



City of San Dimas – Housing Element Update

Housing 101- Introduction to the Housing Element
Tuesday, October 20, 2020

Presentation Overview

- Housing Element Introduction
- RHNA Explained
- Income Levels and Affordable Housing
- San Dimas Demographics

What is the Housing Element?

- One of the seven required elements of the San Dimas General Plan
- Provides goals, policies, programs, and objectives related to housing in the community
- Identifies housing needs by income level
- Provides a framework for future development
- Required by law to be updated every eight years



Why are Housing Elements Updated?

- Ensures the City complies with State Housing laws
- Demonstrates the ability to meet future housing growth need
- Eligibility for State grants and funding sources
- Allows the community to further engage in the planning process.



What does the Housing Element Include?

- Population and housing profile for the City of San Dimas
- A housing needs assessment
- Identification of sites within the City which can provide the mandated number of units
- An evaluation of constraints and resources with regards to housing
- Programs to help provide housing for protected groups, i.e. the elderly or handicapped
- An implementation strategy to address housing needs

Why does San Dimas need a Housing Element?

- State law requires San Dimas to provide sites that are sufficient to meet the projected demands for housing within the City.
- The Housing Element must be certified by the State Department of Housing and Community Development (HCD)
- Failure to comply with California's Housing Element law can result in potentially serious consequences, including:
 - Potential loss of local land control
 - Carryover of the unaddressed RHNA allocations (more on RHNA shortly)
 - Ineligibility for various State administered funds, including infrastructure, housing and parks funding
 - The City becomes vulnerable to legal challenges and could be responsible for all legal fees involved in the challenge
 - May be subject to a 4-year Housing Element cycle

What is RHNA?

- RHNA is an acronym for the Regional Housing Needs Assessment
- RHNA is a State mandated process used to determine housing needs throughout California
- Assigns each city or county a number of housing units that must be planned for during the 8-year housing cycle.
- Units are assigned by income level, ensuring that cities are providing housing for people of all income levels

How is our RHNA allocation determined?

- The Department of Housing and Community Development (HCD) assigns a Regional Determination of housing units to the various Councils of Governments (COG's) throughout the State.
- Our COG, the Southern California Association of Governments (SCAG), develops a methodology to distribute the Regional Determination in an equitable manner.
- SCAG's proposed methodology is sent to HCD for review and, upon approval, final RHNA allocations are assigned.
- Jurisdictions are obligated to plan for the production of their RHNA allocation via the Housing Element, zoning changes, increased density, etc.

San Dimas' RHNA Allocation

Income Level	Number of Units	Percentage of Total Allocation
Very Low Income	382	30.7%
Low Income	219	17.6%
Moderate Income	206	16.5%
Above Moderate Income	438	35.2%
Totals	1245	100%

It is important to note that the City of San Dimas does not have to ensure that 1245 units are built. The City can not force developers to build units. San Dimas only has to ensure that there is enough land zoned at densities which would allow for the development of the allocated units.

What do these income levels mean?

- In terms of housing, affordability is the relationship between housing costs and income.
- Generally, the accepted measure for housing affordability is spending less than 33% of one's gross income on housing costs.
- Affordable housing is based on four levels of income: very low, low, moderate and above moderate.
- These income levels are based on the median income of Los Angeles county, currently \$73,100.

Income Levels Explained

Income Level	Percentage of Median Income	Maximum Income for Income Level
Very Low	Between 30% - 50%	\$36,550
Low	Between 50% - 80%	\$58,450
Moderate	Between 80% - 120%	\$87,720
Above Moderate	Greater than 120%	N/A

- The maximum income per income level changes based upon the number of persons in a household.

Income Level	Persons in Household				
	1	2	3	4	5
Very Low	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400
Low	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200

So what is affordable housing?

