



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>
<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 sites identified in the Housing Element for 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 110 for-sale residential units, including 10 for moderate income households. In 2004, the City analyzed the cost effectiveness of expanding the Charter Oak Mobile Home Park onto an adjacent vacant site; the development costs of the property were determined to be too excessive to justify acquisition for 10 units of affordable housing. The land preparation costs were estimated at approximately \$690,000 for grading, retaining walls, sewer, and paving, not including 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 adaptively reuse 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>

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

NEW PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<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 remain appropriate for the Housing Element.</p>
<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>

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

NEW PROGRAMS (cont'd)	
Policy/Program	Accomplishments
<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>
<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>

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

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>
<p>2. Lead-Based Paint/Hazard Assessment Project <u>Action:</u> Direct CDBG monies to provide eligible households lead-based paint assessments and assistance to eliminate lead hazards. <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 <u>Effectiveness:</u> This program has exceeded the projected production standard. <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, rental housing affordable to low and for-sale housing affordable to 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.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The San Dimas Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Single-Family Rehabilitation (Program 3); Section 8 Rental Assistance (Program 8); Facilitate Infill and Mixed-Use Development (Program 12); Zoning Ordinance Revision (Program 17); and Homeless Assistance (Program 24).

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. The Code Enforcement program combines a pro-active canvassing of the City to identify substandard housing and a re-active complaint driven inspection process. The City provides information about the on-going rehabilitation loan and grant program to those cited for code violations. The City's goal is code compliance and vacation of substandard housing is not anticipated. With two-thirds of the City's housing stock reaching 30 years of age by 2010, code enforcement linked to the City's rehabilitation program 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 as part of the City's on-going program. 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 funds.

2008-2014 Objective: Assist 70 lower income households with grants and loans on an annual basis, with a projected income mix of half extremely low and very low income households 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 by 2009. Continue to market the program with brochures available at public facilities, on the City's website and on the City's public access station.

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. The City provides information about this program in conjunction with the Single-Family Rehabilitation Programs. The City markets the program through brochures available at City facilities, on the City's website and through the City's public access television station.

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

brochures available at public facilities, on the City's website and on the City's public access station.

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 27.6 acres to be rezoned, of which at least 7.4 acres will be designated as exclusively residential use at 30 units per acre. 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 223 units at a density of at least 30 units per acre, providing suitable sites for development of housing affordable to lower income households. The City will also rezone a site to accommodate at least 38 units at a minimum density of 16 units per acre, providing a suitable site for development of housing affordable to moderate income households. These sites will be rezoned through development of a Specific Plan for each area, to be initiated by the City of San Dimas.

Bonita Canyon Gateway Specific Plan No. 26 was recently adopted, providing 48 units at 30 units per acre and up to 72 units at 16 units per acre. Work is beginning on the Downtown Specific Plan with completion by June 2009. The City will initiate the School District Site Specific Plan process with completion by June 2010.

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.

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 7.4 acres to accommodate 223 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; rezone to accommodate the City's remaining moderate income housing development need; and review the existing Noise Ordinance to ensure consistency. Complete rezoning by November 2010.

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. The Inventory will be available at the Redevelopment Agency's counter and by request on the City's website.

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). This program will assist extremely low, very low, low and moderate income households.

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.

The Agency will assist with site acquisition for the downtown sites as a means of encouraging consolidation of smaller parcels. The Agency's Implementation Plan allocates \$5.9 million in order to financially participate in affordable housing development, providing housing for lower income households. The Agency will promote this assistance in conjunction with the Residential and Mixed-Use Sites Inventory (Program 10).

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 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. The City will provide this information at the City's Planning counter in City Hall, on the City's website, and through the Redevelopment Agency. 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. While the City does require a Conditional Use Permit (CUP) for multi-family development, the CUP is processed concurrently with other planning approvals, typically within a 6 – 8 week time frame. Nonetheless, the City will evaluate elimination of the current CUP requirement for projects with an affordable housing component.

2008-2014 Objective: Continue provision of planning fee reductions, deferrals or waivers, and expedited review for affordable housing projects. Evaluate elimination of the current Conditional Use Permit requirement for affordable housing, and revise the City's zoning requirements as appropriate.

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 emergency shelters, transitional housing and supportive housing 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)). The revised code will define and establish parameters for both transitional and supportive housing within the multiple-family residential zone.

