with the decline in young adult (25-44) households during this same period.

**Table II-4
Household Characteristics 1990 - 2000**

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	8,300	76%	8,985	74%	8%
With children	4,409	40%	4,319	36%	-2%
With no children	3,891	36%	4,666	38%	20%
Singles	2,005	18%	2,558	21%	28%
Other non-families	643	6%	620	5%	-4%
Total Households	10,948	100%	12,163	100%	11%
Average Household Size	2.86		2.78		-3%
Average Family Size	3.26		3.23		-1%

Source: U.S. Census 1990 and 2000.

2. Household Income

Household income is one of the most important factors affecting housing opportunity. It is also crucial in determining a household's ability to balance housing costs with the other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County median income (AMI) adjusted for household size. The State uses the income groups presented in Table II-5, while federal housing programs use slightly different income groupings and definitions, with the highest income category generally ending at >95% AMI. For purposes of the Housing Element, State income definitions are used throughout, except where specifically noted.

**Table II-5
State Income Categories**

Income Level	% County Adjusted Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 5000093 of the California Health and Safety Code

Income Characteristics

Between 1990 and 2000, the average median household income (AMI) in San Dimas grew from \$50,268 to \$62,885, an increase of 25 percent. Both the \$62,885 level and 25 percent growth of household income in San Dimas are well above the \$42,189 median household income level and 21 percent growth in Los Angeles County. Figure 2 illustrates median household incomes in San Dimas by Census block group. The highest incomes are generally found in the newer single-family neighborhoods in the southwest area of San Dimas, as well as in the hillside areas north of Foothill Boulevard. More modest income households are located in the relatively older core of San Dimas west of San Dimas Avenue; these areas also contain a higher proportion of multi-family rental units.

Table II-6 presents the distribution of household income in San Dimas by income category measured as a percentage of the County median. As illustrated by this table, the City has evidenced an overall 5 percent decrease in lower income households (below 80% AMI) during the decade, with a numerical decrease in nearly 350 households. In contrast, households earning moderate incomes and above (above 80% AMI) now comprise 79 percent of San Dimas households, having increased by nearly 1,500 households. This shift in the City's income distribution reflects both the accumulation of wealth as the City's young adults age in place, as well as more affluent households moving into the City.

**Table II-6
Household Income Levels 1990 - 2000**

Income Level	1990		2000	
	Households	%	Households	%
Extremely Low <30% AMI	947	9%	703	6%
Very Low 31-50% AMI	817	7%	694	6%
Low 51-80% AMI	1,113	10%	1,131	9%
Moderate and Above >80% AMI	8,222	74%	9,701	79%
TOTAL	11,099	100%	12,229	100%

Source: <http://socds.huduser.org/chas/reports>

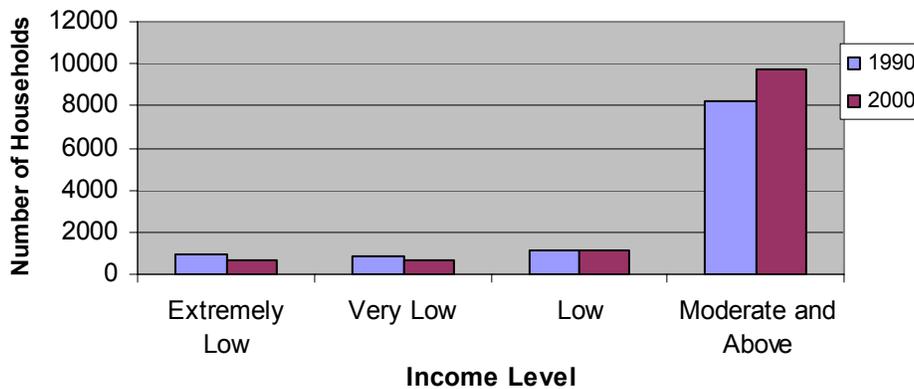
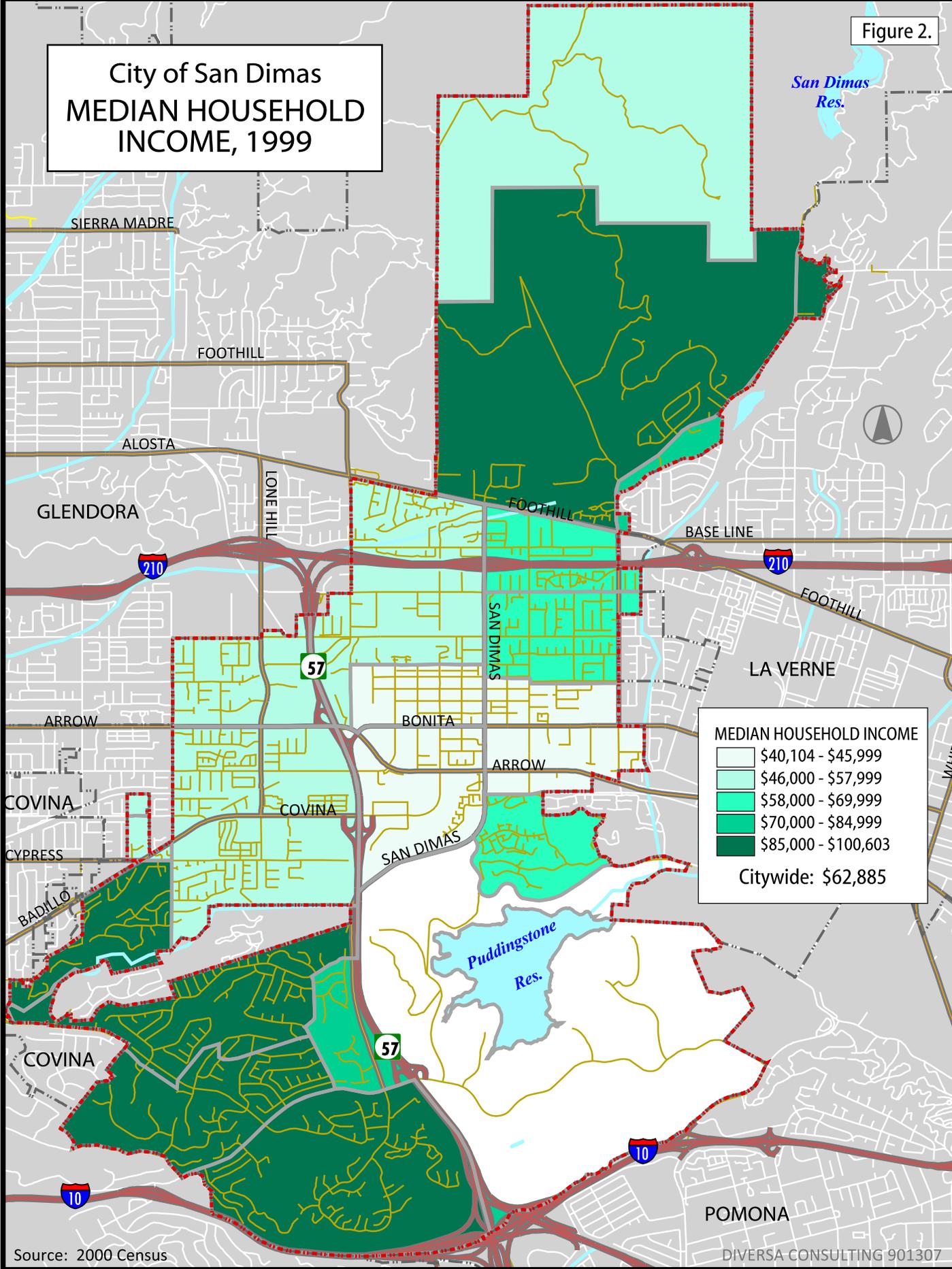


Figure 2.

City of San Dimas MEDIAN HOUSEHOLD INCOME, 1999



Income by Household Type and Tenure

Table II-7 shows the income level of San Dimas residents by household tenure. As could be expected, a significantly higher percentage of lower income households (<80% AMI) were renters (35%) compared to lower income owners (15%). However, because the majority of households in San Dimas are homeowners (74%), the actual number of lower income homeowners (1,390) is greater than the number of lower income renters (1,138). The median income of renter households in 1999 was \$39,699 compared to \$70,497 for homeowners, further illustrating the discrepancy in income levels among the City's owner and renter populations. This is further reflected in the proportion of owners with moderate and above incomes (85%) compared to renters (65%).

**Table II-7
Income by Owner/Renter Tenure 2000**

Income Level	Renters		Owners		Total %
Extremely Low <30% AMI	445	14%	258	3%	6%
Very Low 31-50% AMI	321	10%	373	4%	6%
Low 51-80% AMI	372	11%	759	8%	9%
Moderate and Above >80% AMI	2,103	65%	7,598	85%	79%
Total	3,241	100%	8,988	100%	100%

Source: SCAG Existing Housing Needs (HUD User WebPage)

As highlighted in Table II-8, in addition to owner/renter tenure, income levels also vary by household type. Almost half of the elderly households in San Dimas (46%) have lower incomes, compared to 10 and 16 percent of large and small families respectively. The City's senior households are almost evenly split between renters and owners. The 27 percent of elderly households with extremely low and very low incomes (0-50% AMI) are particularly vulnerable to any increase in housing costs due to increases in apartment rents or mobile home park space rents.

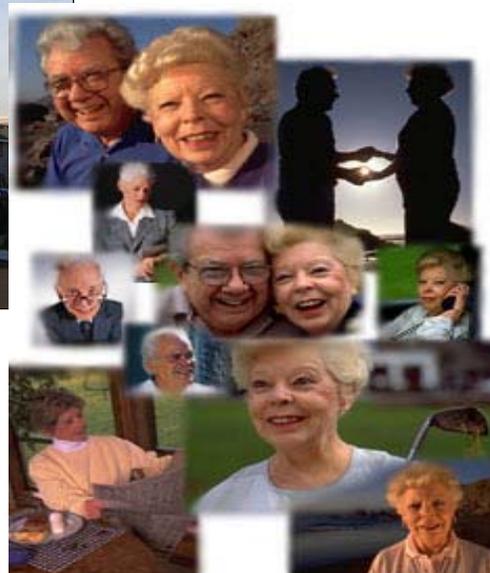
**Table II-8
Income Level by Household Type**

Income Level	Elderly	Small Family	Large Family	Other
Extremely Low <30% AMI	13%	3%	2%	8%
Very Low 31-50% AMI	14%	2%	6%	4%
Low 51-80% AMI	19%	5%	8%	10%
Moderate and Above >80% MFI	54%	90%	84%	79%
Total Households	2,727	6,123	1,551	1,828

Source: SCAG Existing Housing Needs (HUD User WebPage)



Sunnyside Senior Apartments



2. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to the following: economic status, age, disability, household size and household type. Special needs populations in San Dimas include large households, the elderly, persons with disabilities, female-headed households, and the homeless. Table II-9 summarizes the number of households or persons in each of these special needs groups in the City.

**Table II-9
Special Needs Populations 2000**

Special Needs Groups	Persons	Households	Percent*
Large Households		1,571	13%
Renter		349	(22%)
Owner		1,222	(78%)
Seniors (65+)	4,159		12%
With a Disability	1,802		(43%)
Seniors Living Alone	1,146		(28%)
Senior Households		2,537	21%
Renter		775	(31%)
Owner		1,762	(69%)
Persons with Disability	6,497		19%
Female-Headed Households		4,098	34%
With Related Children		2,211	(54%)
Farmworkers**	27		<1%
TOTAL Persons/Households	34,980	12,163	

Source: U.S. Census 2000.

* Numbers in () reflect the % of the special needs group and not the % of the total City population/households. For example, of the City's large households, 22% are renters and 78% are owners.

**Persons employed in Farming, Forestry or Fishing Occupations

Large Households

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

In San Dimas, large households comprise 13 percent of total households. Of the City's approximately 1,571 large households, only 22 percent are renters. The 2000 Census documents 1,045 rental units and 6,857 owner units in San Dimas with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. Since San Dimas is home to only 349 large renter households and 1,222 large owner households, there is a more than adequate supply of both rental and ownership units to accommodate the City's large households.

Senior Households

Approximately 12 percent of San Dimas' population, or 4,159 residents, are 65 years of age or older. Close to half (43%) of these elderly residents have some type of disability, which may require some type of housing accommodation or assistance with housing maintenance. Approximately 21 percent of the City's households are headed by a senior, of which 1,762 (69%) own their homes. Of senior households, 46 percent are lower income (<80% AMI), and 11 percent have incomes which fall below the level of poverty. Figure 3 shows the percent of senior households in each census tract block group. Higher concentrations of senior households (20-40%) are generally found in neighborhoods adjacent to the older areas of the City. The small northeast area with the highest percentage of senior households in the City reflects includes a 137 unit senior only housing complex.

Of San Dimas' senior population, 1,146 or 28 percent live alone. Of those that live alone, 615 are owners and 531 are renters. To assist these seniors, the City offers a unique service, SHARES (Senior Housing Alternatives, Resources, Education, and Support), which matches older adults with others who are interested in sharing a living space. The senior may be either a home provider or a home seeker. In the last five years, 138 clients have participated in the shared housing program; while almost 3,500 seniors have received other types of assistance, referrals and/or case management.

The City also operates a Single Family Housing Rehabilitation Program that assists low and moderate income homeowners in making needed repairs. This program is available to assist senior homeowners who may not be able to maintain their homes or perform minor repairs. Furthermore, accessibility can be enhanced by the installation of grab bars and other assistance devices in the home.

San Dimas currently has fifteen residential care facilities for the elderly licensed by the State of California. Twelve of these facilities are in a small, group home setting, with six

or fewer occupants, with three large facilities – Atria Rancho Park, Brighton Gardens of San Dimas and San Dimas Retirement Center – providing capacity for up to 740 seniors. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

In addition to housing, seniors have a variety of service needs including transportation, health care, and recreation. The San Dimas Senior Center offers a number of programs specifically designed for seniors and their needs. These programs include life-long learning opportunities in a field of choice, computer classes, fitness classes designed to assist seniors live independently, and health and nutrition classes. The Senior Center is able to provide a limited assessment of senior health throughout the year. In addition, the City's homeowner and renter assistance programs are located in the Senior Center. Other efforts to support the elderly in San Dimas include a Meals-on-Wheels program that prepares and delivers meals to homebound seniors; information about transportation services; a monthly senior newsletter; a senior help line; a listing of senior housing; and other essential referrals. The Senior Center serves as a central hub for many of these activities. The seniors using the services at the Center are increasingly frail. The San Dimas Senior Citizen Commission provides guidance and advice to City Council and staff regarding the on-going senior activities provided by the City.

Female-Headed Households

Female-headed households typically have a special need for such services as health care and childcare, among others. Single person female households are frequently elderly widows, whereas female-headed households with two or more members are frequently single mothers. Female-headed households, especially those with children, tend to have lower incomes, which limits their housing options and access to supportive services. The 2000 Census reports 4,098 female-headed households in San Dimas, comprising 34 percent of total households and the City's largest special needs group. Of these female-headed households, just over half (54%) have children and 10 percent have incomes below the poverty line. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The City of San Dimas offers a variety of youth programs that can help supplement day care. Children and teens can participate in a range of activities including a drop-in teen center at the City's Swim and Racquet Center, various intramural sports leagues, arts and dance classes, day camps, and dances.

There is one group home for children in San Dimas, licensed through the State of California, providing care and supervision for up to six children.

Persons with Disabilities

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

An estimated 6,034 San Dimas residents, or 17 percent of the City's population, suffer from one or more disabilities. Approximately 28 percent of these disabled residents have an employment disability, while 16 percent have a physical disability and 15 percent have self-care limitations. Of the City's senior population, almost half (45%) suffer from a disability.

Efforts to support the disabled in San Dimas include a Meals-on-Wheels program that prepares and delivers meals to individuals who are temporarily or permanently disabled. The City's Housing Rehabilitation Program can provide assistance to low and moderate income disabled households for accessibility accommodations. The City also provides exercise classes and hosts an annual dance for persons with disabilities at the City's Community Center.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. San Dimas has four licensed adult residential facilities providing housing for up to 24 disabled adults.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of San Dimas has no agricultural land in active crop production, but does have approximately 78 acres zoned for agriculture that is used for grazing.

According to data compiled by SCAG, only 27 San Dimas residents are employed in the industries of farming, fishing or forestry, representing only 0.2 percent of the City's labor force. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Homeless

The 2007 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless individuals and families housed overnight in shelters and institutions, as well as a street count of unsheltered homeless in a sampling of locations. In San Dimas, these actual count figures are most helpful, identifying 12 homeless people as living in shelters, 89 homeless living on the streets in the Puddingstone area, and 10 homeless in areas near the freeways.

According to interviews with the Sheriff's Department at the San Dimas Station, the homeless living on the streets in San Dimas are primarily single males aged 40-60 years. The number of homeless varies with the seasons, increasing in visibility during the summer months, and is a fairly transient population. The Sheriff's Department indicated that the homeless tend to encamp in open space throughout the City, particularly near the freeways. The Sheriff Department's policy is to leave these individuals alone unless they are creating a public nuisance, such as through public intoxication or urination. On occasion, individuals found panhandling near the freeway on- and off-ramps are given a warning that panhandling is illegal and asked to move on.

Services available to the homeless include a Food Bank in the City, which offers a limited number of overnight motel vouchers in addition to food. Many churches in the area also provide food and overnight vouchers. The Beta Center in Pomona offers rental and utility assistance in addition to food. The San Gabriel Valley Center, located in El Monte, services communities from Monterey Park to Pomona, providing street outreach, an access center (with case management, counseling, and other services), a 90-day emergency center, and short-term housing for victims of domestic violence. The West Covina Access Center also offers referrals, case management and other services to the homeless.

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of San Dimas' physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

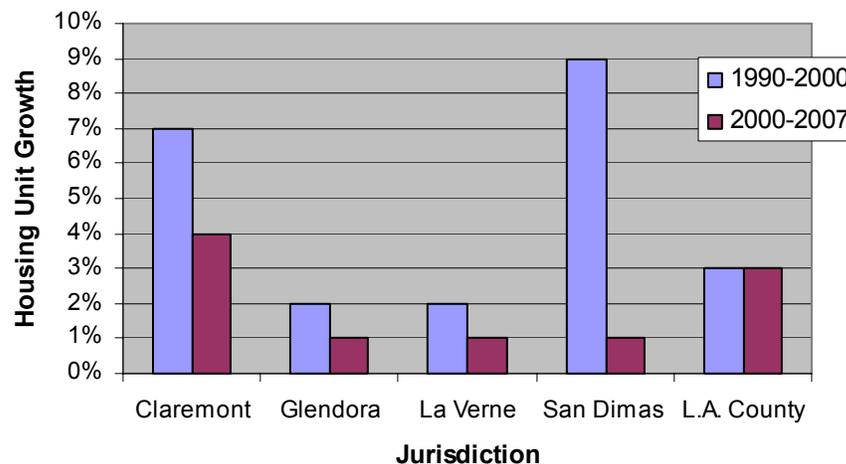
Table II-10 displays housing production in San Dimas compared to neighboring cities and the County of Los Angeles. During the 1990's, San Dimas' housing stock grew by 9 percent, well above the 3 percent housing growth experienced Countywide. Only Claremont came close to the same housing growth at 7 percent. The neighboring cities of Glendora and La Verne experienced growth levels of only 2 percent.

The State Department of Finance documents the 2007 San Dimas housing stock at 12,609 units, reflecting a modest one percent increase since 2000.

**Table II-10
Regional Housing Growth Trends 1990-2007**

Jurisdiction	1990	2000	2007	Percent Change	
				1990-2000	2000-2007
Claremont	10,831	11,559	12,063	7%	4%
Glendora	16,876	17,145	17,365	2%	1%
La Verne	11,113	11,286	11,364	2%	1%
San Dimas	11,479	12,503	12,609	9%	1%
L.A. County	3,163,343	3,270,909	3,382,356	3%	3%

Source: U.S. Census 1990 and 2000. Dept of Finance 2007 Population and Housing Estimates.



2. Housing Type and Tenure

Table II-11 depicts the mix of housing types in San Dimas. Single-family homes remain the dominant housing type, comprising 77 percent of the housing stock. The proportion of single-family, multi-family, and mobile homes has remained the same since 1990. However, from 1990-2007, the number of single-family attached housing increased by over 500 units compared to single-family detached units which increased by over 300 units. San Dimas also has over 900 mobile homes located in 5 mobile home parks – 3 senior parks and 2 family parks.

**Table II-11
Housing Type 1990 – 2007**

Unit Type	1990		2000		2007	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	7,252	63%	7,530	60%	7,591	60%
SF Attached	1,581	14%	2,114	17%	2,100	17%
<i>Total SF</i>	<i>8,833</i>	<i>77%</i>	<i>9,644</i>	<i>77%</i>	<i>9,691</i>	<i>77%</i>
2 to 4 Units	310	3%	363	3%	357	3%
5 or more units	1,404	12%	1,629	13%	1,618	13%
<i>Total Multi-Family</i>	<i>1,714</i>	<i>15%</i>	<i>1,992</i>	<i>16%</i>	<i>1,975</i>	<i>16%</i>
Mobile Homes & Other	932	8%	949	8%	943	7%
Total Housing Units	11,479	100%	12,585	100%	12,609	100%
Vacancy Rate	4.63%	--	2.80%	--	2.71%	--

Source: U.S. Census 1990 and 2000. Dept of Finance 2007 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned or rented. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. According to the 2000 Census, 74 percent of San Dimas households were homeowners, fairly comparable to the City's 1990 home ownership levels (76%). The proportion of owner-occupied households in San Dimas is significantly higher than the Countywide average of 48 percent.

