

City of San Dimas

2021-2029 HOUSING ELEMENT



Housing Element Presentation
July 12, 2021

Agenda



- **Introduction**
- **Housing Needs**
- **Housing Sites**
- **Housing Plan**
- **Next Steps**



Housing Element Context



Much has changed in housing element law since the last housing element was prepared in 2013-2014.

- **State Mandates.** Significantly more legislation has been passed in the last 3 years than the last 24 years
- **Accountability.** State law has placed significantly greater measures of accountability for noncompliant elements.
- **Fair Housing.** Most significant change is the requirement to affirmatively further fair housing in the element.
- **RHNA Goals.** For most cities, the RHNA housing unit goals have tripled since the last housing element

How Residents are Changing



Population has remained stable, increasing less than 2% since 2010, yet San Dimas residents are changing.

- **Increasingly multicultural** – with increased representation from Asians-Pacific Islanders, Hispanics, and African Americans
- **Population is aging** – with youth declining by 17% and seniors increasing 29% to be one of the largest age groups
- **Families without children increasing** – with residents aging, families w/o children comprise 43% of all households in San Dimas
- **Relatively wealthy residents** – median household income of \$85,000 is 30% higher than the county median income

Special Housing Needs



San Dimas also has residents with special housing and supportive service needs

- Senior Residents ~ 6,500
- Disabled People ~ 4,300
- Large Families ~ 1,500
- Female headed hhlds ~ 1,050
- Homeless People ~ 15-20



Low Income Neighbors



In San Dimas, 37% of households earn lower incomes...including

- Our Child's Teacher
- Our College graduate
- Our Parents/Retirees
- Our Hospital Nurses
- Singles working 50 hrs/ week at minimum wage

Low income = \$81,100 for a 3-person family – just below the City's median of \$85,000.



Housing our Residents



Broad mix of housing, but predominantly single-family

- 75% are single-family
- 18% are multiple-family
- 7% are mobile-homes

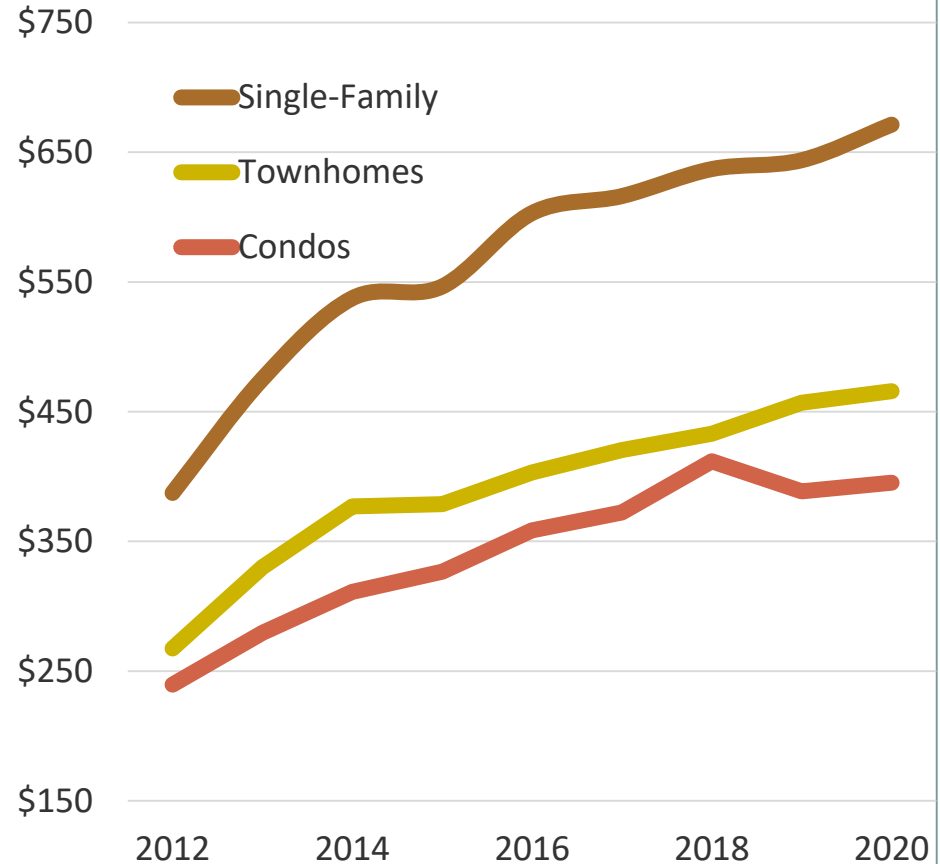


Homeowner Status

Median home prices high and outpacing income

- 72% Homeowners
- \$102,500 Median income
- \$450,000 Affordable Limit
- \$668,000 Median home price