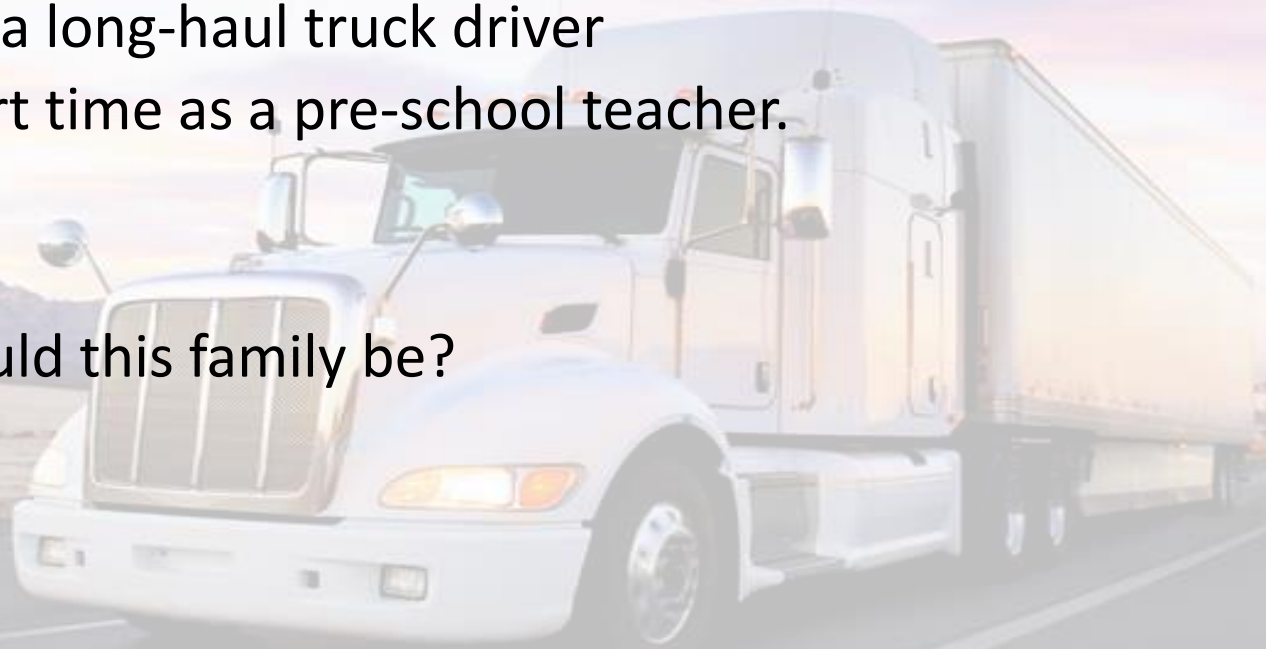
- Affordable housing is simply housing options which are available for persons from a given income level.
- These units are rent restricted to ensure that those renting them will not have to pay more than 33% of their gross income on housing each month.
- Affordable housing is often built in conjunction with market-rate apartment units. California provides density bonuses to projects which incorporate a certain number of affordable units.

Income Scenarios

- Scenario 1

- A family has three school-age children
- Parent One works as a long-haul truck driver
- Parent two works part time as a pre-school teacher.

What income level would this family be?



