



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.

As discussed in the Housing Resources chapter which follows, the City will utilize specific plans as a tool for rezoning several identified areas to incorporate higher density multi-family development. These specific plans will entitle and require an established minimum acreage to be developed at 30 units per acre within the plan boundaries. Allowing the high density residential acreage to "float" increases development flexibility and site options, enhancing the overall viability of development. San Dimas has recently utilized this approach in the Specific Plan for Bonita Canyon Gateway, establishing a minimum number of units to be developed at 30 units per acre (48 units) and at a minimum of 16 units per acre (72 units). The City then establishes development standards within the Specific Plan to fully accommodate the required number of units and densities. For example, the standard two stories height limit within the city's residential districts has been modified within the Gateway Specific Plan to allow up to five stories for the 30 units per acre density and up to three stories for the remaining residential and mixed use. The City used a similar approach in the recently approved Grove Station project, allowing for modifications in height, parking, and setbacks to accommodate higher densities and a mix of unit types.

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' single and multi-family residential zone districts, as well as the Public/Semi-Public zone (PS).

**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					

P = Permitted Use PC = Planning Commission review subject to CUP

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 (Chapter 1.30 of the San Dimas Municipal Code) 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.

Accommodations are granted based on the following findings that must be incorporated in the record:

1. Whether the request is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funding buildings, facilities and program, or privately funded housing, on an equal basis with citizens who are not disabled;
2. Whether there are preferable and feasible alternatives that may provide an equivalent level of benefit;
3. The physical attributes of and any proposed changes to property and structures;
4. Whether the request will impose an undue financial or administrative burden on the city;
5. Whether the request will require a fundamental alteration of the city's rules, policies, practices or procedures;
6. If a zoning-related issue, whether the request would result in a detriment of the residential character of that neighborhood; and
7. Any other factor(s) that may have a bearing on the request.

Emergency Shelters, Transitional Housing and Supportive Housing

An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. 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. 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, or career counseling.

The San Dimas Zoning Code does not currently include a definition of emergency shelters, transitional housing, or supportive housing. However, both emergency shelters and transitional housing are listed as conditionally permitted uses in the Public/Semi-Public zone. Due to the unique nature of these uses, the CUP process is utilized to enhance the compatibility of these uses with the surrounding neighborhood, and ensure proper licensing of the facility. Supportive housing is regulated as a multiple family residential use, subject to a Conditional Use Permit, provided the supportive services are ancillary to the primary residential 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. SB 2 also requires jurisdictions to regulate transitional and supportive housing as a residential use subject only to those restrictions that apply to residential uses of the same type in the same zone.

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 explicitly define and permit emergency shelters in the P/SP zone subject to the same development and management standards as other permitted uses in the zone. The program will also provide definitions for transitional housing and supportive housing and list these as conditionally permitted uses within the Multiple-Family Zone, consistent with regulations for multi-family development. The City's Conditional Use Permit requires findings that the proposed site and use is consistent with the General Plan and Zoning

Ordinance; along with specific considerations that the site can accommodate the use, is served by adequate streets and highways, and that the project design is compatible with the area as intended by the General Plan and Zoning Ordinances. The Conditional Use Permit is aimed to regulate the use, but not the users of the site, and will not place undue constraints on the provision of transitional and supportive housing.

For the development of emergency shelters, 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)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are usually rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

The San Dimas Zoning Code does not currently define single room occupancy (SRO) uses or specify parameters for the development of SRO residences. However, the Zoning Code currently accommodates development of SRO's in one of 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.

This Housing Element update includes a program to define single room occupancy (SRO) uses within the Zoning Code and allow SROs as a multiple family use, subject to a Conditional Use Permit.

Farmworker Housing

Only 27 San Dimas residents are employed in farming, fishing or forestry, representing less than 0.1 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.

The City of San Dimas has adopted street improvement standards for both single-family and multi-family tracts that are typical for a suburban jurisdiction and for development of hillside areas. The standard public street widths, with vertical six inch curbs on both sides of the street, are:

- 60 feet with a paved area of 42 feet for neighborhood entrance, collector and local streets for residential uses;
- 54 feet with paved area specified in tentative map for loop, cul-de-sac, or local streets serving more than 24 lots having one-family or two-family uses; and
- 50 feet with paved area specified in tentative map for loop or local street serving 24 lots or less with one-family uses.