**Table II-12
Housing Tenure**

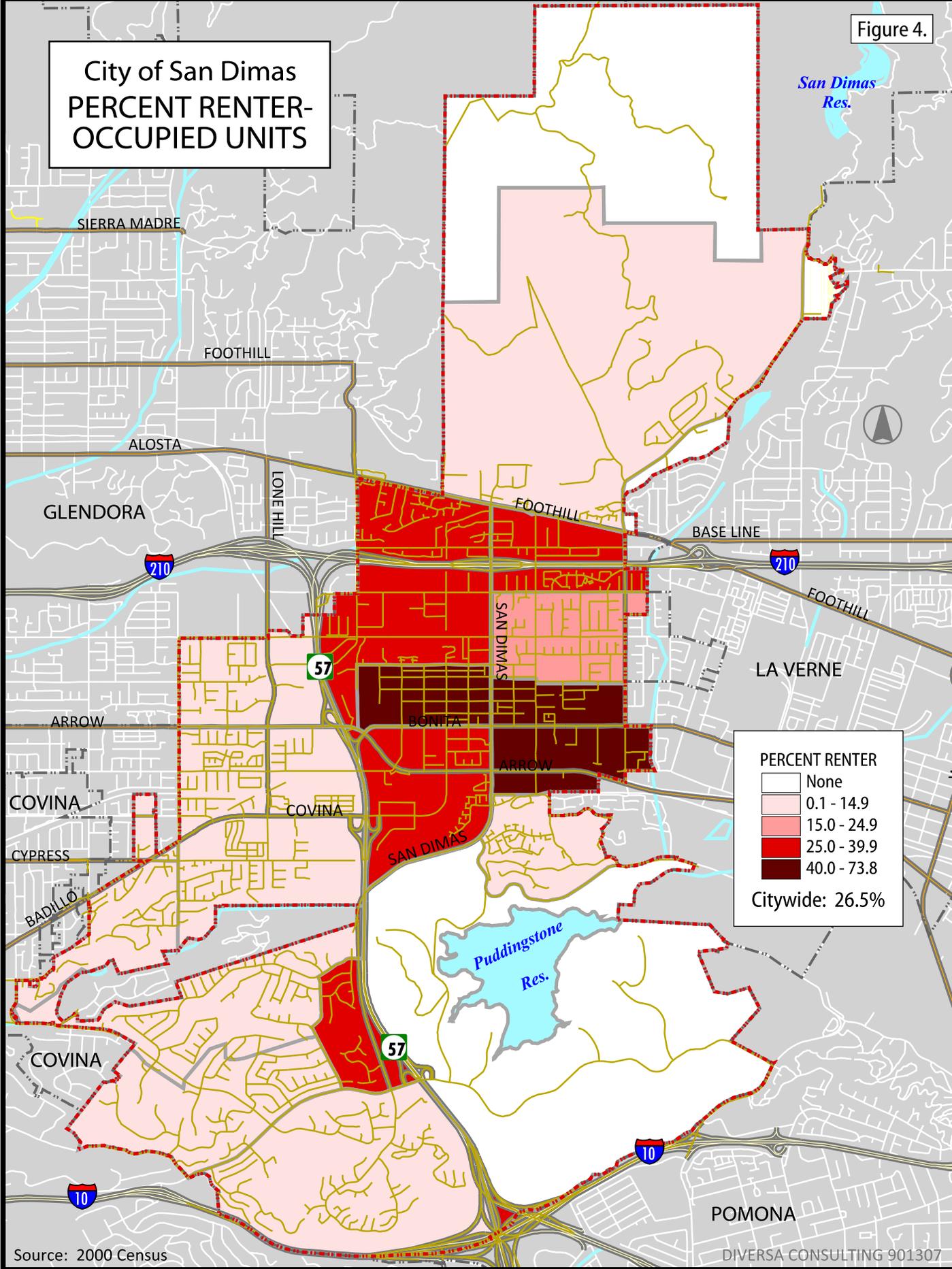
Occupied Housing Units	1990		2000	
	Units	Percent	Units	Percent
Renter	2,608	24%	3,196	26%
Owner	8,340	76%	8,967	74%
Total	10,948	100%	12,163	100%

Source: U.S. Census, 1990 and 2000.

As shown in Figure 4, the highest concentrations of renter households (>40%) reside in the central portions of San Dimas surrounding Bonita Avenue. These areas also correspond to the greatest number of multi-family buildings and the areas with more modest income households, as shown in Figure 2.

Figure 4.

City of San Dimas PERCENT RENTER- OCCUPIED UNITS



Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or overpayment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices.

According to the 2000 Census, the citywide residential vacancy rate in San Dimas was 2.8 percent, somewhat lower than the City's 1990 vacancy rate of 4.6 percent. Rental vacancies in 2000 were at 5.2 percent, and ownership vacancies were 1.8 percent. These vacancy levels are close to ideal levels, and indicate that the supply of housing in 2000 was sufficiently meeting demand and providing mobility. However, interviews with property management staff at several of the City's larger apartment complexes indicate a current vacancy rate of 2-4 percent. This is somewhat lower than the rental vacancy rate in 2000 and reflects the limited housing development since 2000.



3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Table II-13 displays the age of San Dimas' occupied housing stock by tenure. In 2000, 32 percent of the City's housing units were over 30 years old. During the next ten years, 34 percent will reach the 30 year benchmark (pre-1980). The aging of such a large portion of San Dimas' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

In 2001, the City conducted a survey of both property and housing conditions in neighborhoods with concentrations of pre-1970 housing. The properties were generally in good to excellent condition with 10 percent in poor or deteriorated conditions. The survey of housing conditions indicated that 50 homes (16%) of the 314 homes in the survey areas needed minor repair; 60 homes (19%) were in need of moderate to substantial rehabilitation; while no homes were in a dilapidated state. This survey represents observations from the exterior only and does not reflect other conditions that are often present in older housing stock. For example, at 30 years, a home's original systems (plumbing, electrical, heating and air conditioning) are usually in need of replacement or substantial repair. As housing stock ages, more units will be in need of at least minor repair. Rehabilitation of existing housing is important to the City. The City's rehabilitation program is a way to assist lower income households maintain their residence. As the housing stock grows older the City may want to evaluate the program to determine if the loan limits are sufficient to address the need.

**Table II-13
Age of Housing Stock 2000**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	415	13%	743	8%	9%
1980-1989	859	27%	2,173	24%	25%
1970-1979	1119	35%	3,004	33%	34%
1960-1969	359	11%	1849	21%	18%
1950-1959	239	7%	710	8%	8%
1940-1949	117	4%	144	2%	2%
1939 or earlier	127	4%	375	4%	4%
Total	3,235	100%	8,998	100%	100%

Source: U.S. Census 2000.

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to San Dimas residents.

Rental Housing Market

Regional Trends

Several factors contributed to a strong rental market in Los Angeles County during 2006.¹ The addition of over 45,000 new jobs to the County, combined with a slowdown in the for-sale market and tighter mortgage lending standards, stimulated the demand for rentals. The conversion of apartment buildings to condominium ownership in many submarkets, including Long Beach, Pasadena and intown Los Angeles, further reduced the supply of available rentals. Overall apartment occupancy in the County remained tight, at 97.3 percent.

The tightening supply of rentals led to continuing increases in rents during 2006, with effective apartment rents increasing an average of 5.6 percent County-wide, following a 7 percent increase in 2005. Average monthly rents for existing apartments in Los Angeles were \$1,470 at the close of 2006, the fourth highest in the State behind San Francisco, San Jose and Orange County.

The forecast for the Los Angeles County apartment market is for continued high occupancy rates (over 97%) and rising rents over the next two years. Due to the tight supply of rentals and continued job growth, annual rent increases of 4.5-5.5 percent are expected.

San Dimas Rents

Rental information for San Dimas was obtained from internet rental listings on Craig's List, Westside Rentals, and Southland Rentals websites. In addition, rent surveys were conducted at some of the City's major apartment complexes: Villas at San Dimas Canyon (156 units); Villas at Bonita (102 units); and Waterstone San Dimas (280 units). Table II-14 presents the results of the rent survey by unit type, including apartments, condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 64 apartment units were advertised for rent from August 22, 2007 through September 9, 2007, accounting for 70 percent of all available rentals. The majority of listings were two-bedroom units, commanding an average rent of \$1,410. Over 70 percent of the apartment units advertised were located within the three complexes mentioned above.

¹ 2007 Southern California Multifamily Market Report, Casden Forecast – USC Lusk Center for Real Estate.

The Waterstone San Dimas property (444 N. Amelia Avenue), built in 1977, was purchased by the current owners about 1.5 years ago. The new owners are renovating each unit as it is vacated. Many of the existing residents are moving to newly renovated units as they are available. According to interviews with property management staff, rent levels in this complex were previously below market and are now comparable to other similar complexes in San Dimas, La Verne and Covina, with the same high level of amenities offered. Due to the renovation occurring, occupancy levels are currently at 93-94 percent, but are anticipated to become closer to 95-97 percent. Both the Villas at San Dimas Canyon (325 S. San Dimas Canyon Road) and the Villas at Bonita (477 E. Bonita) were built in 1978, and both were purchased by the current owners 3 years ago. Property management staff indicate that approximately half of the residents are long-term with the other half short-term (6 months to 2 years). These two complexes have also undergone recent renovation, offer many amenities and have occupancy levels of 96-98 percent.

A limited number of townhomes and single-family home rentals supplement apartments in San Dimas, offering larger unit sizes for families. Three-bedroom townhomes rented for a median of \$1,820, and three-bedroom single-family homes commanded median rents of \$2,400. Other homes offered included two-bedroom to six-bedroom, with median rents ranging from \$1,570 to \$7,500.

There was one individual room advertised for rent within a single family home, providing a lower cost rental option, with a rent of \$600. As previously discussed, the City administers the SHARES program (Senior Housing Alternatives, Resources, Education, and Support) which encourages and supports shared housing for senior home seekers and providers. Shared housing provides a lower cost rental option for singles, as well as allowing the homeowner to supplement their income, which is particularly useful for senior homeowners on fixed incomes.



Table II-14
Survey of Vacant Rental Units: August -September 2007

Unit Type and Bedrooms	# Units Advertised	Rental Range	Average Rent
<i>Apartments</i>			
Studio	1	\$1,090	\$1,090
1	7	\$1,050 - \$1,325	\$1,180
2	54	\$1,150 - \$1,645	\$1,410
3	2	\$1,595 - \$1,800	\$1,700
<i>Condominiums/Townhomes</i>			
3	3	\$1,795 - \$1,855	\$1,820
<i>Single-Family Home</i>			
2	3	\$1,400 - \$1,900	\$1,570
3	5	\$1,595 - \$3,300	\$2,400
4 or more	3	\$2,850 - \$7,500	\$5,950
<i>Rooms for Rent</i>			
1	1	\$600	\$600

Source: *Craigslist.com; WestsideRentals.com; SouthlandRentals.com;*
Phone survey of selected San Dimas apartments

Homeownership Market

Regional Trends

Southern California is experiencing a significant decline in the volume of single-family home sales, placing downward pressure on home prices. Data Quick reports that sales have dropped to their lowest level since 1992 (August 2007). While the initial slow down in sales in 2006 was just coming off the frenzied pace of sales activity in 2004 and 2005 and had little impact on price, beginning in January 2007, Southern California prices had fallen about 2 percent below the prior year's levels. As of August 2007, sales prices were 3.5 percent below the prior year, with 71 percent of the Southland's zip codes showing price declines. Sales price declines are most pronounced in the lower end of the market, with prices in the upper half of the market flat or modestly increasing as potential sellers wait the market out. Slow sales, flat appreciation, and subprime lending activity have all contributed to significant increases in foreclosures, with the number of mortgage default notices in Southern California the highest in ten years.

San Dimas Housing Sales

Table II-15 compares single-family and condominium sales prices in San Dimas and nearby communities by zip code during August 2007. A total of 17 single-family homes were sold within the 91773 San Dimas zip code, commanding a median sales price of \$536,000. The City's median home price increased by about 9 percent from the previous year, in contrast to the nearby cities of La Verne, Glendora, and Claremont, whose home values had either decreased or stayed relatively unchanged from the prior year. Home prices in San Dimas were slightly lower than many of the surrounding communities. Claremont and La Verne both had median home prices that exceeded

\$600,000. Only Glendora had home prices similar to San Dimas, ranging from \$502,000 in zip code 91740 to \$575,000 in zip code 91741.

Only two condominiums were sold in San Dimas in August 2007; in July, no condos were sold. The median condo sales price was \$383,000; fairly comparable to the prior year. Condominium sales were also limited in the surrounding communities with prices in Claremont and Glendora above San Dimas, and prices in La Verne well below all the neighboring communities.

**Table II-15
Single-Family Homes and Condominium Sales August 2007
San Dimas and Nearby Communities**

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 8/06	# Condos Sold	Median Condo Price	% Change from 8/06
Claremont	91711	34	\$615,000	1.8%	4	\$445,000	-16.2%
Glendora	91740	14	\$502,000	1.4%	1	\$500,000	8.7%
	91741	31	\$575,000	-3.4%	n/a	n/a	n/a
La Verne	91750	28	\$600,000	-9.1%	4	\$285,000	-0.7%
San Dimas	91773	17	\$536,000	8.7%	2	\$383,000	-0.6%
Los Angeles County	All	4,444	\$599,000	9.1%	1,187	\$428,000	4.3%

Source: DQNews - 2007 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

While the prior Table II-15 provides an overview of the subregional housing sales market during the month of August 2007, the following Table II-16 provides detailed information on all sales of existing and new single-family homes and condominiums within the San Dimas city limits from September 2006 - August 2007. A total of 312 single-family home sales were recorded during this period. Three and four-bedroom units were the most prevalent homes sold, characteristic of San Dimas' relatively newer housing stock of larger sized units. For example, the average unit size among the 108 four-bedroom units sold was 2,120 square feet, and the average year built was 1977. Single-family lot sizes average over 8,400 square feet. Median sales prices ranged from \$419,000 (two-bedroom), to \$689,000 (four-bedroom), and \$741,000 (five-bedroom). The overall median home price in San Dimas was \$566,000 for a 1,670 square foot home.

**Table II-16
Home and Condominium Sales Prices
September 2006 – August 2007**

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single- Family Homes						
1	4	\$400,000-\$565,000	\$488,000	1,003 sq. ft.	11,980 sq. ft.	1944
2	57	\$276,000-\$650,000	\$419,000	1,150 sq.ft.	6,101 sq.ft.	1959
3	138	\$300,000-\$787,000	\$528,000	1,519 sq.ft.	7,470 sq.ft.	1968
4	108	\$360,000-\$2,000,000	\$689,000	2,123 sq.ft.	10,566 sq.ft.	1977
5	5	\$480,000-\$895,000	\$741,000	2,629 sq.ft.	10,483 sq.ft.	1986
Total	312	\$276,000-\$2,000,000	\$566,000	1,669 sq.ft.	8,406 sq.ft.	1970
Condominium Sales						
2	6	\$305,000-\$375,000	\$341,000	1,030 sq.ft.	-	1980
3	4	\$314,000-\$390,000	\$364,000	1,179 sq.ft.	-	1979
4	3	\$420,000-\$538,000	\$489,000	1,885 sq.ft.	-	1993
Total	13	\$305,000-\$538,000	\$436,000	1,274 sq. ft.	--	1983

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

A total of only 13 condominiums were sold during this one year period, comprising less than 5 percent of all sales in the City. Median prices for condominiums ranged from \$341,000 (two-bedroom), to \$364,000 (three-bedroom) and \$489,000 (four-bedroom). These two and three-bedroom units, built primarily in the late 1970's and early 1980's, continue to offer a relatively affordable homeownership option in San Dimas.

Housing Affordability

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

California Health and Safety Code² defines affordable owner and rental housing costs as follows:

Affordable Ownership Housing Cost – moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35% of the defined household income.
- Affordable costs for moderate income households are based on standard of 110% of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

² Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 establishes affordable rents.

Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable costs are up to 30% of the defined household income.
- Affordable rents are based on a standard of 50% of AMI for very low income households; 60% of AMI for low income households; and 110% of AMI for moderate income households for a household size equal to one person more than the number of bedrooms in the unit.

The HUD published 2007 Area Median Income (AMI) for a four-person household in Los Angeles County is \$56,500.

Homeowner Affordability

Based on these definitions of income and affordable housing cost, Table II-17 presents the maximum affordable purchase price for moderate income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in San Dimas as previously documented in Table II-16. As illustrated in Table II-17, median single-family home prices in San Dimas are beyond the level of affordability for moderate income households. For example, the maximum affordable purchase price for a moderate income four person household is \$206,700 whereas the median priced three bedroom home in San Dimas is \$528,000, an affordability gap of \$321,300.

Escalation in sales prices over the past several years have placed even condominiums out of reach to households earning moderate incomes. As shown in Table II-17, the maximum affordable purchase price for a three person moderate income household is \$186,900, whereas the median priced two-bedroom condominium in San Dimas sells for \$341,000, an affordability gap of \$154,100.

Table II-17
2007 Maximum Affordable Housing Cost (Moderate Income)
Los Angeles County

Moderate Income Affordable Housing Cost	1 Bedroom (2 persons)	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 110% Median	\$49,720	\$55,990	\$62,150	\$67,100
Income Towards Housing @ 35% Income	\$17,400	\$19,600	\$21,750	\$23,490
Maximum Monthly Housing Cost	\$1,450	\$1,633	\$1,813	\$1,957
Less Expenses:				
Utilities	\$77	\$90	\$107	\$131
Taxes (1.1% affordable hsg price)	\$152	\$171	\$189	\$202
Maintenance and Insurance	\$225	\$250	\$275	\$300
Monthly Income Available for Mortgage	\$996	\$1,122	\$1,242	\$1,324
Supportable Mortgage @ 6.5% interest	\$157,600	\$177,600	\$196,400	\$209,500
Homebuyer Downpayment (5%)	\$8,300	\$9,300	\$10,300	\$11,000
Maximum Affordable Purchase Price	\$165,900	\$186,900	\$206,700	\$220,500
San Dimas Median Single-Family Sales Price	\$488,000	\$419,000	\$528,000	\$689,000
San Dimas Median Condo Sales Price	NA	\$341,000	\$364,000	\$489,000

Source: Karen Warner Associates; Keyser Marston Associates September 2007.

Renter Affordability

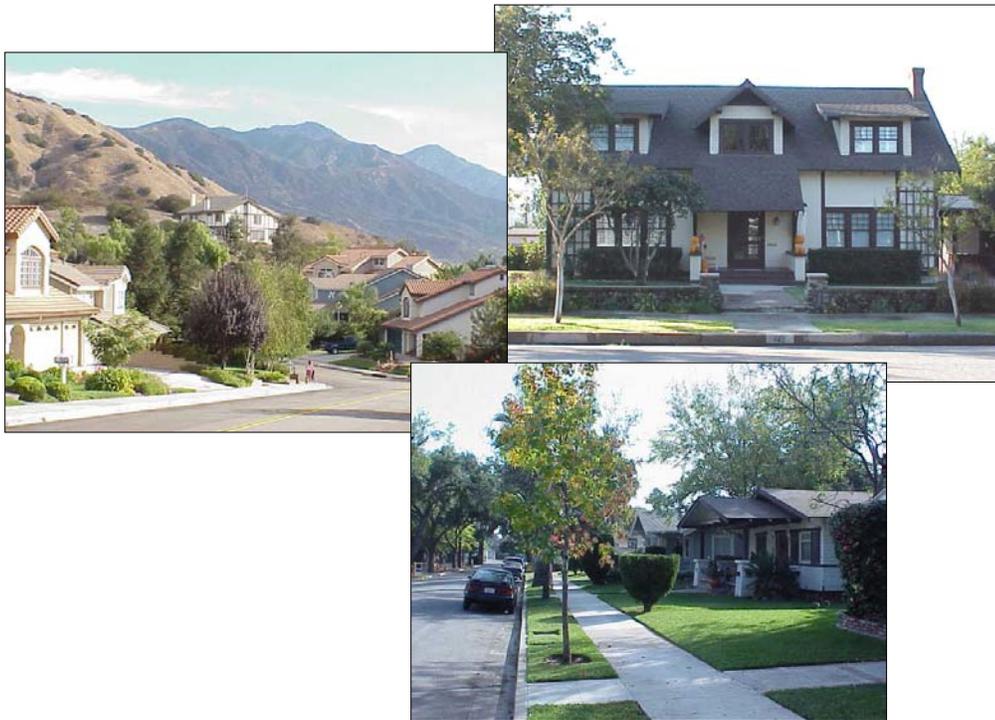
Table II-18 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with median apartment rents on vacant units in San Dimas, as documented in Table II-14. As Table II-18 indicates, Citywide median rents are well above the level of affordability for very low, low and even most moderate income households. The monthly affordability gap for a three person household ranges from \$827 for very low income households, \$699 for low income households, and \$63 for moderate income households. Some of the least cost rentals advertised, however, (\$1,050 1-bedroom and \$1,150 2-bedroom apartments) are within a level generally affordable to the top end of the moderate income range.

**Table II-18
2007 Maximum Affordable Rents*
Los Angeles County**

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$523	\$583	\$642
Low Income	\$636	\$711	\$784
Moderate Income	\$1,201	\$1,347	\$1,490
San Dimas Median Rents	\$1,180	\$1,410	\$1,700

*Maximum rent reflects deduction of utility allowance per LAHA/Central LA utility schedule: \$42 for 1 bdrms, \$53 for 2 bdrms, and \$63 for 3 bdrms.

**Income levels reflect the 2007 Official State Income Limits published by State HCD.



5. Assisted Housing At-Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. This section presents an inventory of all assisted rental housing in San Dimas, and evaluates those units at risk of conversion during the 2008-2018 planning period.

Assisted Housing Inventory

San Dimas' assisted rental housing is summarized in Table II-19. Of the 300 deed-restricted affordable rental units, 229 (76%) are for seniors, while the remaining 71 are family units.

**Table II-19
Assisted Housing Inventory**

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Voorhis Village	Family	65	21 (Section 8)	236(j)(1)	9/30/2007 (Section 8) 5/1/2012 (Loan)
Villa San Dimas	Family	50	50	223(a)(7)/ 221(d)(3)M	12/10/2007 (Section 8) 6/1/2021 (Loan)
Sunnyside Apartments	Senior	164	33	Bond Refunding	2021
Monte Vista Place	Senior	12	12	RDA Set-Aside	2048
Charter Oak Mobile Home Estates	Senior	186	184	City Bond	(City purchased in 1998)

There are two federally assisted multi-family housing developments in San Dimas, Villa San Dimas and Voorhis Village. Villa San Dimas is 51 family units (including one manager's unit), of which 50 receive federal rental subsidies through the Section 8 program. Voorhis Village is 65 family units, of which 21 receive Section 8 subsidies. These project-based Section 8 rental subsidies are subject to annual renewals.

The Sunnyside senior apartment complex was built in 1984 using bond financing. The project was refinanced in 1996 with a \$5.67 million bond. The current bond requires 33 units (20%) to be available for lower income households, while the remaining units can be rented at market rates.

The City of San Dimas (San Dimas Housing Authority) owns Monte Vista Place, 12 senior rental units on the second floor of a mixed-use building in the Downtown. In 2012, the owner of the commercial space has an option to purchase the City's ownership of the senior rental units. The affordability covenants would remain in place. In addition, the City owns a mobile home park with 186 space for seniors, Charter Oak

Mobile Home Estates. The City acquired the park in 1998 with an \$8.5 million bond in order to maintain affordability for the seniors living there.

The City of San Dimas has also been proactive in working with the local mobile home parks. In 2000, the City entered into the first Mobile Home Accord with the five mobile home parks in the City. The Accord establishes maximum rents and annual rent increases for each of the five parks in the City. The Accord was renegotiated and approved for a second five year term from January 2005 through December 2010. The Accord has been positive for the City, the park owners and the park residents.

At-Risk Projects

This section evaluates those lower income rental projects in San Dimas at-risk of converting to market-rate uses prior to June 30, 2018. Of the five assisted rental housing projects in San Dimas, two are considered to be at-risk during this period – Villa San Dimas and Voorhis Village – due to the uncertainty of the annual renewals of project-based Section 8 rental assistance. In addition, Villa San Dimas’ mortgage loan with HUD expires in May 2012.

Preservation and Replacement Options

Preservation or replacement of these two at-risk projects in San Dimas can be achieved in several ways: (1) transfer of ownership to non-profit organizations; (2) provision of rental assistance to tenants using other funding sources; (3) replacement or development of new assisted multi-family housing units; and/or (4) purchase of affordability covenants. These options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: (1) affordability controls can be secured indefinitely, and (2) the project would be eligible for a range of governmental assistance. The feasibility of this option depends on several factors, including the willingness of the apartment owner to sell the project, the existence of non-profit corporations with sufficient administrative capacity to manage the project, and the availability of funding. Potential funding sources for acquisition include Federal tax credits, State mortgage revenue bonds, County administered funds, and local redevelopment funds.