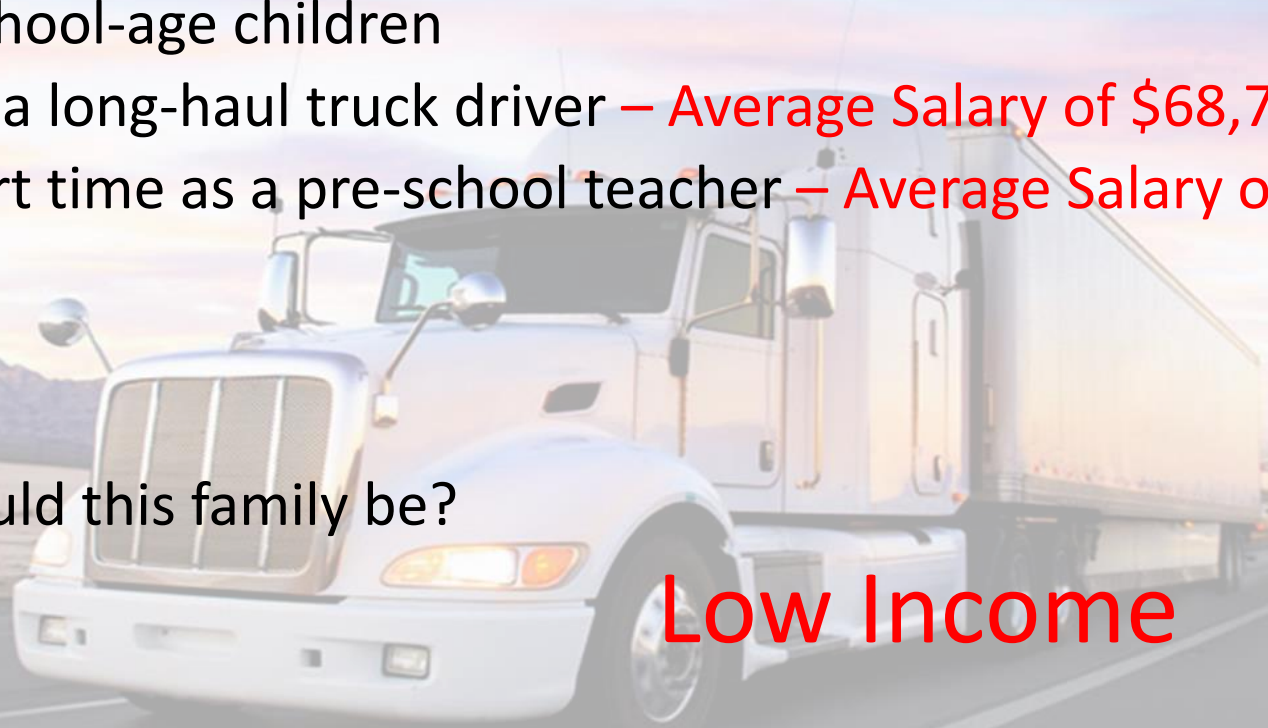
Income Scenarios

- Scenario 1

- A family has three school-age children
- Parent One works as a long-haul truck driver – Average Salary of \$68,730
- Parent two works part time as a pre-school teacher – Average Salary of \$16,000

What income level would this family be?

Low Income



Income Scenarios

- Scenario 2
 - A single adult works 2 jobs for 50 hours a week at minimum wage.

What income level would this person be?

gettyimages 25 YEARS
FG Trade

Income Scenarios

- Scenario 2

- A single young adult works 2 jobs for 50 hours a week at minimum wage.