The City encourages the use of private streets or lanes within hillside developments. The standard widths for private streets are at least 12 feet when serving less than three residential lots; 16 feet when serving three to five lots; and 24 feet when serving six or more lots. Any street exceeding 100 feet in length is required to be at least 20 feet wide. The City also adopted Specific Plan No. 25 for the northern foothill area which requires curbs only where they are needed to prevent erosion, as determined by the planning director and the City Engineer. In this area, rolled curbs are the preferred road edge along paved roads.

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 + \$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
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 Zoning, Subdivision, Environmental, Development Review and Impact fees for Phase I of the Grove Station project, currently under construction, are provided in Table III-5. Phase I includes 38 residential condominium units, each with an average square footage of 1,000 square feet and a two car garage. The total development fees on this project run \$553,328, translating to a per unit fee of \$14,560. In comparison to the projected condominium sales price of approximately \$300,000, development fees for Grove Station constitute only 5 percent of the unit sales price. Development fees for apartment projects are slightly lower than condominiums, with the cost of a Conditional Use Permit (\$1,038) replacing the cost of the Zoning Amendments/Changes (\$9,363) in this example.

**Table III-5
Summary of Development Fees - 38 unit Condominium Project**

Type of Fee	Total Project Fee	Fee Per Unit
Permit/ Plan Check/ Inspection	\$150,000	\$3,947
Zoning Amendments/Changes	\$9,363	\$246
Tentative Tract Map	\$3,429	\$90
Development Plan Review	\$1,830	\$48
School Fee	\$119,473	\$3,144
Quimby (per State law)	\$150,290	\$3,955
Park Fee - Local Fee	\$16,200	\$426
Sewer Connection Fee	\$52,744	\$1,388
Utilities fees	\$50,000	\$1,316
	\$553,328	\$14,560/unit

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), as established in Chapter 18.12 of the San Dimas Zoning Ordinance, 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, and may act as either a final decision making body or as an advisory body to the City Council and the Planning Commission. 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.

Zoning Ordinance Section 18.12.060 provides the standard of review for any development plan. These standards address the site plan, overall design, architectural features, signage, and proposed lighting. The DPRB has the authority to impose conditions on a development plan to ensure conformance to the general plan, zoning code, specific plans, and applicable regulations of the Municipal Code. 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-6 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 provides a concurrent SC and DPRB review for recommendation to the Planning Commission to coincide with the Planning Commission's review of the proposed tract map for a single family development. There is a 60-90 day processing time for all reviews after submittal of a complete application. For a multiple family rental project, the DPRB recommendation and the Conditional Use Permit (CUP) are prepared concurrently for Planning Commission review, with a processing time of 60 days after submittal of a complete application. If a multiple family development requires a tract

map, the SC review is concurrent with the DPRB and the CUP process, but can add up to 30 more days for a total of 90 days. The City's processing and permit procedures are similar to other neighboring jurisdictions and are not a constraint to the development of housing.

The City's Conditional Use Permit requires the following findings:

1. The site for the use is adequate to accommodate the use and all required features;
2. The site relates to streets and highways adequate to carry the quantity and kind of traffic generated by the proposed use;
3. The use will be arranged, designed, constructed, operated and maintained to be compatible and shall not change the essential character of the area intended in the general plan and zoning ordinances;
4. The use provides for continued growth and orderly development and is consistent with the various elements and objectives of the general plan; and
5. The use is in compliance with the California Environmental Quality Act.

These findings focus on the site, use and relationship to the General Plan and Zoning Ordinance. The City's CUP process does not add significant uncertainty, time or cost to the development; and has not served as a constraint to the development process in San Dimas. Though the Conditional Use Permit requirement for multi-family housing does not add to the overall processing time due to concurrent processing, this Housing Element establishes a program for the City to review this requirement for multiple family projects incorporating units affordable to low and/or moderate income households, and to eliminate the CUP requirement as appropriate.

**Table III-6
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. The City will develop and implement specific plans as the zoning mechanism to rezone and entitle sites for higher density residential and mixed-use. Once the specific plans are adopted, proposed projects will only require review and approval from the Development Plan Review Board. This process typically takes 60 days to complete and does not require a public hearing. A Conditional Use Permit would not be required, and the project would not require a public hearing, unless a tract map is required, in which case the processing time is closer to 90 days.