Table II-20 provides an economic evaluation of the market value of the two at-risk federally assisted family rental developments in San Dimas. Both properties contain a number of three- and four-bedroom units. Maintaining affordability of these larger units can help address the needs of larger families in San Dimas.

**Table II-20
Market Value of At-Risk Developments**

Project Units	Villa San Dimas	Voorhis Village	Total
1 bedroom	0	9	9
2 bedroom	16	22	38
3 bedroom	20	22	42
4 bedroom	15	12	27
Total Units	51	65	116
Annual Operating Cost	\$440,000	\$450,000	\$890,000
Gross Annual Income	\$990,000	\$1,025,000	\$2,015,000
Net Annual Income	\$550,000	\$575,000	\$1,125,000
Est. Market Value	\$8,450,000	\$8,800,000	\$17,250,000

Market value for each project based on the following assumptions:

1. Average market rents: 1-bd \$1,180, 2-bd \$1,410, 3-bd \$1,700; 4-bd \$2,000 (Table II-14)
2. Average unit size: 1-bd 700 sq.ft., 2-bd 900 sq.ft., 3-bd 1,100 sq.ft.
3. Vacancy Rate = 5%
4. Annual operating expense = 35% gross income + 1.1% property taxes
5. Market value based on 6.5% capitalization rate

Option 2: Rental Assistance

As mentioned previously, the two at-risk developments in San Dimas use Section 8 project-based contracts for rental assistance. Availability of funding at the federal level for Section 8 contract renewal is uncertain. Should Section 8 be terminated, the City could provide rent subsidies to maintain affordability at these projects. The feasibility of this alternative depends on the willingness of property owners to accept rental assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will compare the negotiated rents to market rents.

Table II-21 provides an analysis of the estimated cost of providing rent subsidies for all 115 units in the two developments (one manager's unit is excluded). The estimated subsidy required is approximately \$985,000 annually. The cost of annual subsidies would continue to increase as market rents and operating costs increase. Though affordable rents will also increase based on the area median income, this rise trends at a lower rate than rents and operating costs, raising the annual subsidy required.

**Table II-21
Required Rent Subsidies for At-Risk Projects**

# Bdrms	# Units	Fair Market Rents	Hhld Size	Hhld Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	9	\$1,117	2 person	\$29,600	\$565	\$552	\$4,968	\$59,616
2 bdrm	37	\$1,395	3 person	\$33,300	\$636	\$759	\$28,083	\$336,996
3 bdrm	42	\$1,874	4 person	\$3,700	\$706	\$1,168	\$49,056	\$588,672
4 bdrm	27	\$2,256	5 person	\$39,950	\$763	\$1,493	\$40,311	\$0
Total	115						\$122,418	\$985,284

An alternative is to provide rental subsidies for only the 71 units (50 at Villa San Dimas and 21 at Voorhis Village) currently receiving HUD project-based Section 8 rental assistance. The estimated rent subsidies needed for only these 71 units is estimated at \$600,000 annually.

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of replacement units is another option to replace at-risk units should they be converted to market rates. The cost of developing housing depends upon the density, size of the units, location, land costs, and type of construction. Based on apartment acquisitions in comparable communities, current acquisition costs for market rate apartment buildings in the area would be \$250,000 - \$300,000 per unit. Therefore, the estimated cost to purchase 115 replacement units for both Villa San Dimas and Voorhis Village is \$29 to \$35 million.

Option 4: Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners eligible to opt out of affordability control in order to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the units require rehabilitation or are too highly leveraged. By providing lump sum financial incentives, an on-going rent subsidy, or reduced mortgage interest rates, the City can ensure that some or all of the assisted units remain affordable. The cost of this option is dependent on the specific situation of the current project financing.

Comparison of Options

The cost effectiveness of the preservation/replacement options mentioned above favors the transfer of ownership (\$17.25 million) over 20 years of rent subsidy (\$19.7 million for all 115 units) or purchasing replacement units (\$29-\$35 million). However, if the City wanted to subsidize only the 71 units currently receiving project-based Section 8, the rent subsidy over a 20 year period would be approximately \$12 million. Purchasing affordability covenants is most similar in cost to the rent subsidy option, and is therefore, likely to be more expensive than transferring ownership.

The cost of each option also needs to be weighed against the length of the affordability. For example, the ownership transfer or replacement units would have a 55 year term of affordability as a requirement of the funding sources used, while the rent subsidy term would only be 20 years.



Monte Vista Place

D. REGIONAL HOUSING NEEDS

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

1. Existing Housing Needs

Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table II-22 shows the incidence of overcrowding in San Dimas by tenure, as measured by the 2000 Census.

**Table II-22
Overcrowded Households 2000**

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding	353	4%	14%
Severe Overcrowding	187	2%	7%
Renters			
Overcrowding	229	7%	32%
Severe Overcrowding	140	4%	22%
<i>Total Overcrowding</i>	<i>582</i>	<i>5%</i>	<i>23%</i>

Source: U.S. Census, 2000.

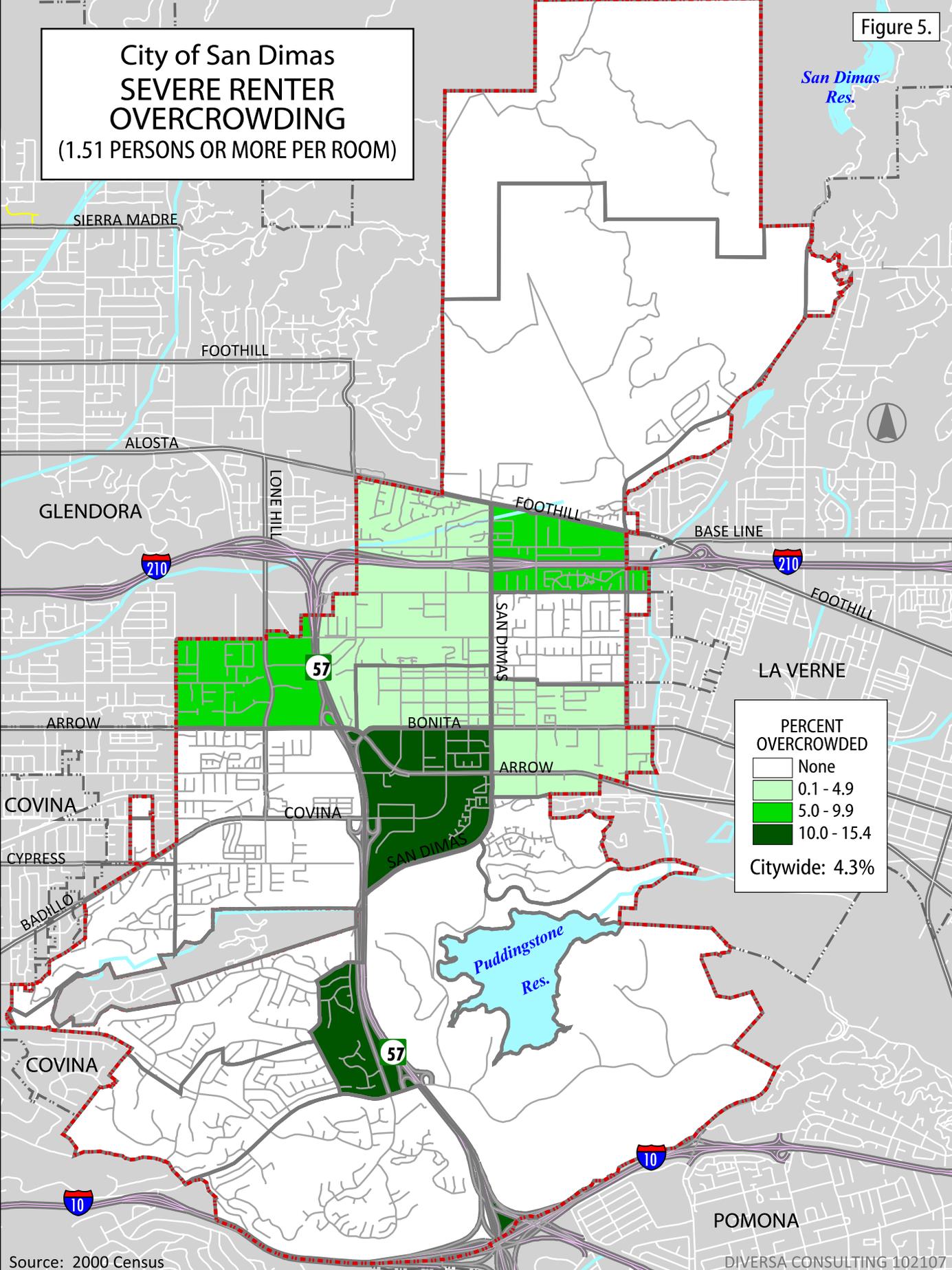
Note: Severe overcrowding is a subset of overcrowding.

In 2000, there were 582 households living in overcrowded conditions in San Dimas, representing 5 percent of all households. Overcrowding was significantly less prevalent in San Dimas than in the County of Los Angeles as a whole where overcrowding impacts 23 percent of households. Renter households in the City were more likely to experience overcrowded living conditions than owner households, with 6 percent of renter households overcrowded and 4 percent severely overcrowded (greater than 1.5 persons per room). Since there are almost 8,000 housing units with 3 or more bedrooms, including over 1,000 rental units, and approximately 1,600 large families in San Dimas, there is adequate housing stock to meet the demands of households with 5 or more members.

Figure 5 illustrates the geographic areas of the City where severe renter household overcrowding was the greatest. The highest levels of renter overcrowding (10-15%) were located in the Puddingstone Reservoir area, north up to Bonita Avenue. These areas also correspond to a high proportion of renter households.

Figure 5.

City of San Dimas SEVERE RENTER OVERCROWDING (1.51 PERSONS OR MORE PER ROOM)



Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing. Housing overpayment occurs when a household spends more than 30 percent of its income on housing; severe overpayment refers to spending greater than 50 percent of household income on housing. Table II-23 shows the incidence of overpayment in San Dimas.

**Table II-23
Housing Overpayment**

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (<i>>30% income on housing</i>)	2,351	30%	35%
Severe Overpayment (<i>>50% income on housing</i>)	810	10%	14%
Renters			
Overpayment (<i>>30% income on housing</i>)	1,071	33%	46%
Severe Overpayment (<i>>50% income on housing</i>)	481	15%	23%
Total Overpayment	3,422	35%	41%

Source: U.S. Census, 2000.

Note: Severe overpayment is a subset of overpayment.

According to the 2000 Census, 2,351 homeowners (30% of all homeowners) in San Dimas were spending more than 30 percent of their total income on housing, slightly below overpayment rates Countywide. Of those overpaying homeowners, 6 percent were extremely low income, 10 percent were very low income and 17 percent were low income. While state and federal standards measure affordability at 30 percent of income, mortgage qualification is typically measured at 33-35% gross income, indicating modest levels of overpayment are common in today's market. Severe housing overpayment in which homeowners are spending greater than half their incomes on housing affects 10 percent of San Dimas homeowners, or 810 households, somewhat less than the Countywide average of 14 percent.

At 33 percent, renters in San Dimas faced a comparable level of overpayment to owners, although well below the Countywide average of 46 percent. Of the City's 1,071 overpaying renters, 23 percent were extremely low income, 19 percent were very low income, and 23 percent were moderate income. Severe overpayment impacted 15 percent of all renters, or 481 households, which while significant, still falls below the Countywide level of 23 percent.

Figure 6 illustrates the geographic areas of the City where severe renter overpayment was greatest. The small area on the western edge of the City with the greatest percentage of renter overpayment contains close to 30 percent mobile home units, with older single family units comprising the balance of the housing stock. Two other areas with relatively high levels of severe overpayment (19-28%) correspond to relatively high concentrations of senior households and modest incomes.



Figure 6.

**City of San Dimas
SEVERE RENTER
OVERPAYMENT
(50%+ INCOME IN RENT)**

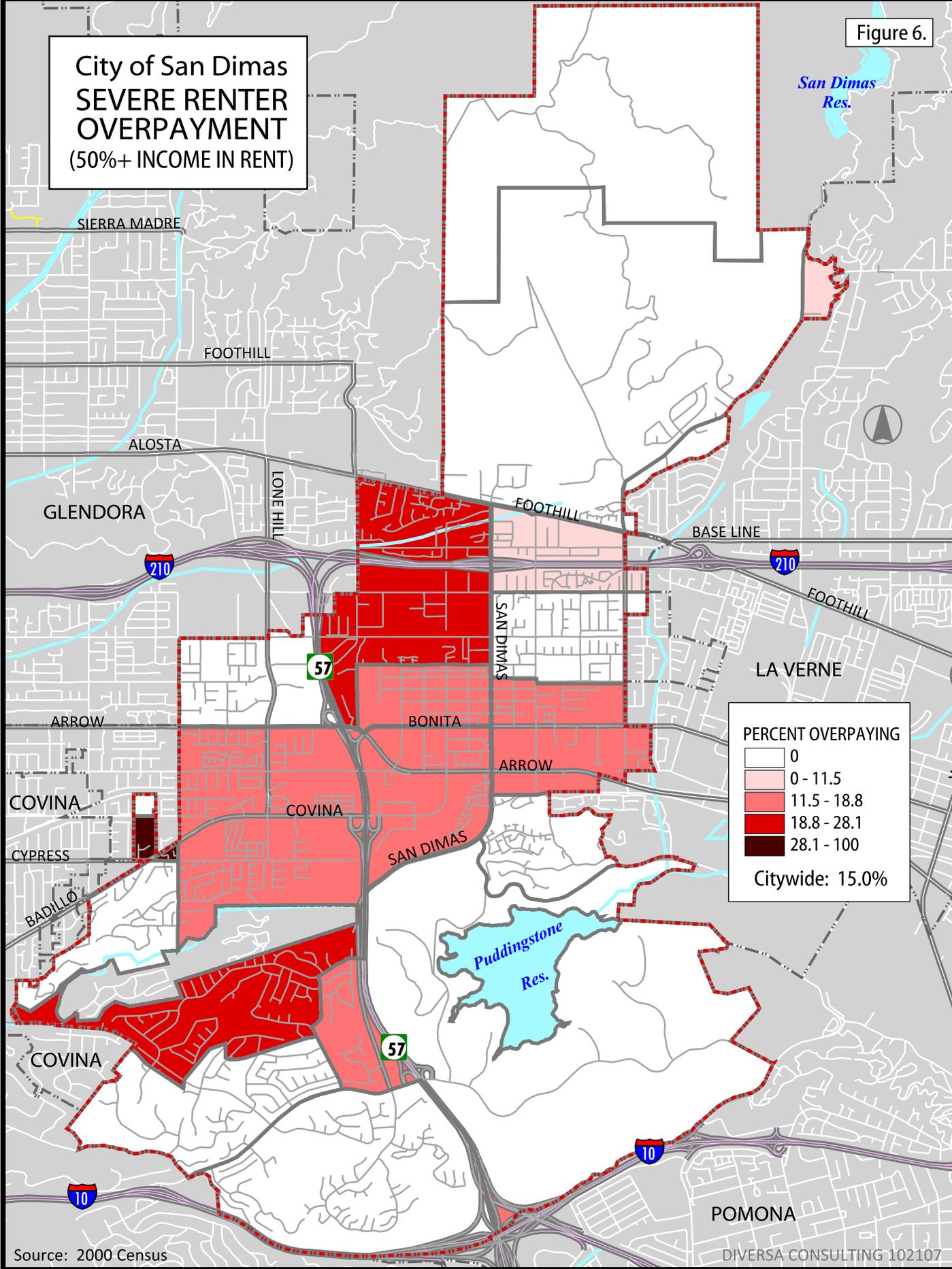


Table II-24 provides a more detailed overview of the households that experienced severe housing overpayment in San Dimas. Among renters, the elderly were most impacted by severe overpayment, with 22 percent or 182 households of the City's 829 total elderly renter households spending more than half of their income on rent. In terms of magnitude, 125 small family renter households or 9 percent of small family renter households faced severe overpayment. Regardless of the type of household, any renter spending more than half of their income on housing is considered at risk of homelessness.

Among homeowners, elderly and other households experienced comparable levels of severe overpayment (16%), with both small and large families experiencing similar levels (9% and 8% respectively). Owner households that are severely overpaying are most at-risk of foreclosure, particularly in the current environment of declining home values and rising interest rates.

**Table II-24
Severe Housing Overpayment by Type and Tenure**

	Elderly	Small Family	Large Family	Other	Total
<i>Renter Households</i>					
Total # by household type	829	1,385	337	690	3,241
% with severe cost burden	22%	9%	19%	13%	14%
<i>Owner Households</i>					
Total # by household type	1,898	4,738	1,214	1,138	8,988
% with severe cost burden	16%	9%	8%	16%	11%

Source: HUD, CHAS DataBook, 2000.

2. Five-Year Projected Housing Growth Needs

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, which includes San Dimas, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand for a five-year planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

As defined by the RHNA, San Dimas' new construction need for the 2008-2014 period been established at 625 new units, distributed among the four income categories as shown in Table II-25. The City will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA target.

**Table II-25
Regional Housing Needs Assessment
2008-2014**

Income Level	Percent of MFI	Units	Percent
Very Low *	0-50%	162	25.9%
Low	51-80%	101	16.1%
Moderate	81-120%	107	17.2%
Above Moderate	120%+	255	40.8%
Total		625	100%

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

Note: 2008-2014 RHNA includes any building permits issued since 1/2006.

* An estimated half of the City's very low income housing needs (81 units) are for extremely low income households.



III. HOUSING CONSTRAINTS

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

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The San Dimas General Plan provides the following residential land use categories:

Single Family Estate Very Low - Provides for single-family detached residential use in hillside areas. Maximum density is 1 dwelling unit per acre.

Single Family Very Low - Provides for single-family detached residential use. Maximum density is 3 dwelling units per acre.

Single Family Low - Provides for single-family detached residential use within neighborhoods. This is most prevalent residential use in the City. Maximum density is 6 dwelling units per acre.

Residential Low/Medium - Provides for single-family detached and attached dwelling units housing including cottages, patio homes, duplexes, townhomes, and garden apartments. Maximum density is 8 dwelling units per acre.

Residential Medium - Provides for multi-family residential uses, including two-story apartments, townhouses, and mobile homes at up to 12 dwelling units per acre.

Residential High - Provides opportunities for the most intensive form of residential development, including apartments and multi-story residential developments. Maximum density is 16 dwelling units per acre.

An additional special category of residential land use is that for Mobile Homes which encourages mobile homes to be sited in areas particularly suitable for planned and integrated mobile home parks. A major purpose of this category is to encourage the preservation of existing mobile home parks at their present density. Maximum density is 5 spaces per net acre.

The City's residential development zoning standards and parking standards are summarized in Table III-1 and Table III-2.

**Table III-1
Residential Development Standards**

Development Standard	S-F*	SF-H (Hillside)	SF-DR (Downtown)	MF	MF-D (Duplex)	Mobile Home Park
Minimum Parcel Size	7,500	7,500	7,000	7,500 (SF)/none for MF (CUP required)	7,500	20 acres (Park)/4,640 (Lot)
Lot Width (ft.)	50	140	50		60	58' (Lot)
Cul de sac frontage	35	-	20 (flag lot)	-	20 (flag lot)	
Minimum Setbacks						
Front (ft.)	20	20/15 for swing-in driveways	20	15' min/25' average	20'	20' (Park)/10' (Lot)
Side (ft.)	5/12 at driveway	10	5'/10'	Adjacent to SF: 20' for 1 story; 35' for 2 stories. Adjacent to other use: 20'	7.5 per side or 5' and 10'	5' (Park)/ 5' driveway side and 3' patio side
Street Side (ft.)	10	10	10	25'	10'	20' (Park)
Rear (ft.)	5	none except UBC	3	20'	25' (3' accessory structures)	5'/20' street (Park)/ 5' (Site)
Maximum Height (ft.)						
Dwellings	35' or 2 stories	35' or 2 stories	35' or 2 stories	30' or 2 stories (35' or 3 stories w/ CUP)	35' or 2 stories	
Accessory Structures	1 story					
Minimum Unit Size	1,050 for 7,500 lot; 1,400 for 10,000 lot	1,600	-	-		1,000 mobile home unit
Maximum FAR	-	-	-	-	-	
Min. Lot Area/Unit (sq. ft.)	7,500	based on formula	7,000	7,500	3,750	4,640
Density (du/acre)	5.8	5.8	6.2	5.8	11.6	5
Max. % Lot Coverage	35	35	35	60	-	-

*SF-Agriculture (SF-A) allows animals on parcels of 11,000 sq. ft. or greater

**Table III-2
Residential Parking Standards**

Residential Land Use	Studio	1 Bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Single Family	2 garage spaces					
Second Unit (with SF only)	1 covered	1 covered	1 covered	1 covered; 1 uncovered	1 covered; 1 uncovered	1 covered; 1 uncovered
Duplex	2 garage spaces					
Multi-Family (+.33 guest space/unit)	2 covered	2 covered	2 covered	2 covered; 1 uncovered	2 covered; 1 uncovered	2 covered; 1 uncovered
Senior	1 covered; 1 uncovered					
Mobile Homes (+.25 guest space/unit)	2	2	2	2	2	2

San Dimas has adopted several provisions in its Zoning Ordinance that facilitate a range of residential developments types and can lower the cost of developing housing:

Specific Plans: San Dimas has adopted a number of specific plans, primarily to manage the intense pressure for single-family development the City experienced during the 1980's. Specific plans have been utilized to ensure sensitive development of the City's hillside areas. The City has also used specific plans as a tool to provide tailored standards for townhouse developments on key parcels, and standards for senior housing adjacent to medical services. The use of specific plans has allowed the City to establish flexible standards for properties with unusual characteristics.

Development Standards for Senior Housing: San Dimas has adopted modified development standards for senior housing set forth in Chapter 18.151 of the City's Zoning Ordinance. These zoning standards are provided as an overlay zone in most multi-family zones, including the specific plan areas. Standards that have been modified in the overlay zone include reduced setbacks, reduced unit sizes, reduced parking, and higher densities.

Development Standards for Residential Planned Development: In the 1970s, San Dimas adopted an overlay zone for single family areas to allow for clustered developments on larger sites. The base single family zoning standards still apply to the developments.

Parking Standards for Creative Growth Zone Area 3: San Dimas adopted modified parking standards for residential developments in this zone. The modified standards require the same number of parking spaces, but allow some reduced sizes for multiple family developments with congregate garage spaces, and up to 20% of the spaces to be tandem parking.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. Table III-3 summarizes the housing types permitted in each of San Dimas' residential zone districts.

**Table III-3
Housing Types by Zoning District**

Housing Types Permitted	Zoning District					
	S-F	SF-H	SF-DR	MF	MF-D	PS
Single-Family	P	P	P	P	P	
Multiple-Family						
2 units				PC	P	
3 – 4 units				PC		
5 – 9 units				PC		
10 or more units				PC		
Senior Citizen Housing Development				PC		
Manufactured Housing	P			P	P	
Second Units	P	P	P	P	P	
Care Facilities (6 or fewer persons)	P	P	P	P	P	
Care Facilities (7 or more persons)	PC	PC	PC	PC	PC	
Transitional Housing						PC
Emergency Shelters						PC
Farmworker Housing	N/A					

PS Zoning District = Public/Semi-Public

P = Permitted

PC = CUP by Planning Commission

Second Units

The passage of AB 1866 (effective July 2003) requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage. In 1993, San Dimas adopted its first ordinance allowing second units. Since then, the City has made several amendments to the ordinance and currently allows second units by right on single and multi-family zoned properties improved with a single family dwelling with a minimum lot size of 10,000 square feet. The maximum size of the second unit is 500 square feet if attached to the single family dwelling; 600 square feet on properties sized 10,000-20,000 square feet; 700 square feet on properties sized 20,001 square feet to one acre; and 850 square feet on properties over one acre in size. Second units shall not exceed two bedrooms. One additional off-street covered parking space is required for the second unit, with an additional uncovered parking space required for the second bedroom.