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. Amend the zoning

ordinance by November 2009 to provide for transitional and supportive housing in the Multiple-Family Zone, assisting extremely low income households.

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. This program will include an analysis of the Conditional Use Permit requirement for multi-family projects incorporating units affordable to low and/or moderate income households, (including transitional and supportive housing) eliminating the CUP requirement as appropriate. Single Room Occupancy uses will be defined and permitted as a multiple-family use, subject to a Conditional Use Permit.

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

The City provides brochures regarding fair housing services at the City's public facilities, and provides special announcements at least every six months on the City's website and on the City's public access channel.

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. The City promotes services for the homeless on the City's website and through brochures available at the Senior Center, City Hall, and Library. The City also works closely with the Sheriff's Department at the San Dimas Station to update referrals for the homeless.

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
2008-2014 Housing Program Summary**

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. Provide referrals to Single-Family Rehabilitation (Program 3).	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 extremely low, very low and low income home owners for home repairs.	Assist 70 households annually, or 420 over the 2008-2014 period. Evaluate extending to moderate income.	CDBG; RDA Set-Aside	Redevelopment Agency: Housing	2008-2014; Evaluate income thresholds by 2009.	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. Continue to market program in conjunction with the Single-Family Rehab Program (Program 3).	CDBG	Redevelopment Agency: Housing	2008-2014	1.2

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EXISTING AFFORDABLE HOUSING (cont'd)						
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
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 extremely low and 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

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
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 7.4 acres at 30 units/acre to accommodate 223 units; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to provide at least 38 units at a min of 16 units per acre; and review the existing Noise Ordinance to ensure consistency.	Department Budget	Planning Department	Complete rezoning by November 2010.	2.1; 2.2
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 (Program 12).	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

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING						
12. Facilitate Infill and Mixed-Use Development	Provide financial and regulatory assistance in support of extremely low, very low, low and moderate income housing.	Assist in development of 110 new affordable units. Market in conjunction with Housing Site Inventory (Program 10).	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
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

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
REMOVAL OF GOVERNMENTAL CONSTRAINTS (cont'd)						
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, and expedited project review. Evaluate elimination of CUP requirement for affordable housing.	Department Budget	Planning Department	2008-2014; CUP evaluation by 2009.	4.1; 4.2
17. Zoning Ordinance Revision	Provide appropriate zoning to facilitate the provision of emergency shelters, transitional housing and supportive housing for extremely low and very 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. Amend the Zoning Code to define and permit transitional housing and supportive housing in the MF zone.	Department Budget	Planning Department	November 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	November 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	November 2010	4.2; 4.3

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

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
REMOVAL OF GOVERNMENTAL CONSTRAINTS (cont'd)						
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
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
2008-2014 Summary of Quantified Objectives**

Income Level	New Construction*	Rehabilitation	Conservation**
	Goal	Goal	Goal
Extremely Low	81	100	
Very Low	81	110	455
Low	101	230	455
Moderate	107	0	0
Above Moderate	255	0	0
Totals	625	440	910

* Reflects RHNA

** Reflects preservation of 10 assisted units at Villa San Dimas not meeting committed assistance definition, and 900 mobile home park units



APPENDIX A

RESIDENTIAL SITES INVENTORY

Available Residential Property Table

Sites for Rezoning Table

Residential Sites for Rezoning Methodology

Adequate Sites Program Alternative Checklist

**City of San Dimas
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 Estate						
8665002015	Terrebonne	Single Family-Very Low Estate	SF-H	5.6	1	Vacant
8382011017	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1.3	1	Vacant
8382011019	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1.1	1	Vacant
8382011022	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	6.2	2	Vacant
8382011023	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1.9	1	Vacant
8382011031	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	2.8	1	Vacant
8382011046	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1.7	1	Vacant
8382011050	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1.0	1	Vacant
8382012020	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1.0	1	Vacant
Various	Northern Foothills	Single Family-Very Low Estate	SP-25	2520.0	93	Vacant
				2542.6	103	All acres vacant
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