50 hours/week x \$13/hour x 52 weeks = \$35,152

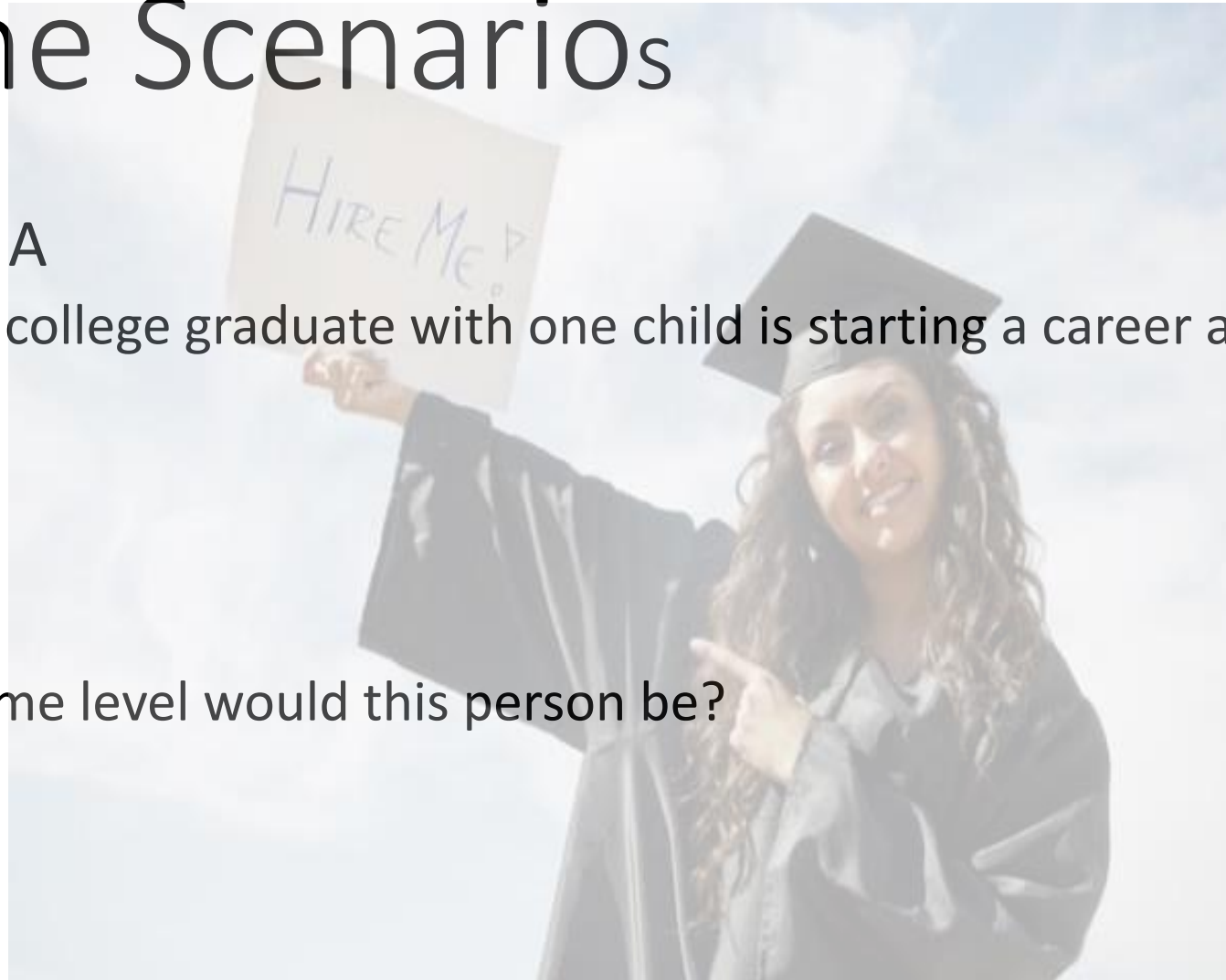
What income level would this person be?

Very Low Income

Income Scenarios

- Scenario 3 A
 - A recent college graduate with one child is starting a career as a nurse.

What income level would this person be?