Community Care Facilities

Pursuant to State law, local zoning ordinances are required to classify the use of property for the care of six or fewer disabled persons as a residential use that is to be permitted in all residential zones. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The San Dimas Zoning Code Chapter 18.186 identifies “Home Care Facilities” as alcoholism or drug abuse recovery facilities; community care facilities; or family day care established within a residential dwelling. All home care facilities serving 6 or fewer residents are allowed by right in residential zones as required by State law. Home Care Facilities serving 7 or more residents are conditionally permitted in all residential zones.

Review of the California Community Care Licensing Division inventory of community care facilities identifies four adult residential facilities (age 18-59) in San Dimas, providing capacity for 24 adults requiring assistance with daily living. A licensed group home for children provides care and supervision for up to six children. The City also has 15 residential care homes for the elderly, providing 740 beds for seniors age 60+ requiring 24 hour assisted living. Twelve of these facilities are smaller group homes providing capacity for 72 seniors.

Manufactured Housing

The San Dimas Zoning Code permits manufactured housing by right in the S-F, MF and MF-D districts. The manufactured housing must be on a permanent foundation and meet all the single-family housing development standards.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

In 2004, the City adopted Ordinance No. 1146 relating to reasonable accommodations. The ordinance codifies the City's practice of providing accommodations when persons with special needs have applied for exceptions from stated requirements of local regulations and practices. The ordinance establishes a clear and defined process for such individuals to make requests for reasonable accommodation in regard to the rules, policies, practices and/or procedures of the City.

The process for a zoning related reasonable accommodation starts with an application requesting a specific zoning accommodation. The Director of Community Development reviews the application, investigates the situation and makes a recommendation to the Development Plan Review Board (DPRB) within 30 days of the application. The DPRB reviews all pertinent information and may approve, approve with conditions, offer an alternate accommodation, or deny the request. The DPRB's decision can be appealed to City Council.

Transitional Housing and Emergency Shelters

Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. The San Dimas Zoning Code currently allows both emergency shelters and transitional housing in the Public/Semi-Public zone, subject to a Conditional Use Permit (CUP). Due to the unique nature of these uses, the CUP process is utilized to enhance the compatibility of emergency shelters and transitional housing with the surrounding neighborhood, and ensuring proper licensing of the facility.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. The City of San Dimas regulates supportive housing as a multi-family residential use, provided supportive services are ancillary to the primary use.

Pursuant to recent changes in State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelter will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and, at a minimum, provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

San Dimas has conducted a review of its zoning districts and has determined the Public/Semi-Public (P/SP) zone is most conducive to provision of an emergency homeless shelter. The zone allows joint use and joint development opportunities between public, semipublic and private uses that are needed for the growth and general welfare of the city as a whole. A review of potential sites with the P/SP zone identifies at least 5 parcels (of approximately 50 acres) that are underutilized, have areas that could accommodate new development, or have existing buildings that can be converted to an emergency shelter. The City has included a program within the Housing Element to modify the Zoning Ordinance to permit shelters in the P/SP zone subject to the same development and management standards as other permitted uses in the zone. The City can establish standards to regulate the following:

- Maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need;
- Size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters;
- Length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

Single Room Occupancy (SRO)

The City could accommodate single room occupancy (SRO) uses in two ways. If the building provides units with both kitchen and bath facilities, but no bedroom, the building is considered a multiple family use. As with other multiple family uses, the building will require a Conditional Use Permit. If the building provides units with bath facilities but no bedroom or kitchen facility, the building is considered a "hotel". Hotels are defined as a building with six or more rooms intended to be used for sleeping purposes and include dormitories and fraternity or sorority houses. Hotels are allowed in the Commercial-Highway Zone with a Conditional Use Permit.

Farmworker Housing

Only 27 San Dimas residents are employed in farming, fishing or forestry, representing less than .1 percent of the City's labor force. Given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets: curbs, gutters, sidewalks; water lines: sewer; street lighting: and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. There may be imposed as a condition of approval a requirement for public improvements installed by a developer to benefit adjacent properties by providing supplemental capacity, in which case the City enters into an agreement with the developer for reimbursement for provision of this excess capacity.

4. Development Fees

Building, zoning and site improvement fees can significantly add to the cost of construction, and have a negative effect on the production of low-income housing. The City views development processing as an essential City function; and, therefore, does not expect to recover all costs of development processing. The City has taken steps to set its average fees lower than other similar cities. Fees are shown in Table III-4.

**Table III-4
Residential Development Fees**

Zoning	
General Plan Amendments	\$363 Initial Review; Cost and \$3,000 Deposit
Municipal Code Text Amendment	Cost + \$3,000 Deposit
Zone Change	Cost + \$3,000 Deposit
Specific Plan	Cost + \$3,000 Deposit
Specific Plan Amendment	Cost + \$3,000 Deposit
Conditional Use Permit	\$1,038
Variance	\$934
Precise Plan	\$519
Minor Deviation	\$182
Modification of SF Development Standards	\$100
Tree Permit for:	
Existing Single Family	\$0
Other Existing	\$104
Development Project	\$260
Annexation	Cost + \$3,000 Deposit
Development Agreement	Cost + \$3,000 Deposit
Subdivision	
Tentative Tract Map	\$1,453 + \$52/lot
Revision to Tentative Tract Map	\$1,038 + \$52/lot
Tentative Parcel Map	\$1,298 + \$21/lot
Revision to Parcel Map	\$830 + \$21/lot
Vesting Map	Cost + \$3,000 Deposit
Lot Line Adjustment	\$623
Lot Combination/Merger	\$623
Certificate of Compliance	\$415
Environmental	
Environmental Assessment	\$208
Categorical Exemption (applicant requested filing)	\$35 + County Filing Fees
Negative Declaration	\$78 + County Filing Fees
EIR, Mitigation Monitoring	Actual Costs
Development Plan Review	
Exempt Development Plans	\$0
Director's Review	\$78
Review Board	
Single Family Residence (less than 2,500 sq.ft.)	\$182
Single Family Residence (more than 2,500 sq.ft.)	\$623
Multiple Family Residence	\$156 + \$21/unit
Plot Plan for Tract Maps	\$78 + \$21/lot
License & Permit Hearing Board	\$363

**Table III-4
Residential Development Fees (cont'd)**

Impact Fees	
School Impact Fee (paid to the school district)	\$1.93/square foot
Sewer Connection Fee	\$160/unit
Sewer Frontage Fee	\$12/linear foot
Park Development Fee	\$400/1 bdrm + \$100/each additional bdrm; \$150/trailer space
Quimby Fee (only for land subdivisions)	Varies based on appraised value per acre

Source: City of San Dimas Planning Department, 2007.

The City's fees are not a development constraint. However, the City does allow Planning-related fees for projects with an affordability component to be reduced at the discretion of the Director of Development Services.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of development in that developer holding costs are incurred. This influences a developer's decision to build locally and can add to the unit's selling price.

The review process in San Dimas is governed by three primary levels of decision-making bodies: the Development Plan Review Board (DPRB); the Planning Commission (PC); and the City Council (CC). Subdivisions are also reviewed by the Subdivision Committee.

The purpose of the Development Plan Review Board (DPRB) is to provide detailed site plan and architectural review of development proposals to ensure compliance with the General Plan and zoning ordinance. The DPRB is comprised of seven members: a City Council member; a Planning Commission member; the Director of Public Works; the City Manager; the Director of Development Services; the Chamber of Commerce president; and an appointed member of the general public. The DPRB reviews all new single-family, multi-family and mixed-use developments. Applicants have the option of submitting preliminary drawings to the Planning Division for informal review and comment prior to the preparation of working drawings, and initiation of the DPRB process. In approving or conditionally approving a development plan, the DPRB is required to make the following findings:

1. The development of the site is suitable for the use or development intended;
2. The development is arranged to avoid traffic congestion, ensure the public health, safety and general welfare, prevent adverse effects on neighboring property;
3. The development is consistent with the General Plan and is in compliance with applicable provisions of the Zoning Code and other ordinances and regulations of the city.

The Subdivision Committee (SC) is comprised of the Director of the Development Services, the City Engineer, the Superintendent of Building and Public Safety, the Director of Parks and Recreation and any other persons necessary for consideration of a tentative tract map. The SC may review each preliminary map prior to the subdivider filing an application. Once the application is received for the tentative tract, the SC acts in an advisory capacity to the Planning Commission.

Table III-5 provides a synopsis of which decision-making bodies reviews each development type and an estimated timing of the review process. San Dimas provides concurrent reviews for developments requiring more than one review process. The City's processing and permit procedures are not a constraint to the development of housing.

**Table III-5
Residential Development Review Process**

Development Type	SC	DPRB	PC	CC	Timing (Est)
Single Family (no tract map)		✓			45 days
Single Family (with tract map)	✓	✓	✓	✓	120 days
Multiple Family Rental		✓	✓		45 days
Multiple Family (with tract map)	✓	✓	✓	✓	120 days
Any Residential with General Plan Amendment or Zone Change		✓	✓	✓	180 days

The City of San Dimas has included a program within the Housing Element to establish a Mixed-Use and a Higher Density Residential zone (at 30 units per acre) to accommodate higher density residential and mixed use development in targeted areas of the City. The goal of these zones will be to encourage economically and environmentally sustainable projects by creating an incentive to develop vacant and underutilized properties. Residential development in these zones will no longer require a Conditional Use Permit, and will only require review and approval from the Development Plan Review Board.

6. Building Code

In January 2008, the City adopted the new International Building Code (IBC), as required of all jurisdictions in California. The new IBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The new IBC brings California building codes into consistency with the rest of the country. It is

expected that changes from the previous State Building Code will increase the costs of development.

San Dimas has adopted the following local amendments to the Building Code in order to protect the public health and safety from hazards indigenous to the City:

- Due to potential fire hazards, in 1982, the City required all multi-family residential buildings in Fire Zone III to be reroofed with fire-retardant materials. These special standards are still applied to new development.
- Due to the City's location in a special wind region, any reroofing of tile, clay or concrete interlocking tiles have additional application standards.
- Due to potential seismic activity, the City has adopted specific standards for building diaphragms, reinforcement, footings, and chimneys.
- The City has also adopted dampproof standards for foundation walls enclosing usable space below finished grade to prevent water damage.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table III-6 summarizes HMDA data for both San Dimas and Los Angeles County as a whole, providing information on the approval status of all home purchase, refinance and home improvement loan applications during 2006. Of the total of 904 applications for conventional home purchase loans in San Dimas, 65 percent were approved, 23 percent denied, and 12 percent withdrawn or incomplete. In comparison to the County-wide average, mortgage loan approval rates were slightly higher in San Dimas (65%), than the County (63%); tighter mortgage lending standards can be evidenced in the significant decline from the County's 67 percent loan approval rate in 2005. Approval rates for home refinance (61%) and home improvement loans (62%) were also higher in San Dimas than the County as a whole. Review of loan denials by census tract identifies census tract 4013.12 (west of the 57 freeway, south of Covina Blvd.) with denial rates for home purchase (28%) and refinance (24%) loans five percent above the citywide average. As for home improvement loans, census tracts 4013.02 and 4013.11 located in the southern and central areas of the City (refer to Figure 1) evidenced loan denial rates of 27-28 percent, compared to 23 percent Citywide. This data would indicate these areas could benefit from targeted outreach and marketing of the City's housing rehabilitation loan program.

**Table III-6
Status of Home Purchase Loans - 2006
San Dimas and Los Angeles County MSA**

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	San Dimas	L.A. County	San Dimas	L.A. County	San Dimas	L.A. County
Home Mortgage # Applications	589		207		108	
% of Total Home Mortgages	65%	63%	23%	23%	12%	14%
Refinance # Applications	1,298		420		427	
% of Total Refinance	61%	57%	19%	23%	20%	20%
Home Improvement # Applications	236		90		56	
% of Total Home Improvement	62%	55%	23%	30%	15%	18%

Source: Home Mortgage Disclosure Act Data, 2006. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. With the exception of hillsides, the City is nearly built out with few vacant lots remaining. Review of vacant residential land sales in San Dimas between January 2005 - June 2007 identifies fewer than ten transactions, summarized in Table III-7. As shown in the table, most sales prices ranged from \$275,000 - \$800,000 per parcel, with each parcel able to accommodate only a single unit. One larger parcel, also able to accommodate only a single unit, sold for \$1,250,000.

The most recent sale of a multi-family/mixed used property is for the Grove Station project site. The City's acquisition price in 2005 and 2006 was approximately \$15 per square foot, translating to approximately \$650,000 per acre.

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Infill parcels within the older, established areas of San Dimas and near the downtown don't face the same topographic constraints, can support higher densities, and are less costly to develop than the hillside areas.

**Table III-7
Vacant Residential Land Sales
January 2005 – June 2007**

Location	Zoning	Parcel Size (Acres)	Sale Amount	Price/ Acre
619 Fifth Street	SF-A	0.55	\$ 407,500	\$ 740,000
233 Rebecca	SF-H	0.95	\$ 800,000	\$ 840,000
1551 Calle Cristina	SF	2.21	\$ 598,000	\$ 270,000
2226 Kingsbridge Ct	SF-A	0.45	\$ 335,000	\$ 740,000
2244 Kingsbridge Ct	SF-A	0.42	\$ 275,000	\$ 655,000
1415 Manchester Rd	SF-A	0.41	\$ 340,000	\$ 830,000
APN 8386-005-050	SF-A	1.89	\$ 1,250,000	\$ 660,000
549 Puddingstone Dr.	SF-H	1.00	\$ 350,000	\$ 350,000
2269 Kingsbridge Ct	SF-A	0.37	\$ 384,000	\$ 1,040,000

Source: DataQuick Prospect Finder Farm Database.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor, the overall cost of residential construction materials rose 22 percent between 2004-2006, with steel costs increasing 63 percent and the cost of cement increasing 27 percent. However, with the slow down in the real estate market, the price of construction materials is showing a decrease of 1-2 percent from last year. The 2 percent increase in overall construction costs experienced over the past year is primarily due to increased labor costs.¹

Hard construction costs include building shell costs, on and off-site improvements, parking and all contractor costs.² Construction costs for high density apartment development run around \$150,000 per unit, including \$10,000 per unit for structured parking. Hard construction costs for development of medium density (15 du/acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. If the City moves forward with inclusionary housing in certain zones, the City could allow for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design.

¹ www.dcd.com/pdf_files/0710trends.pdf

² Contractor costs encompass the contractor's fee, general conditions, insurance and bonds, and construction contingency.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Both the environment and infrastructure need to be considered when evaluating constraints for the housing development. San Dimas' environmental constraints are general in nature and similar to many other southern California communities: hillsides; potential fire danger; seismic activity; and high winds. The City has addressed these concerns through the adoption of specific development standards in the zoning code and/or amendments to the building code.

The City is dedicated to the process of planning for its share of regional population growth. This planning process must be done in a thoughtful and insightful manner with the main focus being good land use planning that ensures future sustainability. Good land use planning includes the consideration of local as well as regional and statewide issues for years beyond the short planning period for the Housing Element. Therefore, the availability of required infrastructure is a high priority for San Dimas.

1. Local Public Services and Facilities

Incorporated in 1960, San Dimas is a young community with relatively new utility infrastructure and public service capacity not yet in need of repair or replacement. The City has more than adequate infrastructure capacity to accommodate its regional growth needs for 625 additional residential units during the 2008-2014 Housing Element planning period. New development will tie into existing water and sewer mains. However, most hillside sites will require the extension of water, sewer, and other utilities, or approval of on-site septic systems.

2. Regional and State Public Services and Facilities

In addition to housing needs issues, a responsible governmental agency must address other critical regional issues such as transportation, water quality and water availability. San Dimas is particularly concerned about the availability of water and other utilities when considering increasing residential density. Currently, California is experiencing a water crisis as a result of: global warming; extended drought; the condition of infrastructure for water storage and transport; and environmental impact issues in the Sacramento-San Joaquin River Delta and the Colorado River. To help guarantee a sustainable future, it is incumbent upon both the State and regional water agencies to ensure the adequate provision of affordable water consistent with the proposed future growth for the Southern California region. Again, this is of utmost importance to the City of San Dimas as the ability to sustain local growth is dependent upon the availability of these public services.



IV. HOUSING RESOURCES

This chapter describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of San Dimas. The first section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. The following section presents financial resources available to support in the provision of affordable housing in the community. The next section presents administrative resources available to assist in implementing the City's housing programs. The final section is an overview of energy conservation and green building resources available to the City and its residents.

A. AVAILABILITY OF SITES FOR HOUSING

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). San Dimas has a RHNA allocation of 625 units distributed among the following income groups: 162 very low income; 101 low income; 107 moderate income; and 255 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Vacant sites currently zoned for residential development;
- Underutilized sites zoned for residential uses (built to a lesser density than allowed by Code or developed with a non-residential use);
- Existing assisted units that will be units preserved at affordable housing costs with the City's committed assistance; and
- Residential permits issued during the RHNA "gap period" (January 2006-July 2007).

In aggregate, the City's residential sites capacity from the above sources provides for 444 additional units, including 40 lower, 30 moderate and 335 above moderate income. Because this represents a shortfall in sites necessary to fulfill San Dimas' lower and moderate income housing needs, the City is committing to a rezoning

program as provided for under Housing Element statutes,¹ detailed within this section.

1. Vacant and Underutilized Land

The City has conducted a comprehensive review of all vacant and underutilized sites currently designated for residential and mixed-use development in San Dimas. Table IV-1 provides a summary of the realistic development potential on these sites by General Plan/Zoning category; a parcel-specific sites inventory is included in Appendix A to the Element. The location of these sites is mapped in Figure 7.

**Table IV-1
Developable Available Residential Sites**

General Plan Category	Zoning	Permitted Density	Vacant Acres	Underutilized Acres	Potential Dwelling Units
Single Family – Very Low Estate	SF – H	1 du/acre	2,542.6	--	103 units
Single Family – Very Low	SFA; SP3,4,5,8,11,12	3 du/acre	43.2	4	43 units
Single Family – Low	SF	6 du/acre	45.1	3.7	78 units
High Density Residential	MF	16 du/acre	--	2.3	36 units
Downtown Mixed-Use	CG – 3	16 du/acre	1.8	--	20 units
TOTAL			2,649	10	280 units

Source: City of San Dimas Vacant Land Survey, July 2007.

As shown in Table IV-1, the vast majority of the City’s vacant acreage falls within the Single Family – Very Low Estate category. This acreage is comprised of large, sloping sites in the northern hillsides and will accommodate from 1 unit per 40 acres to 1 unit per acre, depending on the steepness of the slope. Sites designated Single Family – Very Low are also located in the City’s hillsides, but in areas with significantly lesser slopes. Most of these sites will accommodate 1-3 units per acre. Within the Single Family – Low category, several subdivisions have already received entitlements, accommodating at least 61 units.

The remaining categories summarized in Table IV-1, High Density Residential and Downtown Mixed-Use, are comprised of relatively flat sites which can readily accommodate densities of 16 units per acre. The High Density sites consist of several smaller contiguous parcels, and are currently underutilized with primarily older single-family residential uses. These parcels are located in within a Redevelopment Project Area, enabling the Agency to consolidate into a single, 2.3 acre site. The 1.8 acres of

¹ AB 2348 amended Government Code sections 65583(c)(1)(A) and (B) to clarify requirements for a rezoning program within the Housing Element to address a shortfall in sites for very low and low income households.



GENERAL PLAN

LAND USE MAP

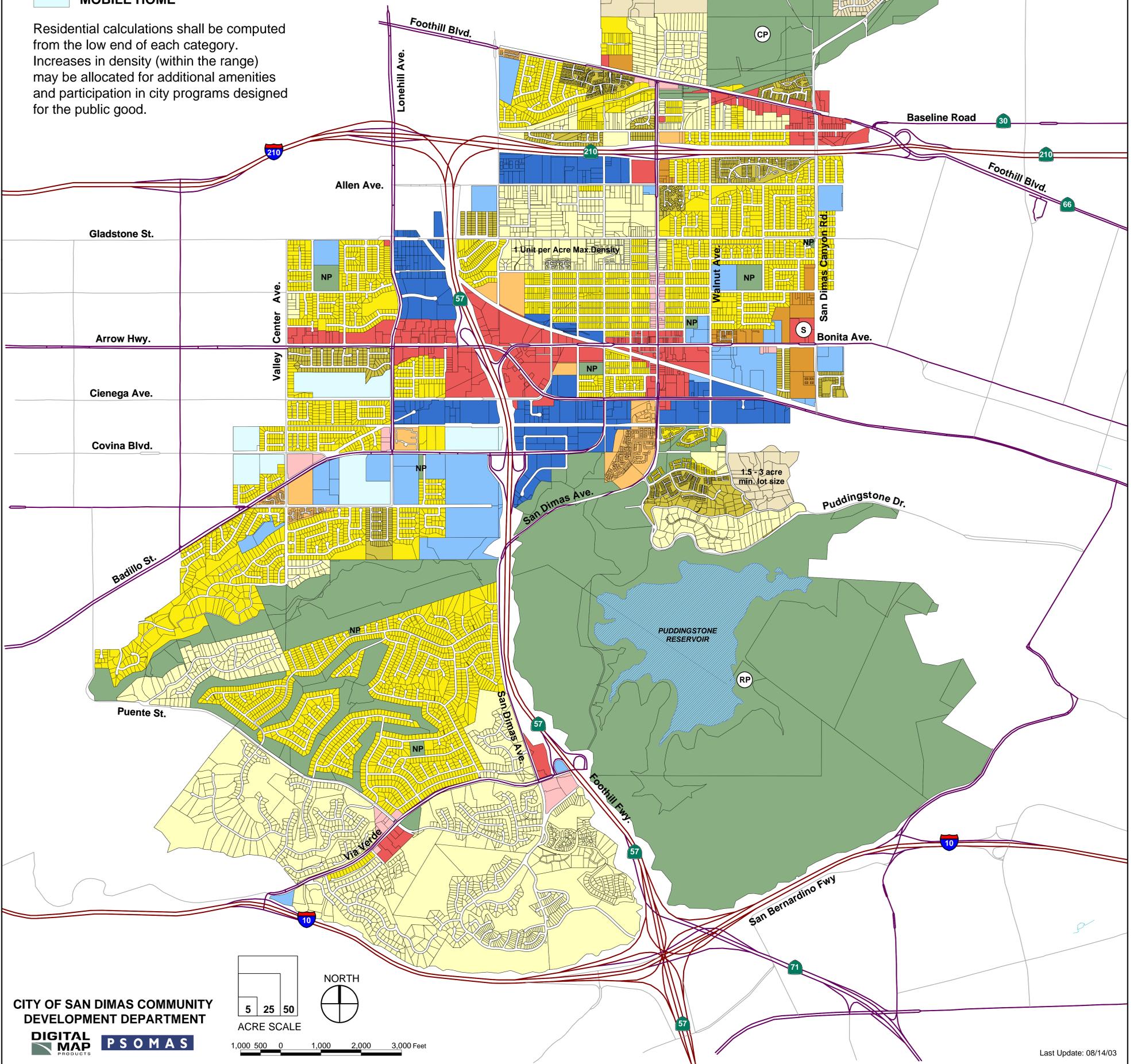
RESIDENTIAL

DENSITY

- SINGLE FAMILY VERY LOW ESTATE (0 - 0.2) @
A. 5 AC MIN
B. 10 AC MIN
C. 15 AC MIN
- SINGLE FAMILY VERY LOW (0.2 - 3)
- SINGLE FAMILY LOW (3.1 - 6)
- LOW / MEDIUM (6.1 - 8)
- MEDIUM (8.1 - 12)
- HIGH (12.1 - 16)
- MOBILE HOME

- COMMERCIAL
- OFFICE / PROFESSIONAL
- INDUSTRIAL
- PUBLIC / SEMI-PUBLIC
- OPEN SPACE
PARK
CP-COMMUNITY
RP-REGIONAL
NP-NEIGHBORHOOD
- S INDUSTRIAL

Residential calculations shall be computed from the low end of each category. Increases in density (within the range) may be allocated for additional amenities and participation in city programs designed for the public good.