City of San Dimas
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>
8382017011	Puddingstone	Single Family-Very Low	SP-8	1.1	1	Vacant
8382017018	Puddingstone	Single Family-Very Low	SP-8	0.9	1	Vacant
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	
Single Family - Low						
8426021006 & 8385016004	End of Valley Ctr.	Single Family-Low	SP-4	19.0	18	For sale
8661009025	220 W. Baseline	Single Family-Low	SF-16000	4.9	7	Vacant
8390021048-053	217 W. Commercial	Single Family-Low	SF-7000	0.8	5	Vacant
8386001021-027	Paseo Aldeano	Single Family-Low	SF7500	1.2	7	Vacant
8383012019	309 N. Lone Hill	Single Family-Low	SF-7500	7.8	18	Vacant
8386023039 & 043	814 W. Gladstone	Single Family-Low	SF-7500	1.3	5	Vacant
8665003001	1426 N. Cataract	Single Family-Low	SFA 16000	6.2	7	Vacant
8392050029	405 W. Gladstone	Single Family-Low	SFA 16000	3.7	3	One house
8382013041 et.al	Puddingstone	Single Family-Low	SFA-10000	1.5	5	
8392006075	N. Walnut/Allen	Single Family-Low	SFA-20000	0.5	1	Vacant
8426033015	Edinburgh	Single Family-Low	SP-4	1.0	1	Vacant
8392006077	N. Walnut/Allen	Single Family-Low		1.0	1	Vacant
				48.8	78 45.1 acres vacant; 3.7 acres underutilized	
High Density Residential						
8392011068	922 N. San Dimas Av	High	MF(16)	0.8		Underutilized
8392011027	912 N. San Dimas Av	High	MF(16)	0.3		Underutilized
8392011028	904 N. San Dimas Av	High	MF(16)	0.1		Underutilized
8392011029	902 N. San Dimas Av	High	MF(16)	0.1		Underutilized
8392011030	121 East Allen Av	High	MF(16)	0.2		Underutilized
8392011069	129 East Allen Av	High	MF(16)	0.3		Underutilized
8392011032	133 East Allen Av	High	MF(16)	0.2		Underutilized
8392011047	915 Sedona Ct	High	MF(16)	0.2		Underutilized
				2.3	36 All acres underutilized	
Downtown Mixed-Use						
8390019036	SWC San Dimas Ave./Commercial	Downtown Mixed Use	CG-3	1.8	20	
				1.8	20 All acres vacant	
				TOTAL	2642.6	

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>Required Acres 30 units/acre</u>	<u>Number of New Units</u>	<u>Status</u>	<u>Comments</u>
Canyon Center Site								
1	83913010-0120 Bonita Canyon Gateway	Commercial	Specific Plan No. 26	8.5	1.6	48	Vacant Shopping Center	1.6 acres @ 30 units/acre; another 72 units @ min 16 units/acre
Bonita School District Office								
2	8390012900 115 W. Allen Ave.	Commercial	PS	7.43	2.5	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								
3	8390018023	Downtown Mixed Use	CG-3	0.51			Gas Station	
4	8390018040	Commercial	M-1	1.97			Industrial Bldgs.	
5	8390018048 & 027	Commercial	M-1	2.16			Self Storage	
6	8390018045	Commercial	M-1	0.90			Industrial Bldgs.	
7	8390018046	Commercial	M-1	0.95			Industrial Bldgs.	
8	8390018028	Industrial	M-1	0.83			Kennel	
9	8390018036-037	Industrial	M-1	2.19			Office Bldg.	
10	8390018907-909	Public/Semi-Public	M-1	2.18			City Yard	
				11.69	3.3	100		
TOTAL				27.62	7.4	223	3.3 acres @ 30 units/acre	

Bonita High School District Office Site (APN 8390-012-900).

This 7.43 property is located on the northwest corner of San Dimas Avenue and Allen Avenue. It is adjacent (south) of the 210 Freeway at the San Dimas Avenue Freeway exit. The property is currently home to the Bonita School District offices and facilities, the district bus yard and central kitchen food preparation facility. The majority of buildings on the property are over 30 years old. The property is zoned Public/Semi-Public and has a Commercial General Plan designation.

This property was chosen because a majority of the property is underutilized and transition to a mixed use with a mandatory residential component could spur property development. A significant portion of the property is taken up by typical industrial uses, such as the bus yard and central kitchen. The site is located within a Redevelopment Project Area, enabling the Agency to work with the developer on an affordable housing component.