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-7 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-7
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-8. 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-8
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 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.

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 assist in consolidating the parcels into a single, 2.3 acre site. The 1.8 acres of Downtown Mixed-Use consists of a single, vacant parcel, located adjacent to the 110 unit Grove Station project, currently under construction at a density of 22 units per acre on 5 acres.



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
- 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.

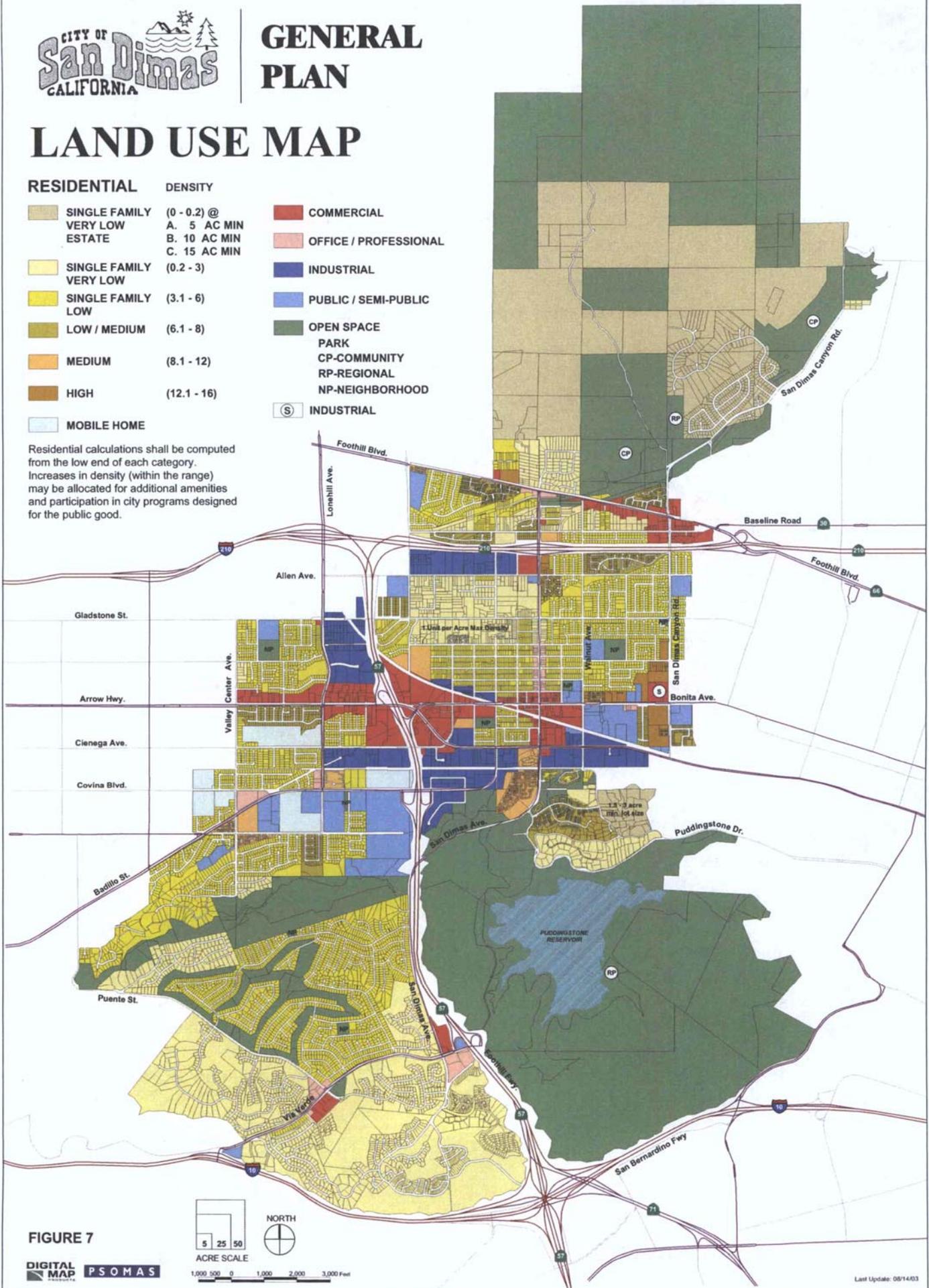


FIGURE 7



1,000 500 0 1,000 2,000 3,000 Feet

Last Update: 08/14/03

In total, 280 units can be accommodated on sites currently designated for residential or mixed 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. As documented in the Housing Needs Assessment, median rents for one and two bedroom units are within the affordable range for a moderate income household. 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; and
- 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 at 30 units per acre to accommodate the City's lower income RHNA targets. These sites encompass 27.6 acres, of which at least 7.4 will be designated for exclusively residential use. Also noted in the table is one site which has been rezoned to accommodate moderate income RHNA targets at a minimum of 16 units per acre. All sites are located within Redevelopment Project Areas, providing opportunities for the City and its Redevelopment Agency to assist in site assembly and encourage development of units affordable to lower and moderate income households through mandatory on-site inclusionary requirements², financial assistance, and other negotiated incentives. Figure 8 depicts the general location of sites to be rezoned, with a detailed description of site characteristics and realistic development potential provided in Appendix A.

The City will use specific plans as the tool for "rezoning," creating an entitlement within each plan area for a required number of acres to be designated for exclusively residential at 30 units per acre. The City recently approved a Specific Plan for the first site, Bonita Canyon Gateway, and has also begun the planning process for a Specific Plan for the greater Downtown area.

Each Specific Plan will incorporate multi-family development standards appropriate to support 30 units per acre densities, and will eliminate the need for a separate Conditional Use Permit. The City anticipates that development standards such as height, parking and setbacks, will need to be changed to accommodate the density of 30 units per acre. The City's recent experience with the Grove Station project included increasing the maximum height (allowing a three story and a five story building), revising parking standards (allowing tandem parking), and modifying setbacks to accommodate a variety of housing types (live/work units, at-grade townhouses, flats, podium townhouses, and lofts) at an overall density of 22 units per acre.