- 36% Overpay for housing
- 3% Overcrowd in housing



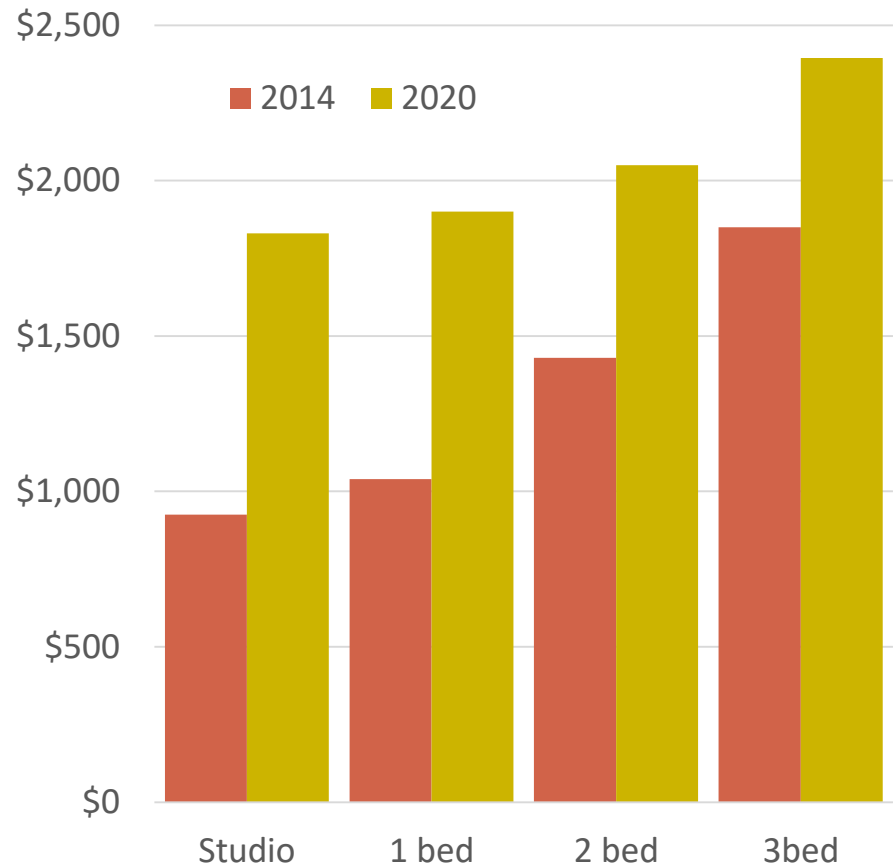
Median Housing Prices, 2012-2020

Renter Status



Apartment rents are high and outpacing household income

- **28%** Renters
- **\$57,000** Median Income
- **\$1,425** Affordable Rent
- **\$1,995** Median apt rent
- **61%** Overpay for housing
- **2%** Overcrowd in housing



Median Apartment Rents, 2014 & 2020

Regional Housing Needs



State

- Housing and Community Development (HCD) projects housing needs for 2021-2029

Region

- Southern Cal Association of Governments (SCAG)
- Regional Housing Needs Assessment (RHNA)

Local
Gov't

- Every city and county must plan to accommodate its fair share of the regional housing need.

*SCAG = 1.34 million units
City of San Dimas = 1,248 units*

San Dimas 2021- 2029 RHNA



Household Income Level	Max income level for affordability	Units	Percent
Very Low (<50% AMI)	\$50,700	384	31%
Low (51-80% AMI)	\$81,100	220	18%
Moderate (81–120% AMI)	\$83,500	206	16%
Above Moderate (> 120% AMI)	\$83,500+	438	35%
Total		1,248	100%

Notes:

Maximum income levels is for a 3-person family; will vary based on family size.

San Dimas' Housing Strategy



- Consistency with vision of San Dimas' General Plan
- Leverages where market demand is/will be present (e.g., downtown, near future rail, neighborhood infill.
- Addresses the varied range of unmet housing needs in the community
- Ensures well designed housing, reflecting the character, context, scale, and desired form of districts & neighborhoods
- Preserves and respects important features of the environment (e.g., hillsides, open space, historic fabric, etc.)