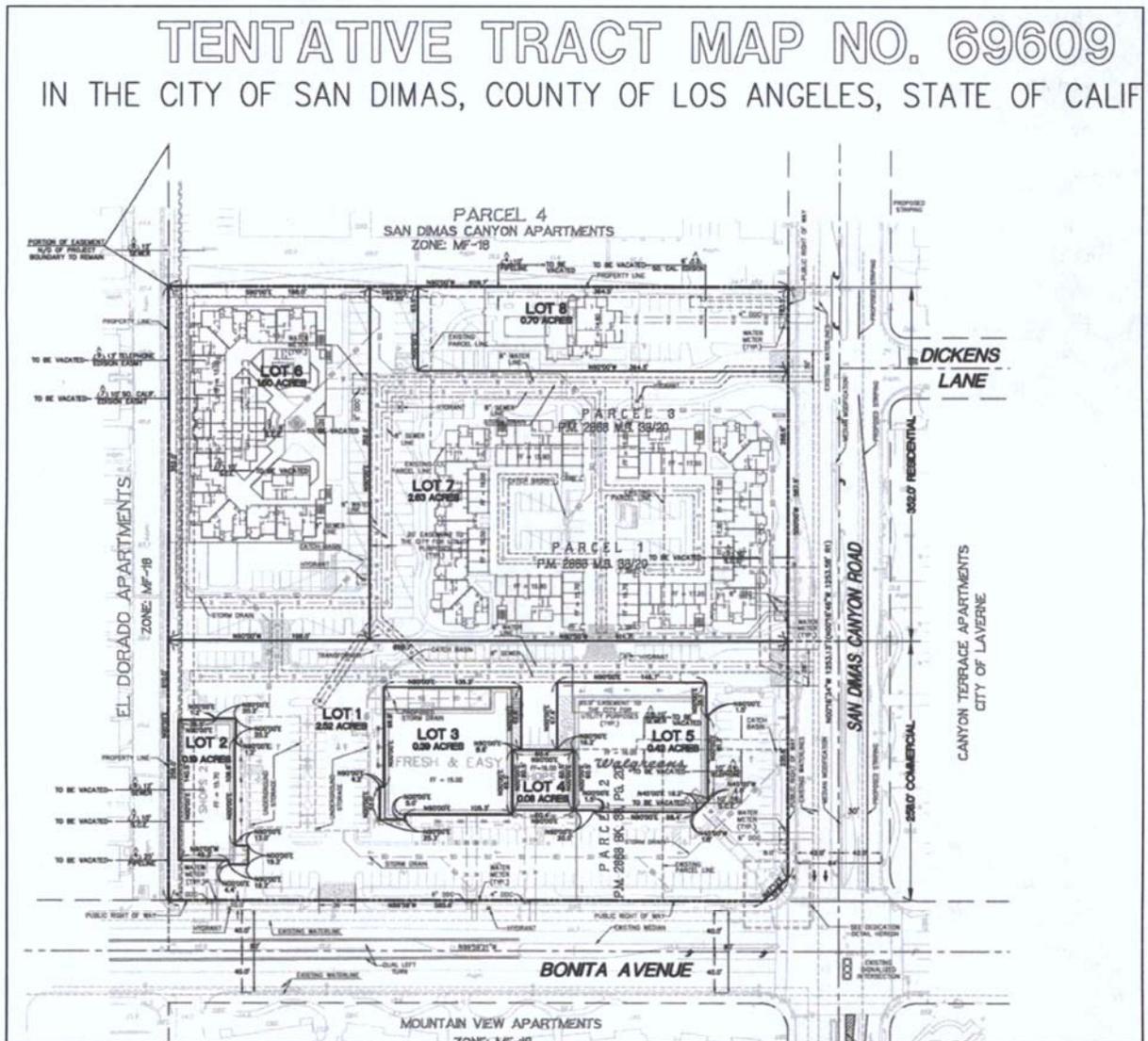
The rezoning shall take place as a specific plan, prepared by the City, that will entitle a minimum of 2.5 acres at 30 dwelling units per acre (75 units) somewhere on the property. The balance of the property will complete the mixed use project with lower density residential, commercial, office or public/semi-public use. By allowing the 2.5 acres to be floating, there will be a greater amount of development flexibility that will serve to improve the residential development ability of the property.



Residential Sites for Rezoning Methodology

Bonita Canyon Gateway (Former Canyon Center) Site.

