

City of San Dimas

2021-2029 HOUSING ELEMENT



Housing Element SubCommittee Meeting
March 30, 2021

Agenda



- **Regional Housing Needs**
- **Sites Strategy**
- **Questions/Discussion**



Housing Element



- **Housing Element Chapters**
 - ❖ Housing Needs Assessment
 - ❖ Evaluation of Housing Constraints
 - ❖ **Identification of Sites for Housing**
 - ❖ Housing Goals and Policies
 - ❖ Implementation Programs
- **The “**Sites Inventory**” shows where the City will encourage housing to address the City’s share of the regional housing needs assigned by the state.**

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: Southern California Association of Governments, Adopted RHNA, 2021
The City submitted an appeal of the RHNA; however, SCAG rejected the appeal.

Housing San Dimas



- **Children and family of long-time San Dimas residents**
- **Housing for people working here who cannot afford to live here**
Teachers, nurses, retail, childcare providers, retirees
- **Special needs households**
Seniors, disabled persons, single-parent families, and others



What Counts Toward the RHNA



**Housing Built or
Occupied after
July 1, 2021**

+

**Housing
Capacity on
Vacant Land**

+

**Housing
Capacity on
Non-Vacant Land**

- Housing projects that will be built and receive final occupancy after July 1, 2021 can be credited toward the RHNA
- Vacant housing sites can be used provided there is or will be appropriate zoning, density, and development standards
- Nonvacant sites can be used if the housing can be built during the cycle and the existing use(s) do not unduly impede it
- The zoning district must allow housing on the sites as a “by right” use - discretionary or conditional use permits are not allowed

How RHNA Credits Are Assigned



- State law equates zoning and density with the RHNA for lower, moderate, & above moderate income households.
- 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 generally credited to the moderate income RHNA.
- Zones that allow higher density housing or apartments (25 to 35 du/ac plus) are credited to the low income RHNA.

San Dimas' Housing Strategy



San Dimas' housing sites should address several criteria:

- Consistency with vision of San Dimas' General Plan
- Housing sites where market demand is/will be present (e.g., downtown, near future rail, neighborhood infill.
- Full range of unmet housing needs
- Ensure 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 ADUs
- HCD will require monitoring and rezoning program to track status



Example of Detached ADU

Strategy #2: Housing Projects



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**
- **Single-family homes are affordable to only above moderate-income households**

Strategy #3: Vacant Sites



The City identified vacant sites that could accommodate new single-family housing:

- Single-family homes in the SF-H Zone
- Single family homes in the SFA-16000 Zone
- Single family homes in the SP-11, SP-3, SP-8 Zones
- These are all affordable to above moderate income households and credited to the RHNA as such.

