

City of San Dimas

2021-2029 HOUSING ELEMENT



**Housing Element SubCommittee Meeting
November 17, 2020**

Agenda



- **Housing Needs Overview**
- **Ongoing Survey**
- **Questions/Discussion**



Housing San Dimas



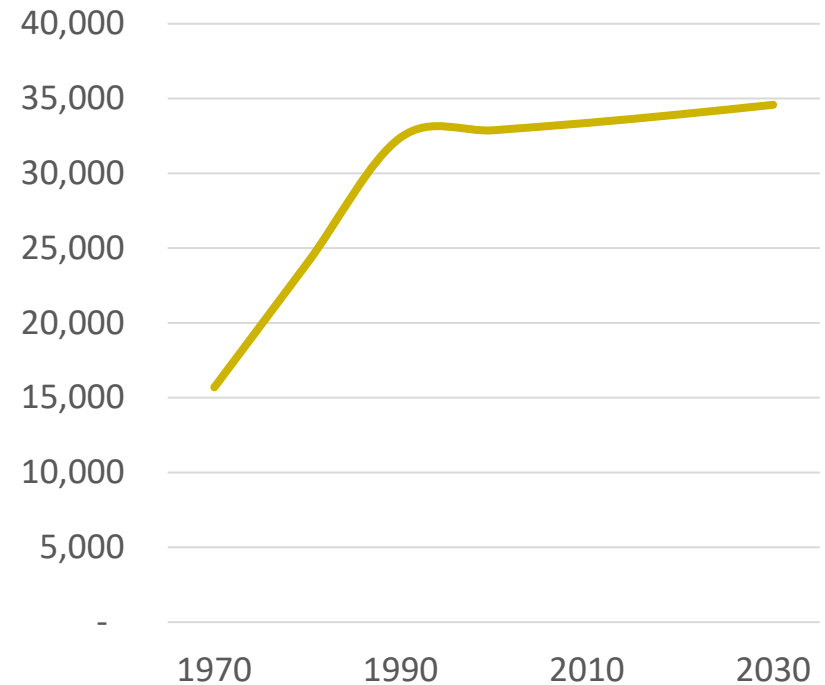
- **Housing Element Chapters**
 - ❖ **Housing Needs Assessment**
 - ❖ Evaluation of Housing Constraints
 - ❖ Identification of Sites for Housing
 - ❖ Housing Goals and Policies
 - ❖ Implementation Programs
- **The Housing Needs Assessment informs City goals, policies, and programs with respect to the availability, adequacy, and affordability of housing.**

Stable Growth



- San Dimas saw significant population growth during the 1970s through the 1980s
- This time also saw the construction of many apartments that are in the city today
- Since 1990, there has been very modest growth in population that will continue to 2030
- Despite modest population growth, residents continue to change as do their housing needs

San Dimas Growth
Population, 1970-2030



Age Trends

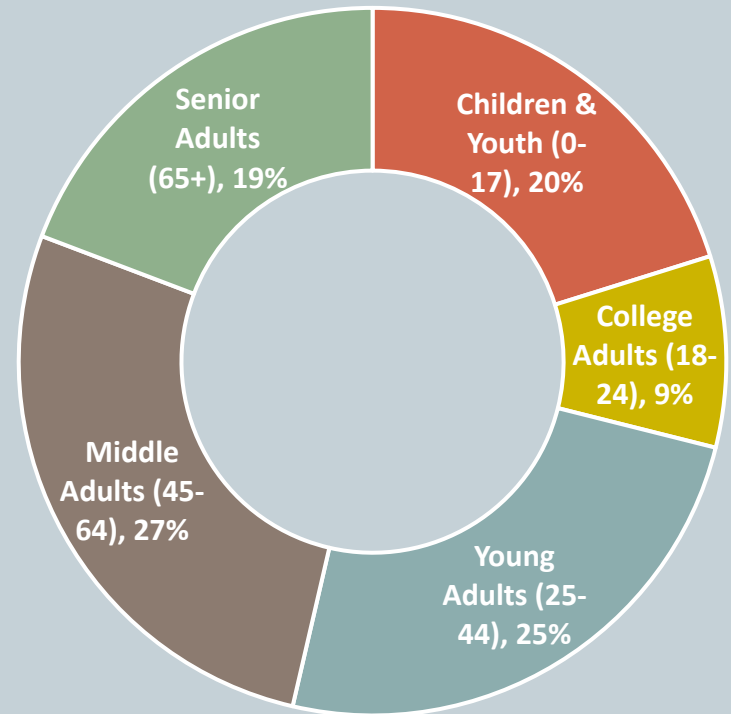


Population increased by only 1.7% since 2010, yet changes occurred

- Youth & children (<17) ↓ 17%
- Younger adults (25-44) ↑ 11%
- Middle adults (45-64) ↓ 11%
- Seniors (65 years) ↑ 26%
- Trends are forecasted to continue

Question:

If residents are aging/youth declining, how should this affect housing policy?