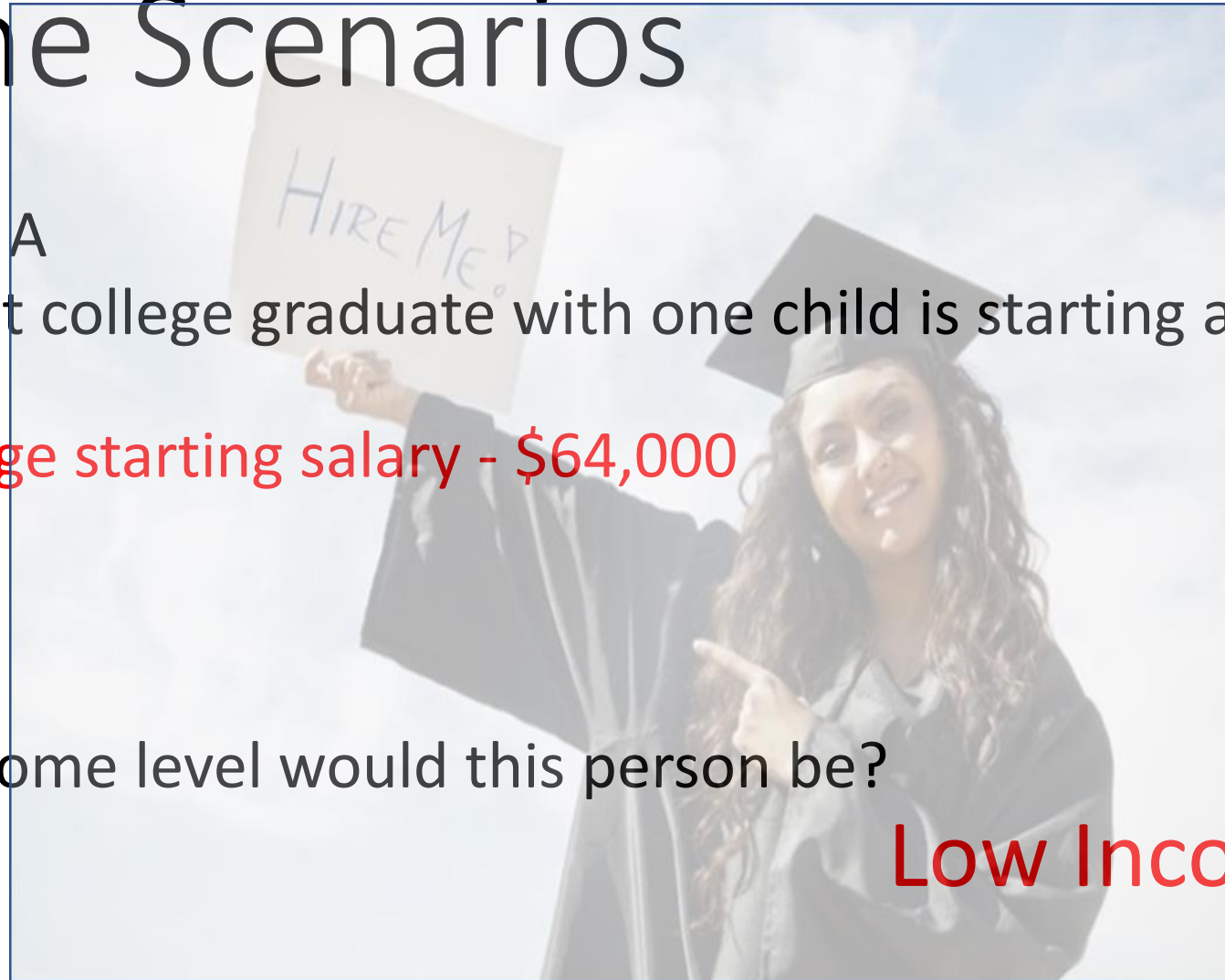
Income Scenarios

- Scenario 3 A
 - A recent college graduate with one child is starting a career as a nurse.

Average starting salary - \$64,000

What income level would this person be?

Low Income



San Dimas Demographics



- Total number of households: 12,030
- Population: 34,239
- Median Age: 41.7 years (LA County Median: 37.0)
- 19.2% of population 65 or older (LA County – 14.1%)
- 20.2% of population under 18 (LA County – 21.4%)

Next Steps

- Conduct an online Community Survey – This Week
- Work with consultant to identify sites – Ongoing
- Next Subcommittee Meeting – 11/17 at 6:30 p.m.
- December Subcommittee Meeting – 12/15 at 6:30 p.m.
- 2 Future meetings – Date TBD (Most likely January and February)

Questions?