Downtown Mixed-Use consists of a single, vacant parcel, located adjacent to the 110 unit Grove Station project, being built at a density of 22 units per acre on 5 acres.

In total, 280 units can be accommodated on sites currently designated for residential use. Of these sites, the High Density Residential and Downtown Mixed-Use sites provide densities appropriate to support moderate income development, whereas the remaining single-family sites support housing for above-moderate income households. Since the City's very low and low income RHNA need (at the required "default density" of 30 units per acre) cannot be accommodated within the City's currently designated residential sites, as part of the Housing Element update, San Dimas has identified additional properties suitable for rezoning.

2. Sites for Rezoning

Pursuant to AB 2348, a rezoning program to provide adequate sites to address a RHNA shortfall must adhere to the following parameters:

- Sites must be rezoned to accommodate 100% of the RHNA shortfall for very low and low income units
- Rezoned sites for lower income households must accommodate residential uses "by right"
- Rezoned sites must be able to accommodate a minimum of 16 units
- At least 50 percent of sites rezoned to address the lower income housing shortfall need to be accommodated on sites designated for exclusively residential use

The following describes San Dimas' rezoning program structured to fulfill the parameters of AB 2348 and address the City's shortfall of 223 lower income and 38 moderate income units.

When evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes now provide for the use of "default densities" to assess affordability. Based on its population and location within Los Angeles County, San Dimas falls within the default density of 30 units per acre for providing sites affordable to very low and low income households. This default density is significantly greater than the City's current High Density and Downtown Mixed-Use land use categories of 16 units per acre. However, San Dimas is committed to addressing the affordable housing needs of the community, and has reviewed sites that might accommodate the default density of 30 units per acre through a rezoning effort. The City also reviewed sites to accommodate development of moderate income housing at the High Density land use of 16 units per acre. The final sites for rezoning were selected based on several factors: current land use; feasibility of higher density residential development; proximity to compatible uses; community context; and location within a Redevelopment Project Area.

Table IV-2 provides a summary of the sites to be redesignated “Very High Density Residential” (30 units per acre) to accommodate the City’s lower income RHNA targets, as well as sites to be redesignated to allow residential development at 30 units per acre to accommodate the City’s moderate income RHNA targets. These sites encompass at least 19.2 acres, of which at least 7.8 will be designated for exclusively residential use. Also noted in the table are sites in the downtown area to be rezoned to accommodate moderate income RHNA targets. All sites are located within Redevelopment Project Areas, providing opportunities for the City and the Redevelopment Agency to encourage development of units affordable to lower and moderate income households through mandatory on-site inclusionary requirements, financial assistance, and other negotiated incentives. A program to evaluate increasing the inclusionary requirement from 15 percent to 20 percent of housing units is also included in the Housing Element. The general location of these sites is shown in Figure 8

The first site, the Bonita School District Office property totaling 7.43 acres, is located on the northwest corner of San Dimas Avenue and Allen Avenue adjacent to the 210 freeway. The site houses the District’s offices, bus yard and kitchen, as well as other educational system uses. The proposed rezoning to Mixed-Use with a Multiple-Family zoned residential portion at 30 units per acre will allow flexibility for the City and property owner to analyze the best location for 2.5 acres of residential use. The implementation process will include a requirement that a minimum of 2.5 acres of the property be used for residential use at 30 units per acre, yielding 75 units.

The second set of sites total 10.45 acres and are comprised of the properties east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and south of the railroad. Many of these properties are underutilized and all are currently zoned for industrial use. The proposed rezoning to Mixed-Use with a Multiple-Family zoned residential portion at 30 units per acre would provide flexibility for the City and property owners to analyze the best location for four acres of residential use. The implementation process will include a requirement that a minimum of four acres of the property be used for residential use at the default density of 30 units per acre. This area has been designated by the City Council as a possible location for a Gold Line station, so the potential of transit oriented development renders this site ideal for higher density residential development, yielding 120 units on four acres of Multiple-Family designated property.

The third site, a 1.3 acre property located on Gladstone Street just east of the 57 Freeway is currently vacant and zoned for single-family use. The proposed rezoning to Multiple-Family (30) would yield 39 units on this relatively flat site.

The Canyon Center property on the northwest corner of Bonita Avenue and San Dimas Canyon Road has been chosen as an alternative location to consider for zoning at the default density of 30 units per acre. The Canyon Center is an 8.5 acre vacant shopping center that is currently zoned Neighborhood Commercial. The City’s goal in selecting this as an alternative site is to attempt to encourage the development of a mixed use project on the balance of the site. Therefore, the City would rezone the site to Mixed-

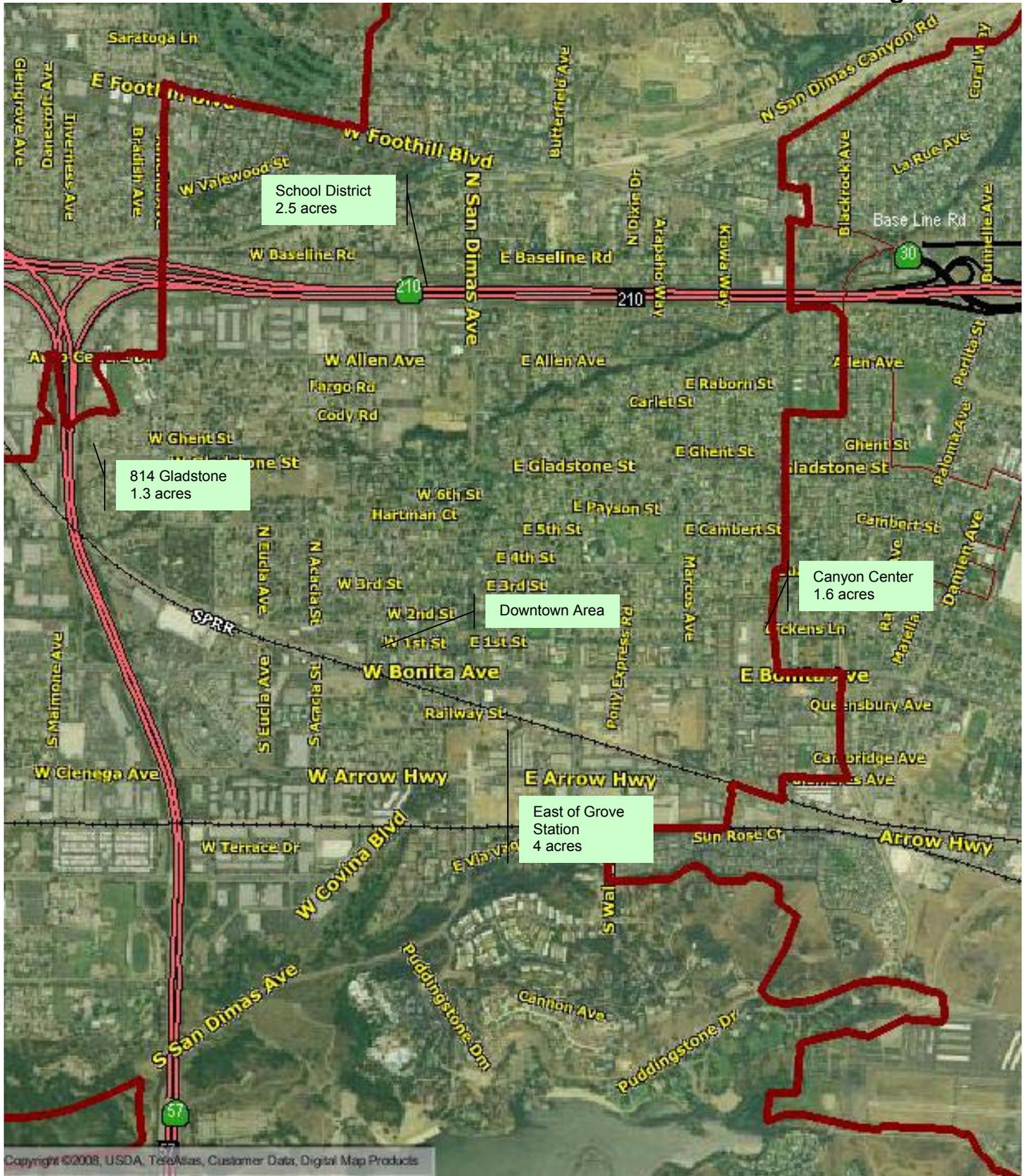
Use and require at least 1.6 acres be designated as Multiple-Family zoning at 30 units per acre. If this property were chosen as a site for rezoning it would replace the 1.3 acre Gladstone Street property and would allow the area adjacent to (east of) Grove Station to be reduced from 4 acres to 3.7 acres. This alternative would maintain the 7.8 acres and 234 unit yield for lower income housing.

In addition to these rezonings, the City plans to revise the existing downtown zoning to provide a minimum of 30 additional units above either existing commercial or new commercial/office projects, at a density of 30 units per acre. These units are in addition to the 20 units shown in Table IV-1 and will be used to address the City's moderate income housing growth need.² The City's rezoning effort will analyze the most appropriate portions of the downtown commercial core to permit these residential units and the development standard changes necessary to provide the minimum of 30 additional units. The implementation will take the form of either a new downtown specific plan or an amendment to the existing Creative Growth zone and will provide a specific numeric analysis that guarantees consistency with the Housing Element.

² Most sites will accommodate less than 16 units, which is the minimum number for consideration as meeting the lower income housing growth need (Government Code Section 65583.2.h). Therefore, the additional 30 units created by this rezoning will be applied to the moderate income housing growth need for San Dimas.

SITES FOR REZONING

Figure 8



**Table IV-2
Residential Sites for Rezoning
at 30 Units/Acre**

REZONING TO 30 UNITS/ACRE						
Assessors' Parcel Number	Description	Proposed Zoning Designation	Acreage		RDA	Unit Yield
			Total	Residential		
8390-012-900	Bonita School District Office 115 W. Allen Av	Mixed-Use/Multiple-Family (30)	7.43	2.5	Y	75
Various	East of Grove Station, west of Walnut Ave., north of Arrow Highway, south of railroad	Mixed-Use/Multiple-Family (30)	10.45	4	Y	120
8386-023-039 & 043	Gladstone St. (south side), east of 57 Fwy.	Multiple-Family (30)	1.3	1.3	Y	39
8390-013-010 through -012	Canyon Center (Alternate Site)	Mixed-Use/Multiple-Family (30)	8.5	1.6	Y	48*
Various	Downtown Residential above Commercial	Creative Growth	N/A	N/A	Y	30*
TOTAL (a minimum of)				7.8		234

* Units not included as part of the minimum of 234 lower income units: Canyon Center is an alternate site, and Downtown Residential consists of smaller mixed-use infill sites appropriate for moderate income households.

As part of the Housing Element sites analysis, the City has also selected several properties to consider for longer-term future residential development as part of the 2008 General Plan update. The intent is to analyze these properties in the development of a revised Creative Growth Zone for the Bonita Avenue corridor, providing additional opportunities for residential development at densities up to 16 units per acre. The properties listed in Table IV-3 will be further evaluated as part of these planning processes, potentially providing an additional 58-77 multi-family units at densities appropriate for moderate income households. These sites are not used to address the moderate income RHNA target.

**Table IV-3
Potential Future Residential Sites**

Assessors' Parcel Number	Description	Proposed Zoning Designation	Property Size Acres	RDA	Unit Yield Range 12-16 du/acre
8386-006-010 & 025 - 029	Henkels & McCoy 155 N. Eucla	Multiple-Family	2.3	Y	28-37
8386-015-014,015, 019-024	General Pump – Barricade and Flasher East of Eucla, west of Acacia	Multiple-Family	2.5	Y	30-40
TOTAL					58-77

3. Committed Assistance

Government Code Section 65583.1(c) permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) for a specific income category in the Housing Element, pursuant to specified criteria. The following activities may be eligible:

- Substantial rehabilitation of substandard rental housing
- Conversion of multi-family rental units from non-affordable to affordable
- Preservation of at-risk housing

To qualify, a community must provide “committed assistance” to specified projects within the first two years of the planning period through a legally enforceable agreement. Units must be provided at affordable rent levels to very low and/or low income households, with affordability terms ranging from 20 – 55 years, depending on the activity.

The City of San Dimas has committed to providing financial assistance towards the preservation of at-risk housing, and is seeking to apply credits towards the City’s RHNA obligations (refer to Appendix B - Adequate Sites Program Alternative Checklist). As presented in Table V-2 in the Housing Plan, San Dimas has fulfilled a portion of its regional share for very low and low income households during the prior planning period, rendering the City eligible to utilize the alternative sites program.

Preservation of At-Risk Housing

Villa San Dimas is a Section 223(a)(7)/221(d)(3)M family apartment development with a project-based Section 8 contract for 50 units subject to annual renewals by HUD. The City and San Dimas Redevelopment Agency are committed to ensuring that this at-risk project remains affordable to lower income residents and will provide funds for acquisition and/or rehabilitation in order to preserve the 50 units for at least 40 years, pursuant to Housing Element statutes. The City Attorney contacted the owners during preparation of the Housing Element. The owners indicated they have extended HUD assistance through June 2008 and anticipate assistance through at least December 2008. Units in Villa San Dimas are decent, safe and sanitary, and are currently affordable to very low (50% AMI) households.

On July 10, 2007 the San Dimas Redevelopment Agency held a public hearing, adopting an Implementation Plan for expenditure of redevelopment funds through 2014/15, including the housing set-aside funds. The affordable housing component of the Implementation Plan identified Villa San Dimas as project “at-risk” of losing affordability within the next five years, and allocated at least \$2 million to ensure that the 50 units remain affordable to lower income households. The funds are allocated in the 2009/2010 Fiscal Year of the Agency’s redevelopment housing set-aside fund cash flow. It is anticipated that preservation of Villa San Dimas will involve substantial rehabilitation of the existing units. The funds, leveraged with other available financing, would be committed to the project by March 2010 and are sufficient for the preservation project.

Program 7 in the Housing Element obligates the Agency to provide committed assistance for preservation of Villa San Dimas. Pursuant to Government Code Section 65583.1[c], the City will report to the State Department of Housing and Community Development (HCD) on the status of preservation of Villa San Dimas no later than July 1, 2010. If the City has not entered into an enforceable agreement of committed assistance for the units specified in this program, it will amend the Housing Element to identify additional appropriately zoned and suitable sites.

Since Villa San Dimas currently serves very low income residents, the project’s preservation will be applied to the very low income group RHNA target of 162 units. Though the City’s assistance will provide affordability for 50 units, Housing Element regulations (Section 65583.1(c)(1)) allow only 25 percent of the income category to be met through existing housing. Therefore, of the 50 affordable units, only 40 units will be used to address the City’s very low income new construction housing need.

4. Residential Development Potential Compared with San Dimas' Regional Housing Needs

As defined by the RHNA, San Dimas' new construction need for the 2008-2014 period is 625 new units, distributed among four income categories. The following is a summary of the City of San Dimas' plan to provide adequate sites to meet the RHNA. Table IV-4 then compares the RHNA with the City's provision of adequate sites.

Vacant and Underutilized Sites: The City's current zoning for vacant and underutilized sites allows development of 280 units, of which 224 address the above moderate income housing need and 56 address the moderate income housing need (at 16 units per acre).

Rezoning: The City will rezone at least 7.8 acres as residential at the 30 unit per acre default density. This rezoning will accommodate development of 234 units to address the City's very low and low income housing development need. In addition, the City will rezone some of the downtown area to accommodate residential development over commercial uses at 30 units per acre, providing opportunities for development of an additional 30 moderate income units. The City will also evaluate rezoning additional sites at 12-16 units per acre as part of the General Plan update and Creative Growth Zone revision. This potential rezoning, which could accommodate between 58-77 units at densities appropriate for moderate income development, is not used to address the RHNA.

Committed Assistance: The City will provide financial assistance to 50 at-risk units at Villa San Dimas, of which 40 units can be applied towards addressing the City's very low income new construction housing need.

Approved Projects and Existing Building Permits: The City has entered into a development agreement with William Fox Homes for the development of 110 ownership units at Grove Station, of which 10 will be deed restricted as affordable to moderate income households. These units are expected to be completed in 2009. Housing units receiving building permits during the 2006-2007 RHNA "gap period" can also be credited towards the RHNA. Between January 1, 2006 and July 31, 2007, 14 units have been issued building permits, including three moderate income (second units).

The above efforts result in sufficient sites capacity to address the City's regional housing growth needs by income level, as illustrated in Table IV-4.¹⁵

¹⁵ Excess site capacity at 30+ units per acre can be utilized to address the shortfall in moderate income sites.

**Table IV-4
Comparison of Regional Growth Need and Residential Sites
City of San Dimas**

Income Group	Total RHNA	Approved Projects and Building Permits Issued (1/2006 – 7/2007)*	Site Inventory Feasible Units Capacity**	Total Unit Capacity
Very Low	162	0	274	274
Low	101	0		
Moderate	107	13	86	99
Above Moderate	255	111	224	335
Total	625	124	584	708

* Includes 13 permits issued since January 1, 2006 and Grove Station Project with 110 units

** Includes vacant and underutilized land (Table IV-1); projects with development agreements; committed assistance to Villa San Dimas; and sites to be rezoned at default densities (Table IV-2).

5. Availability of Infrastructure and Public Services

Incorporated in 1960, San Dimas is a younger community with the necessary infrastructure in place to support future development in the established areas of San Dimas and near the downtown. The utility infrastructure is relatively new with a public service capacity not yet in need of repair or replacement. However, most hillside sites will require the extension of water, sewer, and other utilities, or approval of on-site septic systems.

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

B. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in San Dimas. Due to both the high cost of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. Table IV-7 lists the potential funding sources that are available for housing activities. They are divided into five categories including: federal, state, county, local, and private resources.

The primary source of funds for affordable housing activities in San Dimas is derived from the Redevelopment Agency housing set-aside fund. As required by California Redevelopment Law, the San Dimas Redevelopment Agency sets aside 20 percent of all tax increment revenue generated from the redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate income households. These set-aside funds are placed in a separate Low- and Moderate-Income Housing Fund. Interest earned on money in the Fund, and repayments from loans, advances or grants are returned to the Fund and used to assist other affordable housing projects and programs.

The Agency recently updated the Affordable Housing Component to the AB 1290 Implementation Plan (July 2007). This Plan specifies anticipated annual contributions to the redevelopment set-aside fund of between \$1.13 - \$1.29 million during the 2008-2014 period, for a total contribution of approximately \$7.2 million. In addition, in the beginning of fiscal year 2008/09, the Agency is anticipated to have a set-aside fund balance of approximately \$2.5 million.

**Table IV-5
Financial Resources Available for Housing Activities
City of San Dimas**

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. San Dimas expects to receive approximately \$200,000 in CDBG funds from LACDC on an annual basis during the Housing Element time frame.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services

**Financial Resources Available for Housing Activities
City of San Dimas**

Program Name	Description	Eligible Activities
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles. Approximately 42 San Dimas households currently receive assistance.	<ul style="list-style-type: none"> ▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> ▪ New Construction
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Two funding rounds annually through 2009. Usually coupled with bonds.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services coordination within project
Multi-family Housing Program - Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. Two funding rounds annually through 2009. Can be coupled with either low income housing tax credits or bonds.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services coordination within project

**Financial Resources Available for Housing Activities
City of San Dimas**

Program Name	Description	Eligible Activities
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2011.	<ul style="list-style-type: none"> ▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations. One funding round annually through 2009.	<ul style="list-style-type: none"> ▪ Regulations under development
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing	<ul style="list-style-type: none"> ▪ Regulations pending
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	<ul style="list-style-type: none"> ▪ Regulations pending
CalHFA Residential Development Loan Program	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
CalHFA Homebuyer's Downpayment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance

**Financial Resources Available for Housing Activities
City of San Dimas**

Program Name	Description	Eligible Activities
3. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). One funding round annually.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	<ul style="list-style-type: none"> ▪ First-Time Homebuyer Assistance
4. Local Programs		
Redevelopment Housing Fund	State law requires that 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law. The San Dimas Implementation Plan estimates \$1.1 - \$1.3 million will be contributed to the Low/Mod Housing Fund annually.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates. The bond amount is allocated at the State level and issued at the local level.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Acquisition
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> ▪ New Construction

**Financial Resources Available for Housing Activities
City of San Dimas**

Program Name	Description	Eligible Activities
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> ▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1 st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> ▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The local affiliate, Pomona Valley Habitat for Humanity City, has built or renovated 34 homes for very low income families.

Jamboree Housing Corporation (JHC): JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California as well as the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

Mercy Housing California: Mercy Housing has offices in Los Angeles, San Francisco and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

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

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65% of electricity consumption
- ✓ 30% of greenhouse gas emissions
- ✓ 30% of raw materials use
- ✓ 30% of landfill waste
- ✓ 12% of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also recently required LEED certification for larger commercial and residential developments. For example, the City of Pasadena requires the LEED certified level for commercial construction of 25,000+ square feet and residential buildings with 4+ stories. Other Southland cities that have adopted similar requirements are Calabasas, Santa Monica, Long Beach, and Los Angeles.

However, LEED certification building standards are just one piece of a coordinated green building program. Why would a city adopt a more comprehensive green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

Other efforts by cities related to energy conservation include: providing information regarding energy efficient techniques for rehabilitation; referrals for residents and businesses to energy conservation programs; and local incentives for building green.

The following presents a variety of ways in which San Dimas can promote energy conservation:

- Advertise utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.
- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Allow higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi family buildings.