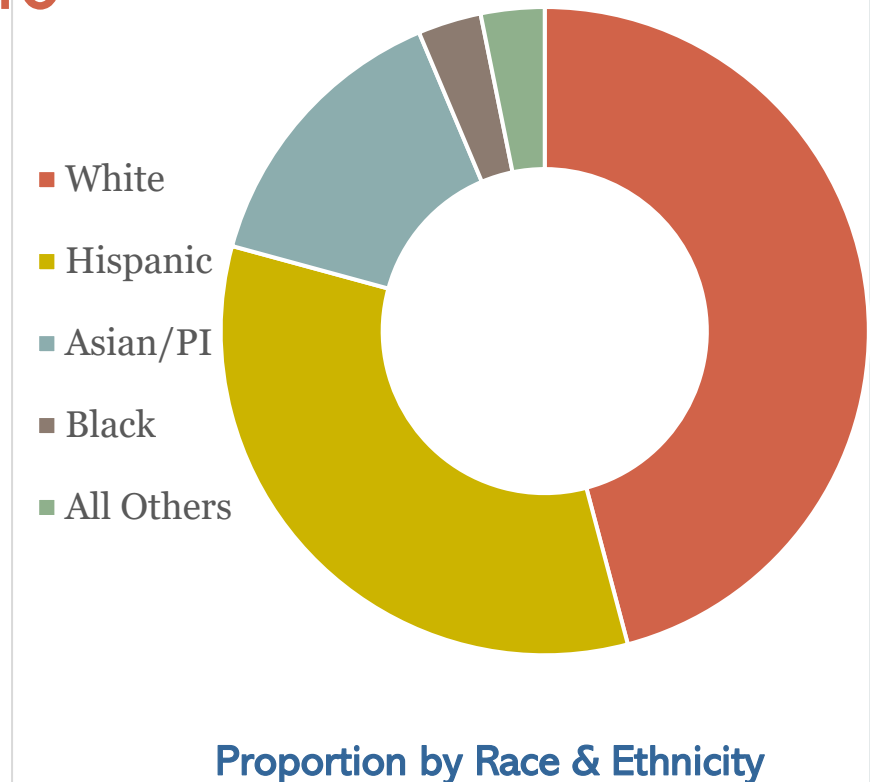
Proportion by Age Groups

Race and Ethnic Trends



San Dimas' population is minority-majority with continued changes since 2010

- Whites ↓ 11%
- Hispanic ↑ 8%
- Asians/PI ↑ 40%
- Black ↑ 6%
- All Other ↑ 17%



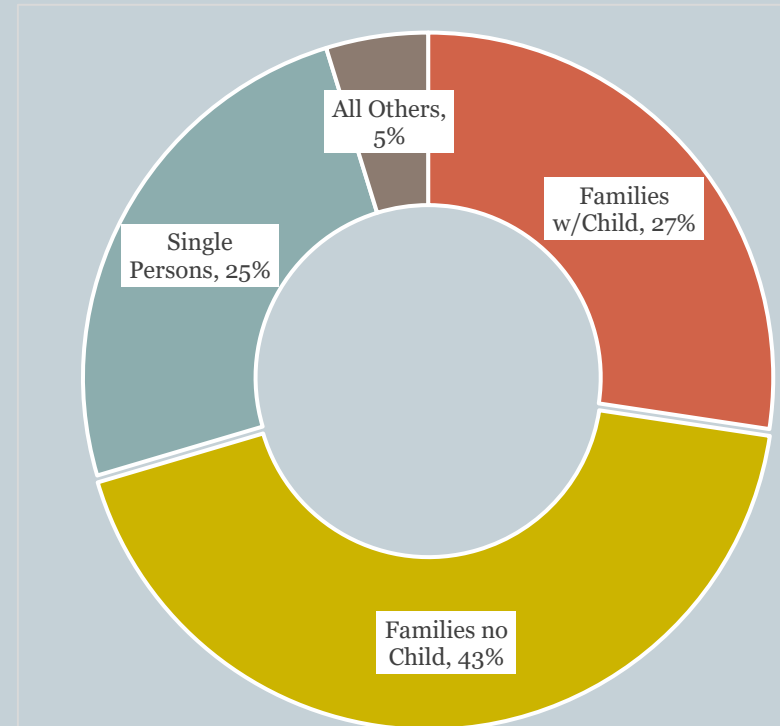
Household Trends

Households increased by only 1.3% since 2010, yet changes occurred

- Families w/child ↓ 13%
- Families no child ↑ 8%
- Single People ↑ 13%
- Hhldrs < 35 yrs ↑ 3%
- Hhldrs 35-64 yrs ↓ 7%
- Hhldrs 65 + yrs ↑ 22%

Question:

If households are aging and becoming smaller, does that affect housing policy?