The City Council approved Specific Plan No. 26 for this 8.5 acre property on May 27, 2008. The Specific Plan creates one 1.6 acre parcel zoned for 30 units per acre (48 units) with an additional 72 units on 3.3 acres (a density of 21 units per acre) and a 3.6 acre commercial project. The property is located in the Redevelopment Project Area and the Agency is in discussion with the developer regarding the mix of affordability for the project.



Properties East of Grove Station.

There are eight sites immediately east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and east of San Dimas Avenue that are underutilized and are proposed for rezoning. These sites comprise 10.45 acres. The majority of the property is currently zoned Light Manufacturing (M-1), with one 0.51 parcel zoned Create Growth Zone – Area 3. Each of the eight sites is owned separately, including one publicly owned site. The City has designated by the City Council as a possible location for a Gold Line station.

The City would rezone through a specific plan process, requiring and providing entitlements for at least 3.3 acres of the property to be designated for exclusively residential use at 30 dwelling units per acre (111 units). The remaining portion of the site could be developed as office, commercial, or mixed-use. Since the site is adjacent to the Grove Station mixed-use project and has the potential as a transit oriented development, a specific plan would provide a flexible zoning tool for development of the site. Since the property is located in the Redevelopment Project Area, there is the ability for property consolidation to encourage development and provide incentives for affordable housing.

The following table addresses the existing land use of each lot in the area:

APN	Current Use	Acreage	Year Built	Condition
8390-018-023	M&N Dairy and Gas Station	0.51	1967	This property is underutilized. As a corner location, it is an entry into the downtown area and warrants a total site rebuild.
8390-018-040	San Dimas Arrow Business Park	1.97	1980	This 2 acre industrial property is underutilized. Buildings are in very poor condition and the site has a deficiency of parking. A total site rebuild is warranted.
8390-018-048 & 8390-018-027	San Dimas Storage Center	2.16	1978	This 2.1 acre industrial property is underutilized and an older one story self storage. The higher and better use for this property would be a mixed use transit oriented development because of its locating in the planning area. Relocation of the storage facility may be warranted.
8390-018-045	135 East Arrow Hwy.	0,90	1980	There is an auto repair facility on this property. It is underutilized as a .9 acre property with very limited existing development and less than 10% lot coverage.

8390-018-046	207 East Arrow Hwy.	0.95	1967	There is an industrial use on this property. It is underutilized as a .95 acre property with very limited existing development and has less than 10% lot coverage.
8390-018-028	213-219 East Arrow Hwy.	0.83	1895	A dog kennel is located on this property and the house on the 219 property is historic. The historic house may warrant preservation, or relocation, but the balance of the property would lend itself to mixed use development.
8390-018-036	279 East Arrow Hwy. Jacobs Engineering.	1.7	1988	There are approved plans to change this industrial building into an office building. This site will be part of the mixed-used zone, but not used for housing. It is a 1.7 acre property.
8390-018-907,908 & 909	301 South Walnut (City Yard)	2.18	1970's	The 2 acre City Yard property is adjacent to the railroad and has driveway access to Walnut Avenue. The property is underutilized as an industrial use in an area with the potential for more dense development. The facility is older and could be located at many other industrial locations in the city.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

1800 Third Street, Suite 430
 P.O. Box 952053
 Sacramento, CA 94252-2053
 (916) 323-3177
 FAX (916) 327-2643



Adequate Sites Program Alternative Checklist
Government Code Section 65583.1(c)
(Chapter 796, Statutes of 1998 [AB 438])

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and

- ✓ very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code

Section 65583.1(c) can be used to address the adequate sites program requirement. A "yes" answer to the questions below means the alternative site program option(s) may be applicable to your community.

		HE Page #
65583.1(c)(4) Is the local government providing, or will it provide "committed assistance" within the first 2 years of the planning period? See the definition of "committed assistance" on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IV-10
65583.1(c)(1)(A) Has the local government identified the specific source of "committed assistance" funds? Specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$ <u>2,000,000</u> date: <u>March 2010</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IV-10
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>2 VL; 2 L</u>	V-10
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source.	<u>40</u> RDA Set-Aside	IV-10
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IV-10
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>Preservation</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IV-10
Note: If you cannot answer "yes" to <u>all</u> of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).		