Global Green, a leader in the green building field, has designed a step-by-step guide for local governments interested in creating a green building program. The steps are outlined as follows:

1. Establish Your Baseline - what are current local policies, ordinances, and environmental programs; identify gaps
2. Analyze Building Trends - what are past trends, planned city and major private projects, and projected growth
3. Review Existing Guidelines - do they fit with local climate, city procedures, local building practice, and address local priorities
4. Conduct Outreach - form city staff team and citizen committee; convene groups; and identify issues and priorities
5. Establish Framework - identify priority sectors; determine phasing; set incentives; and determine administration
6. Implementation - adopt policy; prepare and provide resources and materials; hold workshops and trainings; identify additional staff needs

To further green building goals, residential and mixed-use developments receiving Redevelopment Agency assistance may be required to include sustainable design features to the extent financially feasible, such as:

- Energy and water reduction strategies
- Building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling
- Solid waste reduction technologies
- Storm water mitigation
- Gray water recycling

Southern California Edison Energy Efficiency Programs (www.sce.com)

Southern California Edison (SCE) offers a Multi-Family Energy Efficiency Rebate Program that provides property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. Edison's refrigerator and freezer recycling program provides cash rebates and free pick up of old appliances as an encouragement to residents to replace old appliances with new energy-efficient ones.

The following three programs are offered by Edison to help low income customers reduce energy costs and control their energy use:

- **Energy Management Assistance Program** – Pays for the cost of purchasing and installing energy efficient appliances and equipment
- **California Alternate Rates for Energy (CARE)** - Offers very low income customers a discount of 20% or more off their monthly electric bill. The Family Electric Rate Assistance (FERA) program also offers reduced rates for lower income families.
- **Energy Assistance Fund** - Assists income qualified customers with their electric bill once in a 12 month period

Southern California Gas Company Energy Efficiency Programs (www.socalgas.com)

The Southern California Gas Company offers several energy efficiency programs, including home energy rebates for energy efficient appliances; multi-family rebates for energy saving improvements; and home energy and water efficiency kits. Similar to Edison, several programs are available to assist lower income customers with energy bills:

- **California Alternate Rates for Energy (CARE)** - Offers very low income customers a discount of 20% or more off their monthly gas bill.
- **No-Cost Energy Saving Home Improvements** - Service provides free weatherization for the homes or apartments of lower income families.

- **One-Time Bill Assistance** - Up to \$100 in one-time assistance on the gas bill.
- **Medical Baseline Allowance** - Households with a seriously disabled member, or person with life-threatening illness, may qualify for additional gas at a reduced rate schedule.



V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in San Dimas. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2000 Housing Element (2002) Revision and then presents San Dimas' Housing Plan for the 2008-2014 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

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

The City of San Dimas 2000-2005 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- ✓ New Construction for all income groups
- ✓ Residential Rehabilitation
- ✓ Conservation of Existing Housing

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2008-2014 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

**Table V-1
Review of Accomplishments under 2000 Housing Element**

EXISTING PROGRAMS	
Policy/Program	Accomplishments
<p>1. Housing Code Enforcement and Abatement <u>Action:</u> Provide minimum requirements for the protection, safety, and welfare of the general public through inspections of residential properties. <u>Goal:</u> Conduct 250 inspections over five years (50 annually).</p>	<p><u>Progress:</u> Since 2002, over 250 inspections of potentially substandard residences have been conducted; no substandard structures have been identified. <u>Effectiveness:</u> The City met its annual inspection goal, providing an average of 50 housing inspections per year. <u>Appropriateness:</u> As the City's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing stock. This program will be continued in the updated Housing Element.</p>
<p>2. Rehabilitation Assistance <u>Action:</u> Assist lower income (80% AMI) home owners rehabilitate their homes. <u>Goal:</u> Provide grants (\$3,000) and loans (\$10,000) to upgrade 350 homes over five years (70 annually).</p>	<p><u>Progress:</u> Since 2002, 471 home owners (107 extremely low income, 195 very low income; and 169 low income) have received loans or grants to rehabilitate their homes. <u>Effectiveness:</u> The City exceeded its overall housing rehabilitation goal, providing an average of 78 households with assistance per year. The program is in high demand. The City limits the assistance in order to make the funds go further. However, the City also recognizes that as the housing stock ages, more extensive and costly rehabilitation may be needed. <u>Appropriateness:</u> The Program has been successful in providing funding to preserve the City's aging housing stock. No changes to the basic program are planned, but staff is considering extending funds to households earning moderate incomes. Also, the City has obtained additional funding from the State for more substantial rehabilitation services.</p>
<p>3. Condominium and Mobile Home Park Conversion Ordinance <u>Action:</u> Impose evaluation criteria adopted in 1981 ordinance for conversion of apartments and mobile home parks to condominium ownership units. <u>Goal:</u> Reduce the impact of potential conversion on current residents who may be required to relocate.</p>	<p><u>Progress:</u> No conversions of mobile home parks or condominium conversions have been filed. <u>Effectiveness:</u> Since the City adopted the ordinance, no conversions have been filed. <u>Appropriateness:</u> This ordinance provides noticing requirements to reduce the impact of conversion on the current residents, particularly those of low and moderate income. Implementation of this program will continue.</p>
<p>4. Mobile Home Park Housing <u>Action:</u> Implement State regulations for City review of potential Mobile Home Park closures. Enforce the City's Mobile Home Accord to regulate space rents. <u>Goal:</u> Preserve existing mobile home parks and maintain affordability.</p>	<p><u>Progress:</u> No mobile home park units have been lost, and space rent increases have been regulated, meeting the City's goal of preserving existing mobile home parks. The City renewed the Accord in 2005. The City continues ownership of Charter Oaks Mobile Home Park and maintains affordability for the senior residents. <u>Effectiveness:</u> The City's Mobile Home Accord has been an effective mechanism to stabilize and establish maximum rent charges and provides a fair method for resolving disputes. <u>Appropriateness:</u> This program maintains affordable housing supply, especially for seniors, and remains appropriate to the Housing Element. The City anticipates renewing the current Accord which expires in 2010.</p>

**Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)**

EXISTING PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<p>5. Section 8 Rental Assistance <u>Action:</u> Promote rental assistance through the County Housing Authority Section 8 program. <u>Goal:</u> Preserve 50 existing Section 8 units at Villa San Dimas and promote County Housing Authority's rental subsidy assistance.</p>	<p><u>Progress:</u> 50 units at Villa San Dimas have continued to receive Section 8 rental subsidies on an annual basis. In addition, 42 lower income households in San Dimas receive Section 8 vouchers, including 25 elderly and 17 family households. <u>Effectiveness:</u> The Section 8 program is effective in providing needed rental assistance to lower income households, although limited Section 8 funding restricts the number of residents that can be assisted. Continuation of Section 8 funding for Villa San Dimas after 12/07 is unknown at this time. <u>Appropriateness:</u> The Section 8 program provides decent and safe living conditions to those who may not otherwise be able to afford it and remains appropriate to the Element. The City is currently evaluating preservation options for the 50 units at Villa San Dimas and will break this out as a separate program in the updated Element.</p>
<p>6. Youth Employment Service <u>Action:</u> Assist homeowners who don't qualify under CDBG with the cost of housing maintenance through a youth employment program component. <u>Goal:</u> Program to be initiated July 1, 2001 with goals established at that time.</p>	<p><u>Progress:</u> This program was never implemented. <u>Effectiveness:</u> The Youth Employment Service Program was never implemented due to the costs and lack of appropriate funds. <u>Appropriateness:</u> This program is no longer being considered for implementation.</p>
<p>7. Neighborhood Beautification <u>Action:</u> Continue to provide clean-up and minor repairs in targeted neighborhoods. <u>Goal:</u> Provide targeted clean-up and assist 50 dwelling units over five years.</p>	<p><u>Progress:</u> The program was implemented between 1992-1997 with neighborhood priorities established on an annual basis. The program was not continued between 2000-2005. <u>Effectiveness:</u> In the past, this program provided neighborhood participation, revitalization and strengthened pride of ownership, but was discontinued due to inadequate funding. <u>Appropriateness:</u> As the City's housing stock ages, neighborhood beautification can become an important tool to maintaining the City's housing and neighborhoods. The identification of program funding and target neighborhoods is an appropriate goal for the updated Housing Element.</p>
<p>8. Historic Preservation <u>Action:</u> Implement special guidelines for rehabilitation of historic residences. <u>Goal:</u> Preserve approximately 700 dwelling units and use guidelines for rehabilitation program.</p>	<p><u>Progress:</u> City has adopted and implemented the "San Dimas Design Guidelines - Town Core" affecting approximately 700 dwelling units and all new development in the area. <u>Effectiveness:</u> The guidelines are useful to meet historic criteria for rehabilitation and to ensure that new development fits within the Town Core context. <u>Appropriateness:</u> The Historic Preservation guidelines were adopted and are being implemented. It is no longer necessary to include this as a separate program in the updated Housing Element.</p>

**Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)**

EXISTING PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<p>9. 20% Set-Aside <u>Action:</u> Use redevelopment tax increment housing set-aside funds (20% set-aside) for affordable housing, with a priority for housing rehabilitation and preservation of affordable units. <u>Goal:</u> Allocate funds to City's affordable housing programs.</p>	<p><u>Progress:</u> The Redevelopment Agency has set-aside 20% housing funds since 1996. From 2000-2005, approximately \$3.5 million was deposited into the Affordable Housing Fund. Projects are being considered by the Agency to use the set-aside funds generated. <u>Effectiveness:</u> The Redevelopment Agency has successfully set-aside housing funds. This is a major revenue source to increase the supply of affordable housing and opportunities for lower income households. <u>Appropriateness:</u> Housing Set-Aside funds are San Dimas' primary source of funds to support the variety of affordable housing programs set forth in the Housing Element. These funds have been used for four primary goals: rehabilitation grants and loans; first-time home buyer loans; new development; and to leverage with other housing resources. In the updated Housing Element, the funds will be focused on new development and preservation activities. While these funds are further discussed in the Element's Resources chapter, a separate program is not necessary.</p>
<p>10. Senior Shared Housing, now known as SHARES (Senior Housing Alternatives, Resources, Education and Support) <u>Action:</u> Continue to support senior home sharing and provide referral and case management for additional housing options available to seniors. <u>Goal:</u> Dependent on program demand.</p>	<p><u>Progress:</u> Since August 2002, 3,456 seniors have received assistance, referrals and/or case management services with 138 clients participating in the Shared Housing Program. <u>Effectiveness:</u> The program has been effective in providing a variety of services, including shared housing for 138 seniors. <u>Appropriateness:</u> The program promotes independent living through house sharing along with related services. As more residents age in their own homes, shared housing can provide a unique option for the provider as well as the seeker. This program is appropriate to continue in the updated Housing Element.</p>
NEW PROGRAMS	
Policy/Program	Accomplishments
<p>1. Acquisition and Rehabilitation <u>Action:</u> Expand the City rehabilitation program to include both (1) rehabilitation of rental units and (2) acquisition, rehabilitation, and sale of rental units to income qualified homebuyers. <u>Goal:</u> Rehabilitate 7 dwelling units.</p>	<p><u>Progress:</u> No rental units were rehabilitated. One single family property was purchased for the purpose of rehabilitating and offering as an affordable unit. However, the property was not rehabilitated because of budget constraints and is still owned by the City. <u>Effectiveness:</u> Rehabilitation of rental units has not been a feasible program, since owners have not wanted to restrict their rents as required by the funding. Due to the substantial cost of rehabilitating the single-family property, the City did not pursue the rehabilitation. <u>Appropriateness:</u> Due to limited resources, the City will focus instead on conserving rental units in at-risk projects, establishing a first-time homebuyer program for the Grove Station development, and facilitating development on new mixed-use and higher density housing sites.</p>

Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)

NEW PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<p>2. Parking Standards <u>Action:</u> Modify parking standards for non-elderly affordable housing meeting certain criteria. <u>Goal:</u> Adopt standards by December 2001.</p>	<p><u>Progress:</u> Parking standards in the Creative Growth Zone – Area 3 (Downtown Redevelopment Area) were revised to allow tandem parking and reduce stall sizes for congregate parking. <u>Effectiveness:</u> Modified parking standards positively impacted the East Commercial Street (Grove Station) project. Of the 60 one-bedroom units, 20% will have tandem parking. Parking stall widths were also reduced. <u>Appropriateness:</u> The updated Housing Element includes a program for establishment of Mixed-Use and Higher Density Residential Zones. As part of this program, provisions for modified parking will be included for housing meeting certain development and affordability criteria.</p>
<p>3. Senior Housing Standards <u>Action:</u> Eliminate minimum dwelling unit standards for senior housing. <u>Goal:</u> To be adopted by December 2001.</p>	<p><u>Progress:</u> Implementation of this program is pending based on staff availability. Development of the Monte Vista senior apartments provided practical experience for the City to review senior housing standards. <u>Effectiveness:</u> This program has not yet been implemented, although the City has not received any proposals for development of senior housing. <u>Appropriateness:</u> This program remains appropriate to the updated Housing Element</p>

**Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)**

NEW PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<p>4. Identification of Sites for Affordable Housing <u>Action:</u> Identify one or more sites in the Housing Element to accommodate low to moderate income housing development. <u>Goal:</u> Identify site(s) by December 2001 and designate appropriate zoning by December 2003 for sufficient sites to accommodate at least 16 very low income, 12 low income households, and 18 moderate income households.</p>	<p><u>Progress:</u> The City evaluated the four infill and/or mixed-use sites identified in the Housing Element to accommodate affordable housing. The City rezoned two sites, totaling 5.25 acres, assembled multiple parcels and provided financial assistance to support development of Grove Station a mixed-use project with 9,900 square feet of commercial space and 110 for-sale residential units, including 10 for moderate income households. The other two sites, expansion of the Charter Oaks Mobile Home Park and adaptive reuse of the Johnstone Building to include senior units, were not completed. In 2004, the City analyzed the cost effectiveness of expanding the Charter Oak Mobile Home Park onto an adjacent vacant site. It was determined that the property could yield 10 additional units; however, the development costs of the property were determined to be too excessive to justify acquisition for affordable housing. The land preparation costs were estimated at approximately \$690,000 for grading, retaining walls, sewer, and paving. This amount did not include the cost of land acquisition or the cost of sound attenuation walls adjacent to the freeway (estimated to be at least \$500,000). The owner of the Johnstone Building was not interested in working with the City to renovate the property to provide residential units, though the City was prepared to provide funds for the renovation. <u>Effectiveness:</u> This program was effective with significant development occurring in the downtown area due to the City's rezoning and financial assistance. <u>Appropriateness:</u> A program to provide an updated inventory of sites available for housing remains appropriate for the City and will be included in the updated Housing Element. City incentives to create affordability will continue to be a separate program in the updated Housing Element.</p>
<p>5. Reduce the Cost-Impact of the City's Development Permit Process <u>Action:</u> Provide expedited permit review of affordable housing projects; and subsidize permit fees as needed. <u>Goal:</u> Provide expedited review for all affordable projects; and provide financing as needed.</p>	<p><u>Progress:</u> The City provided priority review to both Monte Vista and Grove Station, both projects with affordable housing. Payment or reduction of fees was not used for any projects. <u>Effectiveness:</u> The priority review was effective. Due to the State's prevailing wage law, reduction of fees will be offered on a project-by project basis. <u>Appropriateness:</u> Both expedited review of affordable housing and reduction of fees are appropriate for the updated Housing Element.</p>

**Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)**

NEW PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<p>6. First-Time Homebuyer Assistance <u>Action:</u> Continue implementation of City's homebuyer programs, including use of Federal, State, and County programs. <u>Goal:</u> Assist 70 homebuyers over 5 years (15 annually).</p>	<p><u>Progress:</u> Since 2002, only one moderate income homebuyer loan has been assisted. <u>Effectiveness:</u> Given the escalation in for-sale housing prices, the high cost of the assistance for a single household made this program ineffective for the City. <u>Appropriateness:</u> The City is designing a homebuyer program to use in conjunction with the new moderate income units at Grove Station. The City will evaluate the cost effectiveness of expanding the program to assist buyers of existing housing.</p>
<p>7. Expansion of Mobile Home Opportunities <u>Action:</u> Acquire property adjacent to Charter Oak Mobile Home Park to expand the Mobile Home Park, if feasible. <u>Goal:</u> Negotiate with owner to acquire site by June 2002. Make 12 additional spaces available by January 2003.</p>	<p><u>Progress:</u> The cost of the Charter Oaks expansion was not warranted to create additional spaces for 10-12 mobile homes. The acquisition price of the land was high (an unwilling seller), especially when added to cost of the necessary site improvements. Development of the site required building a new sound wall adjacent to the freeway (at least \$500,000) and more grading than originally expected. <u>Effectiveness:</u> The City did not implement due to costs and there are no other sites providing similar opportunities for expansion. <u>Appropriateness:</u> The City is no longer considering expansion of the Charter Oak Mobile Home Park.</p>
<p>8. Preserve 50 Low Income Rental Units at Villa San Dimas <u>Action:</u> Work with existing owner or potential buyer to achieve preservation of affordable units. <u>Goal:</u> Maintain affordability of 50 units.</p>	<p><u>Progress:</u> HUD's Section 8 agreement was annually renewed during the Housing Element time period. <u>Effectiveness:</u> HUD's rental assistance must be renewed annually. This brings uncertainty and risk for conversion of the units to market rate. <u>Appropriateness:</u> The Redevelopment Agency has included funding for preservation of Villa San Dimas as part of its 2007 Implementation Plan. It is the City's goal to preserve this at-risk project to avoid loss of affordable housing, and it remains an appropriate program for the Housing Element.</p>
<p>9. Facilitate Infill and Mixed-Use Development in the Downtown Area <u>Action:</u> Offer financial, zoning and regulatory incentives. <u>Goal:</u> Identify opportunities for development of housing with up to 8 very low income and 10 low income households.</p>	<p><u>Progress:</u> The City provided financial, zoning and regulatory incentives for two mixed-use developments, Monte Vista Apartments and Grove Station, in the downtown area. Monte Vista provides 12 senior apartments for 2 very low, 2 low, and 8 moderate income households. Grove Station has a total of 110 for-sale units including 10 units for moderate income households. <u>Effectiveness:</u> Though the City did not achieve the full number and level of affordable units expressed in the goal, each project provides a base for future negotiations of new development. <u>Appropriateness:</u> The creation of new Mixed-Use and Higher Density Zones is appropriate for the updated Housing Element. The City anticipates that development of additional projects in the downtown area will require financial, zoning and regulatory incentives.</p>

**Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)**

NEW PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<p>10. Monitor Application of Design Review Process <u>Action:</u> Monitor design review of affordable housing projects, evaluating potential disproportionate costs and/or delays. <u>Goal:</u> Assure affordable projects are not faced with disproportionate costs or delays in project approvals</p>	<p><u>Progress:</u> This program was applied to the Monte Vista and Grove Station projects. The City and Redevelopment Agency acted as a partner in the Monte Vista and Grove Station projects and considered impacts of all design requirements. <u>Effectiveness:</u> This program was effective in ensuring the City's design review didn't negatively impact production of affordable housing. <u>Appropriateness:</u> This program is appropriate to continue in the updated Housing Element. The City maintains quality design standards and an efficient design review process for all projects where all projects and persons involved are treated equally.</p>
<p>11. Homeless and Transitional Housing Facilities <u>Action:</u> Inventory sites that permit homeless and transitional housing facilities; identify support services and emergency shelters in the area to determine need for local facility. <u>Goal:</u> Complete survey, analysis and rezoning of appropriate sites by June 2003. Identify at least one site each for homeless and transitional housing facilities.</p>	<p><u>Progress:</u> Homeless and Transitional Housing land uses have been determined to fall under "Community care facilities, including resident schools" as a conditionally permitted use in the City's Public/Semi-public zoning designation. The Housing Department provides referrals to area shelters and is involved in the area's Winter Shelter Program. The City provides funds for emergency food distribution and temporary shelter to San Dimas residents through a local non-profit organization. The City participates in the San Gabriel Valley Council of Governments which is working to coordinate a multi-jurisdictional approach to meeting the housing needs of the homeless in the area. The City also participates in the East San Gabriel Valley Consortium on Homelessness. <u>Effectiveness:</u> While the City has in place zoning to accommodate homeless and transitional housing facilities, no shelters were proposed during the planning period. The City has been effective in provision of homeless services and referrals. <u>Appropriateness:</u> The City will implement a program to allow emergency shelters by-right in the PS zone in the upcoming Housing Element. The City will also continue to provide information and referral to meet the needs of homeless individuals and people at-risk of becoming homeless.</p>
ADDITIONAL PROGRAMS	
Policy/Program	Accomplishments
<p>1. CalHome Single Family Owner Occupied Substantial Rehab Loan Program <u>Action:</u> Assist eligible homeowners correct existing code violations, health and safety issues and/or address deferred maintenance on their property with this low interest deferred loan program. <u>Goal:</u> Provide 20-30 loans thru 2010 with loans up to \$40,000.</p>	<p><u>Progress:</u> The City applied for and received funds from the State HCD to establish this new loan program for substantial rehabilitation. The City is currently finalizing program guidelines and loan documents for final review and approval by HCD. <u>Effectiveness:</u> Program start date anticipated FY 2008 <u>Appropriateness:</u> This new program will provide a greater amount of funds per unit to assist lower-income homeowners in complying with Code Enforcement and maintenance of their homes through attractive financing options.</p>

Table V-1
Review of Accomplishments under 2000 Housing Element (cont'd)

ADDITIONAL PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<p>2. Lead-Based Paint/Hazard Assessment Project</p> <p><u>Action:</u> Direct CDBG monies to provide eligible households lead-based paint assessments and assistance to eliminate lead hazards.</p> <p><u>Goal:</u> Provide lead assessments and assistance (up to \$5,000) to 50 homes.</p>	<p><u>Progress:</u> Since 2002, 105 units have had lead-based paint hazards assessed and/or eliminated. This program is operated concurrently with the City's Rehabilitation programs</p> <p><u>Effectiveness:</u> This program has exceeded the projected production standard.</p> <p><u>Appropriateness:</u> This program provides funds to remediate lead hazards and educate the public about lead-based paint hazards. The community has been highly supportive of the program, especially for households with children.</p>

Source: City of San Dimas Planning Department and Redevelopment Department

Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2000, the City of San Dimas has made significant progress in achieving its housing goals. Major accomplishments include the following:

- Providing housing rehabilitation assistance to over 471 lower income homeowners, including 107 extremely low income (under 30% AMI) households.
- Providing Code Enforcement inspections to over 250 residences.
- Renewing the Mobile Home Accord in 2005 which serves to stabilize and establish maximum rent charges and provides a method for resolving disputes for the five mobile home parks in San Dimas, affecting over 900 mobile home units.
- Retaining ownership of the Charter Oaks Mobile Home Park and maintaining affordability for the senior residents.
- Adopting an ordinance requiring special guidelines for both new development and rehabilitation of historic residences in the Town Core.
- Assisting over 3,500 seniors with assistance, referrals, and/or case management services, with 138 participating in the senior Shared Housing Program.
- Modifying parking and set-back standards for non-senior affordable housing, used by the mixed income Grove Station project.
- Facilitating mixed-use development in the downtown area using financial, zoning, and regulatory incentives, resulting in completion of the Monte Vista Senior Apartments, with 12 affordable units, and approval of the Grove Station mixed-use project with 110 for-sale units, including 10 affordable to moderate income households.
- Determining that the Public/Semi-Public zone is appropriate for homeless emergency shelters and transitional housing.
- Provision of funds for emergency food distribution and temporary shelter, and referrals to area shelters.

Table V-2 summarizes the quantified objectives contained in the City's 2000 Housing Element, and compares the City's progress in fulfilling these objectives.