The first site, Bonita Canyon Gateway, on the northwest corner of Bonita Avenue and San Dimas Canyon Road is an 8.5 acre vacant shopping center that was zoned Neighborhood Commercial. On May 27, 2008 the City rezoned the site to Specific Plan No. 26. The Specific Plan designates one separate lot of 1.6 acres as exclusively residential at a density of 30 units per acre, requiring 48 units. The specific plan also permits an additional 72 units as part of a mixed-use development encompassing 3.3 acres, a density of approximately 21 units per acre. The Redevelopment Agency is in discussions with the developer regarding the mix of affordability for the project.

The second 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 exclusively residential use.

² In exchange for the increase in economic value gained from the rezoning, the Housing Element establishes a program action to evaluate increasing the inclusionary requirement from 15 to 20 percent.

The Specific Plan for the site 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 remaining portion of the site would accommodate a mixed-use project with lower density residential, commercial, office or public/semi-public uses. The School District is interested in rezoning the site and has had preliminary discussions with the City. The City will initiate and prepare the specific plan.

The third set of sites total 11.69 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 3.3 acres of residential use. The implementation process will include a requirement that a minimum of 3.3 acres of the property be used for exclusively 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, making this area ideally suited to transit oriented development, and yielding 100 units on 3.3 acres of Multiple-Family designated property. Of the eight parcels, most are close to an acre in size or larger, with just one ½ acre site. As a means of encouraging consolidation of smaller parcels, the Downtown Specific Plan will require a minimum one acre lot size within this area to achieve maximum 30 unit per acre densities. The Redevelopment Agency will also assist with parcel assembly to facilitate the revitalization of this underutilized area.

In addition to rezoning three sites to accommodate residential development at 30 units per acre, the City has rezoned one additional site at a minimum density of 16 units per acre. This site is included in the recently adopted Bonita Canyon Gateway Specific Plan No. 26. The Plan provides zoning accommodating up to 72 units (a density of 21 units per acre). This site is also reflected in Table IV-2. These units will be used to address the remaining 38 units of the City's moderate income housing growth needs.