<i>SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))</i>		
Include reference to specific program action in the housing element.		
65583.1(c)(2)(A) Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households? If so, how many units?	<input type="checkbox"/> Yes <input type="checkbox"/> No # of VLI units _____ # of LI units _____	
65583.1(c)(2)(A)(i) (I) Are units at imminent risk of loss to affordable housing stock?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(A)(i) (II) Is the local government providing relocation assistance consistent with Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporarily displaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(A)(i) (III) Will tenants will have the right to reoccupy units?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(A)(i) (IV) Have the units been determined to be unfit for human habitation due the <u>at least four</u> (4) of the following violations? (a) Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills. (b) Serious defects or lack of adequate space and water heating. (c) Serious rodent, vermin or insect infestation. (d) Severe deterioration, rendering significant portions of the structure unsafe or unsanitary. (e) Inadequate numbers of garbage receptacles or service. (f) Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. (g) Inoperable hallway lighting.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(A)(ii) Will affordability and occupancy restrictions be maintained for at least 20 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(A)(iii) Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.		
<i>CONVERSION OF MULTIFAMILY RENTAL UNITS OF 4 OR MORE FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))</i>		
Include reference to specific program description in the housing element.		
65583.1(c)(2)(B)(i) Will the acquired units be made affordable to low- or very low-income households?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

<p>65583.1(c)(2)(B)(ii) Were the units affordable to very low- or low-income households at the time they were identified for acquisition?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>65583.1(c)(2)(B)(iii) If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced? No Displacement Anticipated</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>65583.1(c)(2)(B)(iv) Will units be decent, safe, and sanitary upon occupancy?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>65583.1(c)(2)(B)(v) Will affordability and occupancy restrictions be maintained at least 55 years?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))</p>		
<p>Include reference to specific program action in housing element.</p>	<p>Program <u>7</u></p>	<p>V-17</p>
<p>65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 40 years?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>IV-10</p>
<p>65583.1(c)(2)(C)(ii) Are the units located within an "assisted housing development" as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>IV-10</p>
<p>65583.1(c)(2)(C)(iii) Did the city/county, via the public hearing process, find that the units are eligible and are reasonably expected to convert to market rate during the next 5 years, due to termination of subsidies, prepayment, or expiration of use?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>IV-10</p>
<p>65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>IV-10</p>
<p>65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>IV-10</p>

NOTE:

- By no later than July 1st of the third year of the planning period, local governments must report on the status of its program implementation for substantial rehabilitation, conversion, and/or preservation (of affordability) as described above (Government Code 65583.1(c)(7)).
- The report must specify and identify those units for which committed assistance has been provided or which have been made available to low- and very low-income households and document how each unit complies with the substantial rehabilitation, conversion, and/or preservation provisions.
- If the local government has not entered into an enforceable agreement of committed assistance for all units specified in the identified program(s), by the July 1st due date, it must amend its element to identify additional appropriately zoned and suitable sites, sufficient to accommodate the number of units for which committed assistance was not provided. This follow-up action must be taken no later than July 1st of the fourth year of the planning period.
- If a local government fails to amend its element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within two years after committed assistance was provided to that unit, the local government cannot use the alternate adequate sites program provisions of

Government Code Section 65583.1(c)(1) in its next housing element update, beyond the number of units actually provided or preserved due to committed assistance.

DEFINITIONS:

Committed Assistance: When a local government has entered into a legally enforceable agreement during the first two years of the housing element planning period obligating funds for affordable units available for occupancy within two years of the agreement.

Assisted Housing Development: A multifamily rental housing development that receives governmental assistance under any of the following programs:

- (A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
- (B) The following federal programs:
 - (i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
 - (ii) Section 236 of the National Housing Act (12 U.S.C. Sec. 1715z-1).
 - (iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
- (C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
- (D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
- (E) Section 42 of the Internal Revenue Code.
- (F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
- (G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
- (H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
- (I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
- (J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
- (K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
- (L) Chapter 1138 of the Statutes of 1987.
- (M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
 - (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
 - (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
 - (iii) The sale or lease of public property at or below market rates.
 - (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.



APPENDIX B

PUBLIC PARTICIPATION

Public Hearing Notices

Housing Element Notification List

San Dimas Survey Instrument and Results

County Survey Instrument and Results

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

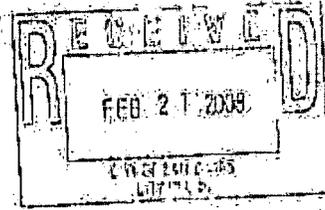
HEARING DATE AND TIME: Tuesday, February 26, 2008 at 7:00 P.M.