**Table V-2
Summary of Quantified Objectives
2000 Housing Element**

Income Level	New Construction		Rehabilitation		Conservation	
	Goal*	Progress	Goal**	Progress	Goal***	Progress
Very Low	16	2	153	302****	500	500
Low	12	2	104	169	450	450
Moderate	18	11	0		0	
Above Moderate	45	168	0		0	
Totals	91	183	257	471	950	950

* Reflects RHNA

** Reflects rehabilitation to create 7 new affordable units and rehabilitation of 250 existing homes

*** Reflects preservation of mobile home units and 50 assisted units at Villa San Dimas

****Reflects 107 extremely low income (0-30% AMI) and 195 very low income (31-50% AMI) households

As illustrated in Table V-2, the City issued 171 residential building permits and completed the 12 unit Monte Vista senior apartments between January 1998 and December 2005. This was almost double the number of regional housing production needs, or “RHNA” allocation for that period. Of the residential permits issued, 132 were for single-family homes, 36 were for detached condominiums, and 3 were second units (second unit rents are at a level affordable to moderate income households). The detached condominiums are counted as above moderate income units in Table V-2, though some condominiums may be affordable to moderate income households. The Monte Vista Apartments, assisted with redevelopment housing set-aside funds, provide rental units for 2 very low, 2 low and 8 moderate income seniors for a period of 50 years. Given the current housing market, housing affordable to low and moderate income households will not be produced without some level of subsidy and/or development incentive. It is therefore critical for the City’s updated Housing Element to establish financial and regulatory programs to better facilitate the production of housing not provided for in the market.

In terms of housing rehabilitation, the City has provided loan (\$10,000) and grant (\$3,000) assistance to an average of 75 single family owner-occupied households annually, exceeding its annual goals. The City is working with the State Housing and Community Development Department to establish a new loan program with up to \$40,000 per housing unit. The City also began an acquisition/rehabilitation program, acquiring one single family property with the intent of rehabilitating the property and selling it to a first-time homebuyer. However, the City found that the costs to substantially rehabilitate the property were prohibitive and has discontinued the program.

Finally, the City continued its conservation efforts by renewing the Mobile Home Accord which assists residents of over 900 mobile homes in the City by establishing maximum rent charges to residents, and providing a fair method to resolve disputes.

This Accord assists many senior residents of mobile home parks. The City also retained ownership and affordability of one mobile home park with 186 spaces. In addition, the Villa San Dimas project continued to receive federally funded project-based Section 8 rental assistance for 50 units. During the next Housing Element cycle, the City is dedicated to preserve this at-risk project. Preservation of at-risk housing is now eligible for RHNA credit.

B. GOALS AND POLICIES

This section of the Housing Element sets forth the goals and policies the City intends to implement to address San Dimas' housing needs.

EXISTING HOUSING

GOAL 1

Conserve and Improve Existing Housing in San Dimas

POLICIES

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2: Provide rehabilitation and home improvement assistance to lower income households and evaluate increasing assistance amounts and expansion to moderate income households.

Policy 1.3: Undertake comprehensive code enforcement throughout the City and target beautification efforts in older neighborhoods to improve the quality of life and condition of housing within these neighborhoods.

Policy 1.4: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.

Policy 1.5: Encourage retention and affordability of mobile homes and continue to work with mobile home park owners and residents through the Mobile Home Accord.

Policy 1.6: Continue to promote rental assistance opportunities for San Dimas residents.

ADEQUATE HOUSING SITES

GOAL 2

Provide Adequate Housing Sites to Accommodate Regional Housing Needs

POLICIES

Policy 2.1: Facilitate the development of mixed-use and higher density residential projects in appropriate areas by establishing mixed-use and higher density zoning regulations.

Policy 2.2: Continue to encourage design consistent with the General Plan and appropriate to the community context.

Policy 2.3: Maintain an up-to-date inventory of potential sites available for future development and provide the inventory to the development community.

Policy 2.4: Take advantage of existing infrastructure and public improvements to provide additional rental housing by allowing second units in residential neighborhoods

DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING

GOAL 3

Assist in Development and Provision of Affordable Housing

POLICIES

Policy 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy 3.2: Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

Policy 3.3: Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.

Policy 3.4: Consider inclusionary housing as a tool, where feasible, to integrate affordable units within market rate developments.

Policy 3.5: Establish a homebuyer assistance program to assist low to moderate income households.

Policy 3.6: Pursue federal, state and county funding sources as a means to leverage local funds and maximize assistance for affordable housing.

Policy 3.7: Encourage use of sustainable and green building design in new and existing housing.

Policy 3.8: Continue regional conservation efforts including stormwater runoff, and energy and water reduction strategies.

REMOVE CONSTRAINTS

GOAL 4

Remove Governmental Constraints

POLICIES

Policy 4.1: Offer financial and/or regulatory incentives, including density bonuses, where feasible to offset or reduce the costs of developing affordable housing.

Policy 4.2: Evaluate development regulations to reduce limitations to the provision of affordable housing.

Policy 4.3: Review and modify residential standards to better facilitate development of affordable housing.

EQUAL HOUSING

GOAL 5

Provide Equal Housing Opportunity

POLICIES

Policy 5.1: Continue to support fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical disability or other such factors.

Policy 5.2: Continue to promote fair housing services and tenant/landlord mediation to City residents.

Policy 5.3: Support the regional efforts to address the needs of the homeless in San Gabriel Valley.

Policy 5.4: Continue to promote social service delivery to the homeless and at-risk populations. Provide funding to support the services as available.

Policy 5.5: Continue to address the special needs of seniors through provision of shared housing, housing referral, case management, and assistance programs.

Policy 5.6: Continue to address the special needs of persons with disabilities through implementation of the City's reasonable accommodations ordinance.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address San Dimas' identified housing needs, and are implemented through a series of housing programs offered through the Planning Department and Redevelopment Agency. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-3 located at the end of this section specifies the following for each program: 2008-2014 objectives; funding sources; agency responsible for implementation; and policy addressed. Table V-4 provides a numeric summary of these objectives.

EXISTING AFFORDABLE HOUSING

1. Housing Code Enforcement and Abatement: The City has adopted the Uniform Housing Code and will continue its existing program to inspect potentially substandard residences and abate those needing to be brought into code compliance. With two-thirds of the City's housing stock reaching 30 years of age by 2010, code enforcement will become even more integral to the maintenance of the housing stock.

2008-2014 Objective: Conduct 50 inspections of potentially substandard residences annually to provide minimum requirements for the protection, safety, and welfare of the general public. Inform violators of available rehabilitation assistance to correct code deficiencies.

2. Neighborhood Beautification: During the 1990s, the City provided neighborhood clean-up along with funds for minor housing repairs within targeted neighborhoods. The program provides an effective tool to stimulate neighborhood participation and revitalization, and will be re-initiated in certain neighborhoods with older housing stock, as surveyed in 2001.

2008-2014 Objective: Re-establish the Neighborhood Beautification program in areas with older housing stock, and coordinate the program with Code Enforcement and Housing Rehabilitation.

3. Single-Family Rehabilitation: The City's current CDBG funded Single-Family Rehabilitation Program provides for \$3,000 grants and \$10,000 deferred loans to lower income households. The program is closely coordinated with Code Enforcement efforts, and also provides for energy efficiency improvements. The City is also considering extending rehabilitation assistance to moderate income households using Redevelopment Set-Aside.

2008-2014 Objective: Assist 70 lower income households with grants and loans on an annual basis, with a projected income mix of half very low and half low income households, for a total assistance goal of 420 households. Assess the use of funds to assist moderate income households with rehabilitation.

4. Single-Family Substantial Rehabilitation: The City is initiating a new substantial rehabilitation program funded by CalHome funds. This program will provide rehabilitation loans of up to \$40,000 for lower income single-family homeowners. As the City's housing stock ages, many homes will require repair or replacement of primary systems such as electrical, plumbing, heating and air conditioning, and roofing, exceeding the loan limits under the City's current rehabilitation program.

2008-2014 Objective: Assist 20 lower income households (from 2008-2010) through the CalHome substantial rehabilitation program. Evaluate the potential for continuation of this program beyond 2010.

5. Lead-Based Paint Hazard Assessment and Abatement: The City provides funds for the assessment and abatement of lead-based paint hazards for lower income eligible households. The \$5,000 grant is primarily used in conjunction with the City's single family rehabilitation program when testing indicates the need for abatement. Eligible households can also apply for lead-based paint hazard assessment and abatement separately from the rehabilitation program, though this is less likely to occur.

2008-2014 Objective: Assist 10 lower income households annually to assess and abate lead-based paint hazards.

6. Mobile Home Park Preservation and Affordability: The City has over 900 mobile home units within five mobile home parks and has been concerned about retaining affordability of the park space rents. The City purchased one park, Charter Oaks Mobile Home Park, with 186 spaces for seniors, in 1998. The City established a new space rental credit program in April 2008, providing greater affordability for lower income residents of Charter Oaks Mobile Home Park. The City also created a Mobile Home Accord with the owners of five mobile home parks in 2000, establishing maximum rent charges and providing a fair method for resolving disputes. The current Accord, executed in 2005, is set to expire in 2010. In addition, the City has adopted an ordinance affecting the conversion of both mobile home parks and apartments to condominium ownership units. The ordinance establishes specific noticing requirements to reduce the impact of conversion on current residents, particularly those of low and moderate income.

2008-2014 Objective: Retain affordability of the Charter Oaks Mobile Home Park; continue the new space rental credit program at Charter Oaks Mobile Home Park assisting at least 5 lower income residents annually; and evaluate effectiveness of the program annually. Renew the Mobile Home Accord to provide stability in space rents. Continue to implement the conversion ordinance to provide tenant protections.

7. Preservation of Villa San Dimas – Committed Assistance: The City/Agency, as detailed in the Resources chapter of the Element, has committed financial assistance for the acquisition and/or rehabilitation of Villa San Dimas in FY 2009/2010. The City will work with agencies interested in purchasing and rehabilitating Villa San Dimas. The City's assistance will be leveraged with outside sources. This assistance will require affordability and occupancy restrictions on the 50 very low income family units for a minimum of 40 years. The City's committed assistance is structured to allow the City to receive RHNA credit for 25 percent of its very low income RHNA needs or 40 units.

A second at risk development, Voorhis Village (65 units), is operated as a non-profit cooperative with a total of 21 units receiving project-based Section 8. The owners have not indicated an interest in prepaying the HUD loan at this time. However, the City will continue to monitor Voorhis Village and contact the property owners within one year of affordability expiration dates to discuss the City's desire to preserve the units as affordable housing.

2008-2014 Objective: By March 2010, work with priority purchasers and enter into a legally enforceable agreement for up to \$2 million in committed assistance to preserve the 50 very low income units at-risk of conversion at Villa San Dimas. Report to HCD on the status of preservation no later than July 1, 2010, and to the extent an agreement is not in place, amend the Housing Element as necessary to identify additional sites. Contact the owners of Voorhis Village to initiate discussions regarding the City's desire to preserve as long term affordable housing by 2011

8. Section 8 Rental Assistance: The City will continue to advertise opportunities for residents to participate in Housing Authority of the County of Los Angeles' (HACoLA) Section 8 rental assistance program. This program provides rental subsidies to very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. This program assists extremely low and very low income households.

2008-2014 Objective: Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents; encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program.

PROVISION OF ADEQUATE SITES

9. Rezoning to Accommodate Higher Densities and Mixed Use: The City will rezone vacant and underutilized sites to facilitate the development of affordable and mixed income housing at 30 units per acre. The City has identified at least 19.2 acres to be rezoned, of which at least 7.8 acres will be designated as exclusively residential use.

Residential sites to be rezoned will be selected from sites listed in the Sites for Rezoning parcel listing (Appendix A), will be suitable for residential use, have the capacity for at least 16 units on site, and will be available for development in the planning period where water and sewer services can be provided. These sites will provide the opportunity to develop at least 234 units at a density of at least 30 units per acre, providing suitable sites for development of housing affordable to lower income households.

The new Mixed-Use zone will provide for the development of commercial and higher density residential uses (up to 30 units per acre) in the downtown, encouraging economically and environmentally sustainable projects. The new Multiple-Family (30) zone will implement a new Very High Density Residential land use designation and will set forth development standards which allow achievement of at least 30 units per acre. Residential development within these two zones will be permitted by right, but will undergo Design Plan Review to ensure development quality and compatibility. Both zones will provide modified parking standards for residential development.

The City is reviewing the existing downtown zoning, and as a part of that process, the City will provide zoning to accommodate at least 30 units at a density of 30 units per acre. These units are intended to meet the City's moderate income housing development need. The revision will take the form of either a new downtown specific plan or an amendment to the existing Creative Growth zone and will include the expansion of multi-family residential uses above commercial and office uses to guarantee consistency with the Housing Element. Work is scheduled to begin on this project in 2008.

As part of this rezoning effort, the City will also review the existing Noise Ordinance to determine appropriate standards. The City will make any revisions necessary to allow development of sites necessary to meet the City's regional housing need.

2008-2014 Objective: Rezone at least 7.8 acres to accommodate 234 lower income housing units at a minimum density of 30 units per acre; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; revise the downtown zoning to accommodate at least 30 moderate income housing units; and review the existing Noise Ordinance to ensure consistency. Complete rezoning by June 2009.

10. Residential and Mixed-Use Sites Inventory: As part of this Housing Element update, the City performed a parcel-specific vacant sites analysis. In addition, the City has identified key development opportunity sites for rezoning to higher density residential and mixed-use. Developers have expressed interest in developing on several of these sites with the City's support. An inventory of suitable residential sites provides essential information about the City's interest to developers.

2008-2014 Objective: Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives.

11 Second Units: A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units provide housing for either persons related to the primary resident on the property or to those that qualify in the categories of low or very low income households.

Chapter 18.38 of the City's Zoning Code allows second units by right on single and multi-family zoned properties improved with a single family dwelling with a minimum lot size of 10,000 square feet. The maximum size of the second unit is 500 square feet if attached to the single family dwelling; 600 square feet on properties sized 10,000-20,000 square feet; 700 square feet on properties sized 20,001 square feet to one acre; and 850 square feet on properties over one acre in size. Second units shall not exceed two bedrooms. One additional off-street covered parking space is required for the second unit, with an additional uncovered parking space required for the second bedroom.

2008-2014 Objective: Continue implementation of the City's second unit ordinance.

ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING

12. Facilitate Infill and Mixed-Use Development: The City and its Redevelopment Agency play an important role in the provision of quality, affordable housing through land assembly and write-downs; direct financial assistance; and regulatory incentives (density bonus and other development incentives).

The Redevelopment Agency entered an agreement in 2005 with William Fox Homes to develop Grove Station, a mixed-use project on a 5.25 acre site. The project will include a commercial component with 9,900 square feet and a residential component with 110 for-sale units, of which 10 will be affordable to moderate income households. Development of Grove Station required changes in land use, zoning and development standards, in addition to the financial assistance provided. With the planned designation of several sites for higher density and mixed-use housing in the greater Downtown, the City and its Redevelopment Agency will play an active role in facilitating their development.

2008-2014 Objective: Provide regulatory and financial assistance, where feasible, for the development of affordable housing, with an emphasis on housing in the redevelopment area. Provide project by project financial analysis to guarantee appropriate use of funds.

13 Inclusionary Housing: Pursuant to Redevelopment law, all housing projects within Redevelopment Project Areas generate a 15 percent low and moderate income inclusionary housing requirement. Of the 15 percent, 40 percent (or 6% of the total units) must be affordable to very low income households. The City expects that, as sites are zoned to allow mixed-use and higher densities, developers may request funds from the Agency in order to provide affordable housing on-site. In exchange for providing increased densities through the new Mixed-Use and Higher Density Residential Zones, the City is considering imposing an additional 5 percent inclusionary requirement on all housing developments within the Redevelopment Project Areas.

2008-2014 Objective: Evaluate the economic impacts of implementing a 20 percent inclusionary requirement within the Redevelopment Project Areas. To the extent the increased inclusionary obligation is not anticipated to deter development, implement as Redevelopment Agency policy.

14. Homebuyer Assistance: The City previously implemented a homebuyer program to assist new buyers acquire existing housing in the City. However, due to the increasing cost of single-family homes in the area, the program faltered during the last five years. The City is providing funds for the 10 moderate income homebuyers in the Grove Station development and is currently designing the program for those acquisitions. The City intends to assess the potential use of similar assistance for the acquisition of existing housing.

2008-2014 Objective: Provide homebuyer assistance to 10 moderate income buyers in the Grove Station project. Assess the use of funds for a similar program to assist homebuyers purchase existing housing in the City.

15. Energy Conservation through Green Building: The City is concerned about the continued availability of all resources for the development of affordable housing. One opportunity for energy conservation, as required by Government Code Section 65583(a)(7), is encouraging “green buildings” which are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency and lessen a building’s overall environmental impact.

To further green building goals, residential and mixed-use developments receiving Redevelopment Agency assistance will be encouraged to include sustainable design features to the extent financially feasible, such as:

- Energy and water reduction strategies
- Building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling
- Solid waste reduction technologies
- Storm water mitigation

2008-2014 Objective: Develop education materials on green building and provide to homeowners and builders in San Dimas. Consider implementing requirements for green building design in Agency-assisted new construction.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

16. Reduce the Cost-Impact of the City's Development Permit Process: The City collects various fees from development to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rata share system, they often contribute to the cost of housing and constrain the development of lower priced units. The reduction, deferral or waiver of City fees can lower residential construction costs.

The City's Development Services Department may provide planning fee reductions, deferrals or waivers for affordable housing developments. Fee reduction is decided on a project by project basis and is not automatically provided to all affordable housing projects.

The City has provided expedited review to affordable housing projects and will continue this practice.

2008-2014 Objective: Continue provision of planning fee reductions, deferrals or waivers for affordable housing projects. Continue provision of expedited review for affordable housing projects.

17. Zoning Ordinance Revision: As part of the Housing Element's Governmental Constraints analysis, a revision to the San Dimas Zoning Code was identified as appropriate to better facilitate the provision of a emergency shelters in the City. The revised code will identify emergency shelters as a permitted use in the Public/Semi-Public Zone, consistent with SB 2 (Government Code Section 65583(a)(4)(A)).

While the City's zoning ordinance currently provides for emergency shelters within the Public/Semi-Public zone subject to a Conditional Use Permit (CUP), SB 2 now requires the ability to site an emergency shelter without a CUP. Therefore, the City will revise the Zoning Code with specific written, objective standards for emergency shelters as permitted under SB 2:

- The maximum number of beds/persons permitted to be served nightly;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size/location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;

- Security during hours that the emergency shelter is in operation.

2008-2014 Objective: Amend the zoning ordinance by June 2009 to provide for emergency homeless shelters assisting extremely low income households as a permitted use in the Public/Semi-Public zone. Develop objective standards to regulate emergency shelters as provided for under SB 2.

18. Senior Housing Standards: The City established development standards for senior housing set forth in Chapter 18.151 of the City's Zoning Ordinance. The City will eliminate minimum dwelling unit standards for senior housing. Other development standards will also be analyzed and revised or eliminated as needed to better facilitate senior housing development.

2008-2014 Objective: Amend the zoning ordinance to modify or eliminate development standards for senior housing. This program will assist very low, low and moderate income senior households.

19. Multiple-Family Development Standards: The City will review all standards for multi-family development and modify standards to better facilitate development. The Multiple-Family (MF) zone dates back to the 1960's with very few revisions occurring through the years. The City will analyze the entire Code section and make necessary revisions and modifications to MF zone in an attempt to make it more current.

2008-2014 Objective: Amend the zoning ordinance to modify development standards for multi-family housing.

20. Monitor Application of Design Review Process: The City maintains quality design standards and an efficient design review process for all projects where all projects and persons involved are treated equally. As with all City processes, the City constantly self evaluates the impacts and benefits of this process. For affordable housing projects, the City assesses any disproportionate costs and/or delays caused by the design review process.

2008-2014 Objective: Continue evaluation of the impact of the City's design review procedures on affordable housing, and modify as appropriate.

EQUAL HOUSING OPPORTUNITY

21. Fair Housing: The City promotes fair housing and refers residents to various agencies that provide the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

2008-2014 Objective: Continue to promote fair housing practices, referring residents to agencies providing fair housing services. This program primarily assists lower income households.

22. Senior Housing Alternatives, Resources, Education and Support (SHARES): The City has expanded the Shared Housing Program to include assistance, referrals and/or case management services to seniors. As the City's population ages, the SHARES program is becoming more important. Shared housing opportunities promote independent living for both the provider and the seeker. Sharing a home provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both.

2008-2014 Objective: Continue to implement the SHARES program, encompassing both services and roommate matching for seniors. Assist 600 seniors annually, with at least 50 participants at any time in the shared housing program. This program assists lower income households.

23. Accessible Housing: The City adopted an ordinance in 2005 related to the granting of reasonable accommodations to disabled individuals. This ordinance establishes the process for requesting and granting reasonable accommodations for residential and non-residential buildings in the City.

2008-2014 Objective: Continue to implement the Reasonable Accommodations ordinance. Periodically analyze the City's process to determine any constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove those constraints.

24. Homeless Assistance: The City is participating in the Homelessness and Homeless Services Study sponsored by the San Gabriel Valley Council of Governments. The goal of this regional study is to coordinate the efforts of local jurisdictions to assist the homeless and work together to provide services as appropriate. The study will assess the number of homeless in the area and the services available, and provide recommendations for future efforts to address the needs of the homeless. The City also participates in the East San Gabriel Valley Consortium on Homelessness, a group of

stakeholders involved in the provision of services to the homeless in the East San Gabriel Valley.

In addition, the City provides funds to a local non-profit group offering services to the area's homeless and at-risk population. The City also promotes and makes referrals to various services agencies in the area.

2008-2014 Objective: Continue participation in the San Gabriel Valley Council of Government's efforts to address the needs of the extremely low income homeless in the area. Continue allocation of funds for social services aiding the homeless.