SITES FOR REZONING

Figure 8



**Table IV-2
Residential Sites for Rezoning**

REZONING TO 30 UNITS/ACRE						
Assessors' Parcel Number	Description	Proposed Zoning Designation	Acreage		RDA Project Area	Unit Yield
			Total	Residential		
8390-013-010 through -012	Bonita Canyon Gateway	Multiple-Family (30)	8.5	1.6	Y	48
8390-012-900	Bonita School District Office 115 W. Allen Ave	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)	11.69	3.3	Y	100
TOTAL (a minimum of)				7.4		223
REZONING TO 16 UNITS/ACRE						
8390-013-010 through -012	Bonita Canyon Gateway	Multiple-Family (16)	8.5	3.3	Y	72*
TOTAL (a minimum of)				3.3		72

* The 3.3 acres at Bonita Canyon Center was approved with zoning to accommodate 72 units (21units/acre).

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, as shown in Table IV-3. The intent is to analyze the first two 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 third site involves the revision of the existing downtown zoning to provide a minimum of 30 additional units above either existing commercial or new commercial/office projects. This revision will be incorporated as part of the Downtown Specific Plan. 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 sufficient sites to address the moderate income RHNA target. The properties listed in Table IV-3 will be further evaluated as part of these planning processes, potentially providing an additional 88-107 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
Various	Downtown Residential above Commercial	Creative Growth	N/A	Y	30
TOTAL					88-107

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 A - 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 (2 units) and low income (2 units) 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 two-, three- and four-bedroom 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. Units in Villa San Dimas are decent, safe and sanitary, though they could benefit from modernization and refurbishment. The City Attorney contacted the for-profit 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. Excepting the manager's unit, all units 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 project was also identified as a preservation project at public meetings for the Housing Element conducted before a joint study session of the Planning Commission and City Council, as well as separate meetings with the Planning Commission and the City Council. 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, as compared to assistance provided for similar projects in other cities.

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

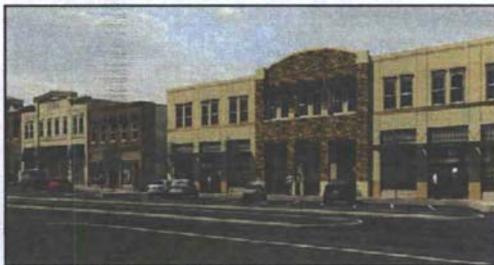
As defined by the RHNA, San Dimas' new construction need for the 2008-2014 period is 625 new units, distributed among four income categories. The following is a summary of the City of San Dimas' plan to provide adequate sites to meet the RHNA. Table IV-4 then compares the RHNA with the City's provision 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 7.4 acres of the three sites identified in Table IV-2 as residential at the 30 unit per acre default density. This rezoning will accommodate development of 223 units to address the City's very low and low income housing development need. In terms of moderate income needs, the City recently approved a Specific Plan for Bonita Canyon Center designating 3.3 acres at 16 units per acre to accommodate up to 72 residential units (the Plan also includes 1.6 acres designated at 30 units per acre to address lower income needs). The City will also evaluate rezoning additional sites at 12-16 units per acre as part of the General Plan update, Creative Growth Zone revision and Downtown Specific Plan. This potential additional rezoning, which could accommodate between 88-107 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.

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



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

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	263	263
Low	101	0		
Moderate	107	13	128	141
Above Moderate	255	111	224	335
Total	625	124	615	739

* 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 (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. During the 2008-2014 period, the Plan allocates approximately \$5.9 million for affordable housing projects, including preservation of Villa San Dimas; \$808,000 for rehabilitation loans and grants; \$350,000 for Monte Vista Place expenses; and \$1.8 million for bond debt service and administration.

**Table IV-5
Financial Resources Available for Housing Activities**

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
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

Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
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
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"> ▪ Capital improvements required for qualified housing developments ▪ Capital improvements enhancing pedestrian or bike access from qualified housing development to nearest transit station ▪ Land acquisition
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

Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
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"> ▪ Development of parks and open space ▪ Water, sewer, or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
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
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
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 2 nd 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.

National Community Renaissance (previously Southern California Housing Development Corporation): National CORE 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

The City of San Dimas is embarking on a General Plan update and will integrate sustainability guidelines into the Land Use, Conservation, and Circulation Elements. The City is integrating housing into downtown development, as shown with the Grove Station project currently under construction. During the 2008-2014 timeframe of this Housing Element, the City anticipates a decision by LA Metro regarding placement of a Metro Gold Line station in the downtown area. The City is incorporating this possibility into the General Plan update by considering development standards for transit oriented development(s) near the Gold Line site. In addition, 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.