Strategy #1: ADUs



- ADUs provide options for parents, seniors, family/relatives, students.
- ADUs are generally affordable to lower and moderate incomes
- City permitted 20 ADUs in 2020. Projects 30-40 ADUs/yr till 2029
- State HCD will require City to be **proactive** in encouraging ADU



Example of Detached ADU

Strategy #2: Housing/Infill



City anticipates that the following projects, when approved or built, will receive final occupancy inspection after July 1, 2021

- **Brasada Estates – 65 units**
- **Pioneer Square – 66 units**
- **Walnut Avenue – 12 units**
- **Cherokee Court – 7 units**
- **Additional 150 units are possible on infill vacant sites that can support single-family residential developments.**

Strategy #3: Downtown



Envisioning a Downtown that is vibrant, transit-oriented, pedestrian friendly, offering a mix of civic, parks, shopping, housing, and other uses that capitalizes on the Gold Line

- Downtowns have emerged around future transit stations (Monrovia, Azusa, Montclair, Claremont, and others)
- Gold Line extension to San Dimas is anticipated to be a catalyst for new housing, mixed uses, and commerce
- The City's General Plan anticipated this trend by designating a Creative Growth District over the downtown
- Housing Element sites are intended to further this goal

RHNA and Density Question



What does density have to do with housing affordability?

+ State law equates zoning and density with affordability.

+ Higher densities = assumed greater housing affordability

General rules.

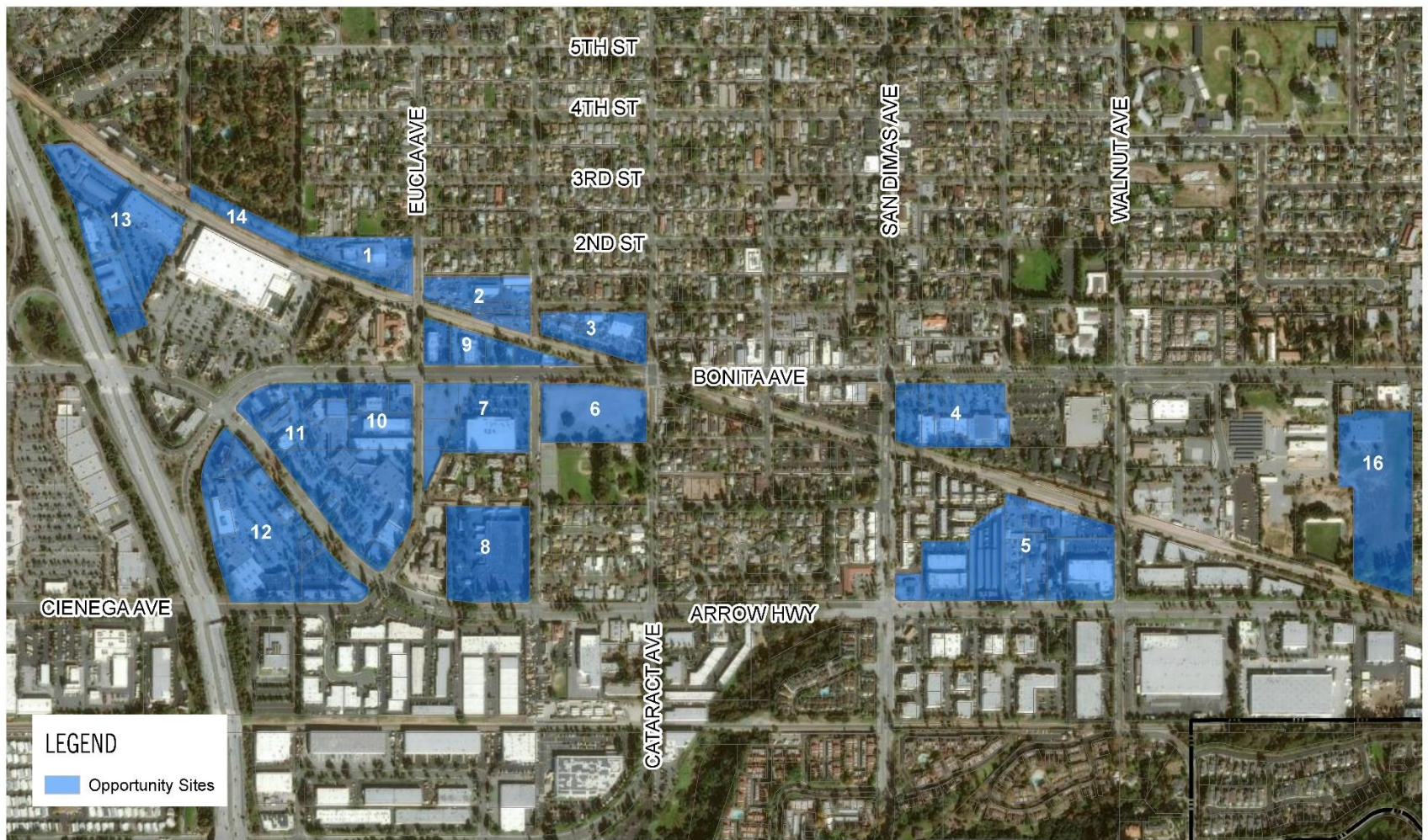
- Zones allowing low density housing (single-family homes) are credited only to the above moderate income RHNA.
- Zones allowing medium-density housing (15 to 24 du/ac) are credited to moderate income RHNA if it can be shown as such.
- Zones allowing multi-family housing at 25-35 du/ac usually qualify for credit toward the low income RHNA*
- HCD may require a minimum 30 du/ac