**Table V-3
Housing Program Summary
2008-2014**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EXISTING AFFORDABLE HOUSING						
1. Housing Code Enforcement and Abatement	Bring all housing into code compliance.	Conduct 50 inspections annually.	General Revenue	Building and Safety; Code Enforcement	2008-2014	1.1; 1.3
2. Neighborhood Beautification	Improve quality of life and housing conditions in neighborhoods with older housing stock	Conduct improvement activities within targeted areas.	RDA Set-Aside	Redevelopment Agency; Housing	2008-2014	1.1; 1.3
3. Single-Family Rehabilitation	Provide financial assistance to very low and low income home owners for home repairs.	Assist 70 households annually, or 420 over the 2008-2014 period.	CDBG; RDA Set-Aside	Redevelopment Agency; Housing	2008-2014	1.2
4. Single-Family Owner-Occupied Substantial Rehabilitation	Provide financial assistance to low income households for substantial home repairs.	Assist 20 households between 2008 and 2010.	CalHome	Redevelopment Agency; Housing	2008-2010	1.2
5. Lead-Based Paint Hazard Assessment and Abatement	Provide financial assistance to low income households for assessment and abatement.	Assist 10 homes annually or 60 homes over the 2008-2014 period.	CDBG	Redevelopment Agency; Housing	2008-2014	1.2
6. Mobile Home Park Preservation and Affordability	Preserve mobile home parks and retain rent affordability for lower income households.	Renew the Mobile Home Accord; continue affordability of Charter Oaks Mobile Home Park; and continue new space rent credit program for Charter Oaks at least 5 lower income residents annually.	Department Budget	Redevelopment Agency; Housing	2008-2014; Renew Accord by December 2010 Evaluate space rent credit program annually.	1.5

**Table V-3
Housing Program Summary
2008-2014 (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EXISTING AFFORDABLE HOUSING (cont'd)						
7. Preservation of Assisted Rental Housing	Preserve the existing housing stock affordable to very low income households at-risk of conversion to market rents.	Commit funding to preserve Villa San Dimas. Initiate discussions with Voorhis Village.	RDA Set-Aside; Section 8	Redevelopment Agency: Housing	Commit funds to Villa San Dimas by March 2010 Contact Voorhis Village by 2011	1.4
8. Section 8 Rental Assistance	Provide rental assistance to very low income households.	Continue participation and coordination with HACoLA; encourage landlords to register units; advertise program to residents.	HUD Section 8	HACoLA	2008-2014	1.6
PROVISION OF ADEQUATE SITES						
9. Rezoning to Accommodate Higher Density Residential and Mixed-Use	Create additional opportunities for mixed-use and higher density residential development, providing sites at 16 units per acre for moderate income housing development and sites at 30 units per acre for lower income housing development.	Rezone at least 7.8 acres at 30 units/acre to accommodate 234 units; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; revise the downtown zoning to accommodate at least 30 moderate income housing units; and review the existing Noise Ordinance to ensure consistency.	Department Budget	Planning Department	Complete rezoning by June 2009.	2.1; 2.2

**Table V-3
Housing Program Summary
2008-2014 (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
PROVISION OF ADEQUATE SITES (cont'd)						
10. Residential and Mixed-Use Sites Inventory	Identify sufficient sites for housing to meet RHNA for all income levels.	Maintain current inventory of sites, and provide to developers along with information on incentives.	Department Budget	Planning Department	2008-2014	2.3
11. Second Units	Provide additional sites for rental housing within existing neighborhoods assisting moderate income households.	Continue to implement City's ordinance to accommodate second units.	Department Budget	Planning Department	2008-2014	2.4
ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING						
12. Facilitate Infill and Mixed-Use Development	Provide financial and regulatory assistance in support of very low, low and moderate income housing.	Assist in development of 110 new affordable units.	RDA Set-Aside	Redevelopment Agency; Planning Department	2008-2014	3.1; 3.2; 3.3; 3.6
13. Inclusionary Housing	Provide additional affordable housing in new residential developments for very low, low and moderate income households.	Evaluate economic impacts of implementing a 20% inclusionary requirement for multiple-family residential development in redevelopment project areas.	Department Budget	Redevelopment Agency; Planning Department	June 2009	3.4

**Table V-3
Housing Program Summary
2008-2014 (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING (cont'd)						
14. Homebuyer Assistance	Provide assistance to moderate income households purchasing at Grove Station; evaluate provision of funds to buyers of existing housing in the City.	Develop homebuyer program for 10 Grove Station units; expand the program to purchasers of existing housing.	RDA Set-Aside	Redevelopment Agency: Housing	2008-2014; Develop guidelines by 2008.	3.5; 3.6
REMOVAL OF GOVERNMENTAL CONSTRAINTS						
15. Green Building	Promote energy conservation and sustainable design in new and existing development	Adopt Citywide Green Building program. Require in Agency-assisted projects.	Department Budgets	Planning Department; Redevelopment Agency	2008-2014 Adopt Green Building Program in 2008/09.	3.7; 3.8
16. Reduce the Cost-Impact of the City's Development Permit Process	Provide fee reduction, deferral or waiver to reduce cost of providing affordable housing. Provide expedited process to affordable housing projects	Evaluate affordable projects to assess applicability of fee reduction, deferral or waiver. Continue to provide expedited review process to affordable housing projects	Department Budget	Planning Department	2008-2014	4.1; 4.2

**Table V-3
Housing Program Summary
2008-2014 (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
REMOVAL OF GOVERNMENTAL CONSTRAINTS (cont'd)						
17. Zoning Ordinance Revision	Provide appropriate zoning to facilitate the provision of emergency shelters for extremely low income homeless.	Amend the Zoning Code to allow emergency shelters as a permitted use in the P/SP zones subject to reasonable development standards.	Department Budget	Planning Department	June 2009	4.2
18. Revise Senior Housing Standards	Review and modify senior housing development standards.	Amend the Zoning Code as necessary.	Department Budget	Planning Department	June 2010	4.2; 4.3
19. Revise Multi-Family Development Standards	Review and modify multi-family housing development standards if necessary.	Amend the Zoning Code as necessary	Department Budget	Planning Department	June 2010	4.2; 4.3
20. Monitor Application of Design Review Process	Evaluate potential negative impact of the design review process on affordable housing projects.	Review on a project-by-project basis	Department Budget	Planning Department; Redevelopment Agency	2008-2014	4.2
EQUAL HOUSING OPPORTUNITY						
21. Fair Housing	Promote fair housing practices, assisting lower income households.	Continue referrals to various fair housing agencies; provide fair housing materials to residents.	CDBG; RDA Set-Aside	Redevelopment Agency; Housing	2008-2014	5.1; 5.2

**Table V-3
Housing Program Summary
2008-2014 (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EQUAL HOUSING OPPORTUNITY (cont'd)						
22. Senior Housing Alternatives, Resources, Education and Support (SHARES)	Provide specialized housing services to seniors, including home sharing, assisting lower income households.	Serve 600 seniors annually, including 50 home sharing participants.	CDBG; RDA Set-Aside	Redevelopment Agency	2008-2014	5.5
23. Accessible Housing	Provide accessible housing to persons with disabilities.	Continue implementation of reasonable accommodations ordinance; continue to review ordinances for constraints to accessible housing.	CDBG; RDA Set-Aside	Redevelopment Agency; Housing; Planning Department	2008-2014	5.6
24. Homeless Assistance	Coordinate efforts with other San Gabriel Valley cities to assist the extremely low income homeless	Continue participation in SGVCOG Homeless Study; and allocate funds to homeless service providers.	Department Budget; General Fund	Planning Department; Redevelopment Agency; Housing	2008-2014	5.3; 5.4

**Table V-4
Summary of Quantified Objectives**

Income Level	New Construction*	Rehabilitation	Conservation**
	Goal	Goal	Goal
Very Low	162	220	475
Low	101	220	475
Moderate	107	0	0
Above Moderate	255	0	0
Totals	625	440	950

* Reflects RHNA

** Reflects preservation of 50 assisted units at Villa San Dimas, and 900 mobile home park units



APPENDIX A

RESIDENTIAL SITES INVENTORY

**Vacant Residential Sites Table
Sites for Rezoning Table**

Available Residential Property

<u>APN #</u>	<u>Site Address</u>	<u>Existing Gen Plan</u>	<u>Existing Zoning</u>	<u>Property Size Acres</u>	<u>Number of New Units</u>	<u>Status</u>
Single Family - Very Low						
8385020041	S. Valley Center	Single Family-Very Low	SFA-16000	0.4	1	Vacant
8385020042	S. Valley Center	Single Family-Very Low	SFA-16000	0.4	1	Vacant
8385020043	S. Valley Center	Single Family-Very Low	SFA-16000	0.5	1	Vacant
8392015020	Chaparral- Cody	Single Family-Very Low	SFA-16000	0.5	1	Vacant
8392015041	W. Gladstone	Single Family-Very Low	SFA-16000	0.9	1	Vacant
8661017011	Cherokee Ct.	Single Family-Very Low	SFA-16000	1.0	2	Vacant
8392018013	613 W. Ghent	Single Family-Very Low	SFA-16000	0.8	1	Vacant
8665005006	1400 N. Shilmar	Single Family-Very Low	SFA-20000	1.1	1	Vacant
8448038032	1514 Calle Cristina	Single Family-Very Low	SP-11	2.2	1	Vacant
8448038035	1532 Calle Cristina	Single Family-Very Low	SP-11	1.4	1	Vacant
8448038040	Calle Cristina	Single Family-Very Low	SP-11	3.0	1	Vacant
8448038045	Paseo Lucinda	Single Family-Very Low	SP-11	1.0	1	Vacant
8448038047	1609 Calle Cristina	Single Family-Very Low	SP-11	0.9	1	Vacant
8448038051	Calle Cristina	Single Family-Very Low	SP-11	1.0	1	Vacant
8448038053	1551 Calle Cristina	Single Family-Very Low	SP-11	1.8	1	Vacant
8448056015	1049 Via Romales	Single Family-Very Low	SP12	1.0	1	Vacant
8448056002	1042 Via Romales	Single Family-Very Low	SP-12	0.7	1	Vacant
8448056006	1018 Via Romales	Single Family-Very Low	SP-12	1.2	1	Vacant
8448056014	1043 Via Romales	Single Family-Very Low	SP-12	1.9	1	Vacant
8386005050	526 Gladstone	Single Family-Very Low	SP-3	4.0	3	One house
8386001077	330 W. Gladstone	Single Family-Very Low	SP-3	2.4	1	Vacant
8386050064	619 W. Gladstone	Single Family-Very Low	SP-3	0.5	1	Vacant
8386050067	607 W. Gladstone	Single Family-Very Low	SP-3	0.4	1	Vacant
8448031023	Calle Canela	Single Family-Very Low	SP-5	1.2	1	Vacant
8448031022	Calle Canela	Single Family-Very Low	SP-5	1.4	1	Vacant
8448031024	Calle Canela	Single Family-Very Low	SP-5	1.5	1	Vacant
8448031025	Calle Canela	Single Family-Very Low	SP-5	1.0	1	Vacant
8448031039	210 Calle Colorado	Single Family-Very Low	SP-5	0.6	1	Vacant
8448031040	121 Calle Colorado	Single Family-Very Low	SP-5	0.4	1	Vacant
8448031063	108 Calle Colorado	Single Family-Very Low	SP-5	1.1	1	Vacant
8382017004	Puddingstone	Single Family-Very Low	SP-8	1.2	1	Vacant
8382017009	Puddingstone	Single Family-Very Low	SP-8	1.1	1	Vacant
8382017011	Puddingstone	Single Family-Very Low	SP-8	1.1	1	Vacant
8382017018	Puddingstone	Single Family-Very Low	SP-8	0.9	1	Vacant

Available Residential Property

<u>APN #</u>	<u>Site Address</u>	<u>Existing Gen Plan</u>	<u>Existing Zoning</u>	<u>Property Size Acres</u>	<u>Number of New Units</u>	<u>Status</u>
8382017019	Puddingstone	Single Family-Very Low	SP-8	1.0	1	Vacant
8382017024	Puddingstone	Single Family-Very Low	SP-8	0.9	1	Vacant
8382017025	Puddingstone	Single Family-Very Low	SP-8	2.0	1	Vacant
8382018011	Puddingstone	Single Family-Very Low	SP-8	1.0	1	Vacant
8382018040	Rebecca	Single Family-Very Low	SP-8	1.2	1	Vacant
8382018041	Rebecca	Single Family-Very Low	SP-8	0.9	1	Vacant
				47.1	43	43.1 acres vacant; 4 acres underutilized

SITES FOR REZONING

<u>APN #</u>	<u>Site Address</u>	<u>Existing Gen Plan</u>	<u>Existing Zoning</u>	<u>Property Size Acres</u>	<u>Number of New Units</u>	<u>Status</u>	<u>Comments</u>
Bonita School District Office							
1	8390012900 115 W. Allen Ave.	Commercial	PS	7.43	75	Offices, Bus Yard, District Kitchen	2.5 acres @ 30 units/acre
Site East of Grove Station, West of Walnut, North of Arrow Highway, South of Railroad							
2	8390018023	Downtown Mixed Use	CG-3	0.51		Gas Station	
3	8390018040	Commercial	M-1	1.97		Industrial Bldgs.	
4	8390018048	Commercial	M-1	2.16		Self Storage	
5	8390018045	Commercial	M-1	0.90		Industrial Bldgs.	
6	8390018046	Commercial	M-1	0.95		Industrial Bldgs.	
7	8390018800	Commercial	M-1	0.12		Utility Bldg.	
8	8390018028	Industrial	M-1	0.83		Kenel	
9	8390018036-037	Industrial	M-1	2.19		Office Bldg.	
10	8390018907-909	Public/Semi-Public	M-1	2.18		City Yard	
				11.81	120		4 acres @ 30 units/acre
Gladstone Site							
11	8386023039&043 Gladstone St (south side)	Single Family - Low	SF-7500	1.3	39	Vacant	1.3 acres @ 20 units/acre
Canyon Center Site							
12	83913010-0120 Canyon Center	Special Plan	CN	8.5	48	Vacant Shopping Center	1.6 acres @ 30 units/acre
Downtown Sites - Residential over Commercial @ 30 units/acre							
13	Various Sites - need the APNs Downtown Area	Commercial	CG-2 & CG-3		30	Vacant, Underutilized & Commercial	Residential @ 30 units/acre



APPENDIX B

PUBLIC PARTICIPATION

Public Hearing Notices

Housing Element Notification List

San Dimas Survey Instrument and Results

County Survey Instrument and Results

(Space below for use of County Clerk only)



**CITY OF SAN DIMAS
PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARING ON
2008 HOUSING ELEMENT OF THE
GENERAL PLAN**

SUBJECT: General Plan Amendment 08-01
LOCATION: The Housing Element has
City-wide impact.
REQUEST: Consider Draft 2008 Housing
Element
ENVIRONMENTAL: Pending Proposed
Negative Declaration
APPLICANT: City of San Dimas
PUBLIC HEARING LOCATION:
City Hall Council Chambers
245 E. Bonita Avenue
San Dimas, California 91773

HEARING DATE AND TIME: February 6,
2008 at 7:00 P.M.

Cities in California are required to regularly
amend the Housing Element of the General
Plan. The City of San Dimas has developed
a draft Housing Element for consideration
that contains an analysis of existing housing
stock and programs; the document also
recommends new goals, objectives and
programs that provide for housing
opportunities for all economic groups for the
planning period from 2008 to 2014. The
proposed housing element provides
recommendations to ensure local compliance
with applicable State Laws and regulations
related to housing.

A copy of the Draft Housing Element is on
file in the Planning Division at City Hall and
is also available at the San Dimas Library
and on-line at cityofсандимас.com. If you
would like more information about the
proposed project prior to the public hearing,
please contact the Planning Division at
909/394-6250 and request information about
this project.

The City is requesting your participation in
this public hearing process. If you are
unable or do not desire to attend, you also
have the opportunity to submit written
comments in favor of or in opposition to this
project. Correspondence should be addressed
to the City of San Dimas, Planning Division,
245 East Bonita Avenue, San Dimas, CA
91773.

If you challenge the action taken on this
project in court, you may be limited to
raising only those issues you or someone
else raised at the public hearing described
in this notice, or in written correspondence
delivered to the Planning Division at, or
prior to, this public hearing.

Published: January 21, 2008 #96485

**PROOF OF PUBL
(2015.5 C.**

STATE OF CALIFORNIA

County of Los Angeles

I am a citizen of the United States, I am over the
age of eighteen years, and not a party to or
interested in the above-entitled matter. I am the
principal clerk of the printer of INLAND VALLEY
DAILY BULLETIN, a newspaper of general
circulation printed and published daily for the City
of Pomona, County of Los Angeles, and which
newspaper has been adjudged a newspaper of
general circulation by the Superior Court of the
County of Los Angeles, State of California, on the
date of June 15, 1945, Decree No. Pomo C-606.
The notice, of which the annexed is a true printed
copy, has been published in each regular and entire
issue of said newspaper and not in any supplement
thereof on the following dates, to wit:

1/21/08

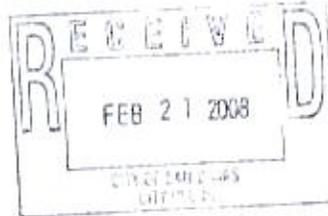
I declare under penalty of perjury that the
foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 21 day of JANUARY, 20 08

signature

**INLAND VALLEY
DAILY BULLETIN**
(formerly the Progress Bulletin)

2041 E. 4th Street
Ontario, CA 91764



PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily for the City of Pomona, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of June 15, 1945, Decree No. Pomo C-606. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

2/15/08

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co., California
this 15 day of FEBRUARY, 20 08

signature

**CITY OF SAN DIMAS
CITY COUNCIL
NOTICE OF PUBLIC HEARING ON
2008 HOUSING ELEMENT OF
THE GENERAL PLAN**

SUBJECT: General Plan Amendment 08-01
LOCATION: The Housing Element has City-wide impact.
REQUEST: Consider Draft 2008 Housing Element
ENVIRONMENTAL: Pending Proposed Negative Declaration
APPLICANT: City of San Dimas
PUBLIC HEARING LOCATION:
City Hall Council Chambers
245 E. Bonita Avenue
San Dimas, California 91773

HEARING DATE AND TIME: Tuesday,
February 26, 2008 at 7:00 P.M.

Cities in California are required to regularly amend the Housing Element of the General Plan. The City of San Dimas has developed a draft Housing Element for consideration that contains an analysis of existing housing stock and programs; the document also recommends new goals, objectives and programs that provide for housing opportunities for all economic groups for the planning period from 2008 to 2014. The proposed housing element provides recommendations to ensure local compliance with applicable State Laws and regulations related to housing.

A copy of the Draft Housing Element is on file in the Planning Division of City Hall and is also available at the San Dimas Library and on-line at cityofсандimas.com. If you would like more information about the proposed project prior to the public hearing, please contact the Planning Division at 909/394-6250 and request information about this project.

The City is requesting your participation in this public hearing process. If you are unable or do not desire to attend, you also have the opportunity to submit written comments in favor of or in opposition to this project. Correspondence should be addressed to the City of San Dimas, Planning Division, 245 East Bonita Avenue, San Dimas, CA 91773.

If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, this public hearing.

Published: February 15, 2008 #117122

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Notification List for Public Meetings on San Dimas 2008-2014 Housing Element

San Dimas Chamber of Commerce	246 E. Bonita Avenue	San Dimas	91773
Citrus Valley Association of Realtors	655 W. Arrow Highway	San Dimas	91773
Villa San Dimas	249 S. Acacia Street	San Dimas	91773
Voorhis Village	505 N. San Dimas Canyon Road	San Dimas	91773
Senior Apartments (owners/tenant associations)			
Sunnyside	251 S. Walnut	San Dimas	91773
Monte Vista	105 N. Monte Vista	San Dimas	91773
Mobile Home Parks (owners/tenant associations)			
Charter Oak	801 W. Covina Blvd	San Dimas	91773
Cienega Valley Estates	1245 Cienega	San Dimas	91773
Lone Hill Manor	1205 W. Cypress Ave	San Dimas	91773
Mobileland	1635 W. Covina Ave.	San Dimas	91773
San Dimas Royal	1630 W. Covina Ave.	San Dimas	91773
Meals on Wheels	P.O. Box 7821	La Verne	91750
Food Bank Beta Center			
Food Bank Local	110 E. Third St	San Dimas	91773
San Gabriel Valley Center in El Monte	11411 Valley Blvd.	El Monte	
East San Gabriel Valley Consortium for the Homeless			
West Covina Access Center	415 S. Glendora Ave., #F	West Covina	91790
Inland Valley Hope Partners	1735 N. Park Avenue	Pomona	91768
Catholic Charities	315 N. Park Avenue	Pomona	91768
Vineyard Christian Fellowship	100 E. Foorhill Boulevard	San Dimas	91773
Pomona Neighborhood Center	999 W. Holt Avenue, Suite D	Pomona	91768
Salvation Army	490 E. La Verne Avenue	Pomona	91767
American Red Cross	675 N. Park Avenue	Pomona	91768
Pomona Access Social Services Center (PASS)	502 W. Holt Avenue	Pomona	91768
Glendora Welfare Association	114 N. Glendora Avenue, Suite 218	Glendora	91741
Prototypes - Women's Center	845 E. Arrow Highway	Pomona	91767
Military and Veterans Affairs	1427 W. Covina Parkway, Suite 100	West Covina	91790
William Fox Group			
Pomona Valley Habitat for Humanity	2111 Bonita Ave.	La Verne	91750
San Dimas Sheriff's Station			
Jamboree Housing Corporation	17701 Cowan Ave., Suite 100	Irvine	92614
Mercy Housing	1500 South Grand Ave., Suite 100	Los Angeles	90015
Southern California Development Corporation (SoCal Housing)	9065 Haven Ave., Suite 100	Rancho Cucamonga	91730
Other San Dimas Commissions (Senior Citizen; DPRB)			
Adjacent Communities			
City of Claremont			
City of Glendora			
City of La Verne			
County of Los Angeles			



CITY OF SAN DIMAS 2008-2014 HOUSING ELEMENT HOUSING NEEDS SURVEY

The City of San Dimas is starting a new planning process to update its General Plan Housing Element. The Housing Element will set forth San Dimas' strategy for the 2008-2014 period to address the existing and projected housing needs of all economic segments of the community. The first step in this process is to ask you, the resident, what you see as the community's most important housing needs.

Thank you for taking the time to complete the following short survey to help us in understanding the community's housing needs and preferences, and in helping to shape the City's Housing Element. When you are finished with the survey, please click the "Submit" Button at the bottom of the page to send your responses to the Community Development Department. All responses are kept completely confidential, and are only reported in the aggregate.

The City sincerely appreciates your assistance. Feel free to contact Craig Hensley at chensley@ci.san-dimas.ca.us or (909) 394-6253 with any questions or comments. **(Survey responses are indicated for the 25 residents who completed the survey).**

1. Do you currently live within the City of San Dimas?

25 Yes

 No If NO, please do not complete survey. Thank you for your time.

2. What type of housing unit do you live in?

19 Single-family home

 Duplex/Triplex

1 Apartment

5 Townhome/Condominium

 Mobile Home

 Second Unit

3. Do you own or rent the unit in which you live?

22 Own

 Own mobilehome, but pay mobilehome park space rent

 Rent a mobilehome unit

3 Rent

4. a) How long have you lived in San Dimas?

b) How long have you lived in your current residence?

Avg 12 years

Avg 11years



Please check the appropriate box below for each category showing what you think are the greatest housing needs in San Dimas. Please provide your input for all items.

HOUSING NEEDS CATEGORY	Average Response	High (4)	Medium (3)	Low (2)	No Such Need (1)
MAINTENANCE OF HOUSING CONDITIONS					
Property Maintenance/ Code Enforcement	3.48				
Rehabilitation Assistance for Single-Family Homes	3.08				
Rehabilitation Assistance for Mobile Homes	2.04				
Rehabilitation Assistance for Apartments	2.33				
Acquisition and Rehabilitation of Older Apartments with Affordability Covenants	2.52				
Improvements for Handicapped Accessibility	2.67				
Other _____					
MAINTENANCE OF HOUSING AFFORDABILITY					
Preservation of Existing Affordable Rental Housing from Conversion to Market Rents	2.68				
Maintenance of Affordable Mobile Home Park Rents	2.56				
First-Time Homebuyer Assistance	3.20				
Rental Assistance	2.44				
Other _____					
DEVELOPMENT OF NEW HOUSING					
Provision of housing for the local workforce	2.84				
Provision of new housing near downtown/close to services	2.76				
Revitalization of older commercial and industrial properties through introduction of housing	3.04				
Provision of second units	2.04				
Other _____					

Additional Comments Regarding Housing Needs and Preferences:

The San Dimas Community Development Department thanks you for your participation in this important survey!