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 at 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.



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. Pomona C-606. This 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

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

Executed in 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 Citywide 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 update 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 documents 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 that ensure local compliance with applicable State Laws and regulations related to housing.

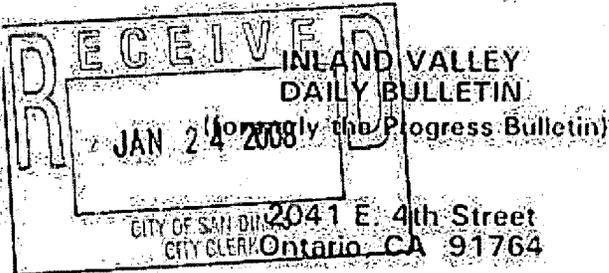
A copy of the Draft Housing Element is on file in the Planning Division of City Hall and is also available at the San Dimas Library and on the cityofsanimas.com. If you would like more information about the proposed project prior to the public hearing please contact the Planning Division at 909/393-4250 and request information about this project.

The City is requesting your participation in this public hearing process. If you are unable to do so, you may 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

(Space below for use of County Clerk only)



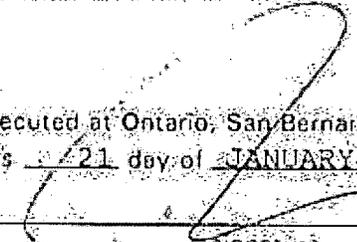
PROOF OF PUBLICATION
(2015.5 C)

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

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 online 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 January 21, 2008 796485

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 Verterans 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?

<u>19</u> Single-family home	<u>5</u> Townhome/Condominium
<u> </u> Duplex/Triplex	<u> </u> Mobile Home
<u>1</u> Apartment	<u> </u> Second Unit

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

<u>22</u> Own	<u>3</u> Rent
<u> </u> Own mobilehome, but pay mobilehome park space rent	
<u> </u> Rent a mobilehome unit	

4. a) How long have you lived in San Dimas? Avg 12 years
b) How long have you lived in your current residence? Avg 11 years



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!



COMMUNITY DEVELOPMENT COMMISSION

CITIES' CDBG 5-YEAR SPENDING PRIORTIES FORM

This form is to be used to set CDBG priorities for the next five years based on the Resident Survey, City Staff Input, and available funding. The information will be used for the 2008-2013 Consolidated Plan. Please submit one form by **November 1, 2007** to **Danielle Garcia** at Danielle.Garcia@lacdc.org. Ms. Garcia can be reached at (323) 890-7188 if you have any questions.

CITY ASSIGNED PRIORITY RATINGS INSTRUCTIONS: Rate the need level for each of the following items in the table below and check or fill in the box that best applies. Use the range 1-4, based on the following criteria:

“High” Priority (4): Activities to address this need will be supported by the city with CDBG funds during the five-year period.

“Medium” Priority (3): If CDBG funds are available, activities to address this need may be funded by the city during the five-year period. Also, the city may take other actions to find other sources of funds for this activity.

“Low” Priority (2): The city will not support activities to address this need during the next five years with CDBG funds, but may use other funding to address this need if funds are available.

“No Such Need”(1): The city finds there is no need or that this need is already substantially addressed. The city will not support activities with any funding during the next five years.

SUITABLE LIVING ENVIRONMENT									
Community Services	1	2	3	4	Community Facilities	1	2	3	4
Anti-Crime Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Childcare Centers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Childcare Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Centers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Educational Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Healthcare Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Park & Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Senior Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Senior Centers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Infrastructure	1	2	3	4	Neighborhood Services	1	2	3	4
Drainage Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Graffiti Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Street/Alley Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash & Debris Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree Planting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Needs Services	1	2	3	4
Accessibility Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disabled Centers & Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Violence Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Centers & Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Shelters & Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neglected/Abused Children Centers & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DECENT HOUSING					CREATING ECONOMIC OPPORTUNITIES				
Housing	1	2	3	4	Businesses & Jobs	1	2	3	4
Affordable for Sale Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Employment Training	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Rental Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commercial/Industrial Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disabled Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Job Creation/Retention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Small Business Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Homeownership Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Store Front Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Business District Revitalization	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Senior Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					