Summary of Sites



- Downtown will require a mix of housing products, including single-family, apartments, townhomes, and mixed uses
- Product mix and density will depend on the location of the parcels(s), adjacent land uses, market demand, and the characteristics of the sites
- Densities may range from 12-24 du/ac in residential areas, 24-35 du/ac near existing apartments or nonresidential areas, and 35-45 du/ac in mixed use locations
- Downtown opportunity sites may total 100 acres, though not all sites will contain housing and mixed uses. The DTSP will determine where housing is to be located

Potential Housing Sites



Site Capacity and the RHNA



		Strategies			
Affordability Level	RHNA Units	#1. ADUs	#2 Projects + Infill	#3. DTSP Sites	Remainder
Lower	604	242	0	483	RHNA Met
Moderate	206	7	0	985	RHNA Met
Above	438	102	157	486	RHNA Met
Total	1,248	451	157	1,124	RHNA Met

Note: This is a general estimate. Exact affordability levels and number of units will depend on the development proposed and rents/prices of units.

Implementation Tools



Implementation tools are needed to enable housing and mixed uses to be built in downtown.

- Downtown specific plan for focused guidance
- Update general plan land use designations
- Objective development and design standards
- Code amendments to zoning and development standards
- Amendments to the Affordable Housing Overlay and MF-30 Zone
- Development incentives (e.g., strong lot consolidation program)
- By-right permitting process for residential/mixed use

Housing/Neighborhood Quality



- Goal #1: Neighborhoods of well-maintained homes, ample public services and facilities, open spaces and recreation, and well-maintained infrastructure that provide quality places to live.
- Programs
 - Housing and Code Enforcement (no change)
 - Home Rehabilitation Grants (no change)
 - Historic Preservation (no change)
 - Neighborhood Beautification (no change)

Balanced Housing Supply



- **Goal #2: Opportunities for well-designed and appropriate housing that is diverse in type, location, affordability, and tenure that meets the full spectrum of current and future housing needs.**
- **Programs**
 - **Housing Sites Inventory (expanded)**
 - **Accessory Dwellings (expanded)**
 - **Downtown Specific Plan (continued)**
 - **Residential Design Guidelines (new)**

Address Housing Constraints



- **Goal #3: Address and, where appropriate and legally possible, remove or minimize governmental and nongovernmental constraints to the maintenance, improvement, and development of housing**
- **Programs**
 - **Density Bonus Law (expanded)**
 - **MF-30 Zone Standards (revised)**
 - **Lot Consolidation Ordinance (new)**
 - **Minor Modification Process (new)**
 - **Streamlined Permitting (new)**
 - **General Plan updates (new)**

Provision of Affordable Housing



- **Goal #4: Assist in the development, provision, and retention of long-term affordable housing for lower and moderate income households, including individuals and families with special needs**
- **Programs**
 - **Housing Choice Vouchers (no change)**
 - **Mobilehome Preservation (no change)**
 - **Assisted Housing Preservation (no change)**
 - **Affordable Housing Overlay (revision)**
 - **Inclusionary Housing (new)**
 - **Collaborative Partnerships (new)**

Fair Housing Opportunity



- **Goal #5: Ensure housing opportunities are available to all... regardless of race, color, ancestry, national origin, religion, marital status, familial status, age, gender, disability, source of income, sexual orientation, military status, or other arbitrary factor**
- **Programs**
 - **Senior Housing (no change)**
 - **Housing for People with Disabilities (no change)**
 - **Homelessness Plan (expanded)**
 - **Fair Housing Services (expanded)**

Next Steps



- Public hearings
- Community input
- Completion of housing element
- Mandated review(s) by HCD
- Review of comments and revisions
- Adoption hearings