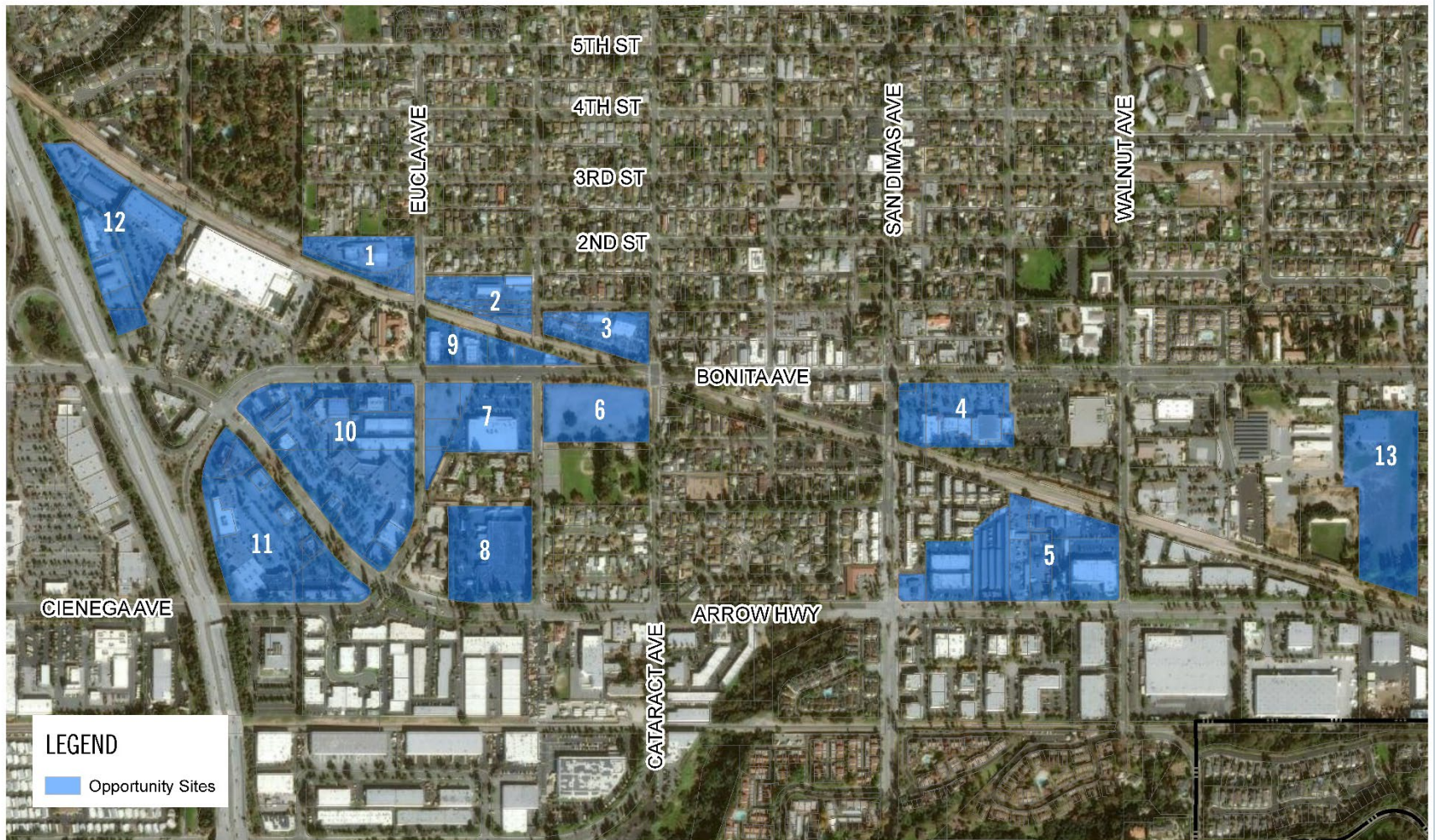
Strategy #4: Downtown



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

Potential Housing Sites



Mixed Use Examples



East Gate Affordable Mixed-Use
14-16 Creekside Drive San Marcos
Density: approx. 15 du/ac
Architect: Affirmed Housing



Townhomes near Downtown
1st Street Claremont, California
Density, 12 to 16 du/ac
Architect: not known

Transit-Oriented Development



Mission Meridian Village, Mixed Use
727-809 Meridian Ave, South Pasadena



Density: blended averaging 40 du/ac
Architect: Moule Polyzoïdes

Mixed Use/TOD Examples



79-Apartments/Mixed Use along High Street, Moorpark. Density 35 du/ac
Architect: Di Cecco Architecture

Apartments



Avalon Apartments, San Dimas

Density: 15 du/ac

Townhomes



Downtown Synopsis



- Downtown will require a mix of housing products, including single-family, apartments, and mixed use
- Product mix and density will depend on the location of the site, adjacent land uses, and site characteristics
- 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
- Opportunity sites comprise 90 acres and could see up to 1,125 new homes in the short term (by 2029); however, the actual type and number of units will vary

Site Capacity and the RHNA



		Strategies			
Affordability Level	RHNA Units	#1. ADUs	#2 Projects + #3 Infill	4. Down-town	Remainder
Lower	604	244	0	424	-0-
Moderate	206	7	0	360	-0-
Above	438	103	159	340	-0-
Total	1,248	354	159	1,124	-0-

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.

- New/revised general plan land use designation
- Downtown specific plan for focused guidance
- Objective development and design standards
- Code amendments to zoning, density, height, parking, etc.
- 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

Discussion



1. **Comments on Housing Sites**
2. **Required Implementation Tools**
3. **Other Considerations?**