Proportion by Household Type

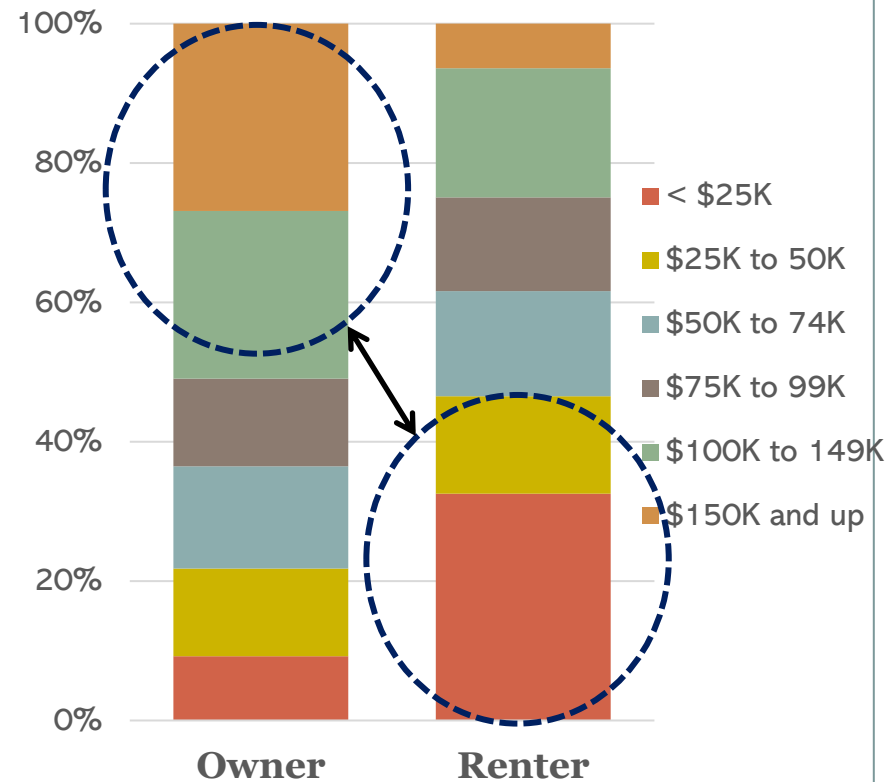
Household Income



Household income shows differences by tenure and age of household

- Median ~ \$85,000
- Owners ~ \$102,500
- Renter ~ \$57,000
- Seniors ~ \$56,000
- Half of all owners < \$100K
- Half of all renters < \$50K

Note: Lower income refers to that below 80% of the area median family income (AMFI).



Low Income Neighbors



In San Dimas, more than one-third (37%) of households earn lower incomes...

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



For LA County, low income is defined as:

- \$81,100 or less for a 3-person family

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
- Homeless People ~ 16



Question:

- How well are we addressing residents with special housing needs?



Senior Needs



Housing Needs

- Senior Households ~ 3,864
- Tenure: 24% Rent; 76% Own
- Median Income: \$56,000
- Lower Income: 55%
- Overpay for Housing:
- 1/3 of seniors are disabled

Housing Services

- 541 mobile home units
- 315 apartments units
- Many units have subsidies



People with Disabilities



Housing Needs

- Disabled Residents ~ 4,300
 - independent living 1,873
 - self care – 1,078
 - ambulatory – 2,309
 - cognitive – 1,386
 - vision/hearing – 1,743
 - developmental – 628

Housing Services

- 13 small residential care facilities providing 78 beds
- 3 senior retirement homes providing 600+ bed
- 2 small care facilities (12 beds) for development disabilities
- SGV Regional Services Center & Independent Community Resources – San Dimas
- No independent living options for developmentally disabled

Families



Housing Needs

- Large Families ~ 1,500
- Female Headed ~ 650
- Typically highest overcrowding rates due to family size



Housing Services

- 2 subsidized projects with limited 4-bedroom units
- 5 market rate apartments with limited 3-bedroom units
- 2 mobile home parks that are market rate affordable units.

Housing Types



Broad mix of housing, but predominantly single-family

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



Housing Trends



Since 2000, the trend in residential development has favored single-family homes, with a few exceptions

- **Apartments.** One apartment project was built – the **156**-unit Avalon San Dimas (with 24 affordable units)
- **Single-family homes.** **276** single-family homes were built, some of which were condominiums/townhomes.
- **Accessory dwelling units.** Due to changes in state law, **21** units proposed in 2020 alone – double what the City has.
- **Looking forward.** The City anticipates the construction of an additional **66** single-family units in two projects.

Affordable Housing



Deed Restricted Units

- Voorhies Village Apts, 64 family units
 - Villa San Dimas Apts, 50 family units
 - Avalon San Dimas, 24 family units
-
- Monte Vista Apts, 12 senior units
 - Sunnyside Apts, 33 senior units
 - Charter Oak MHP, 84 senior units



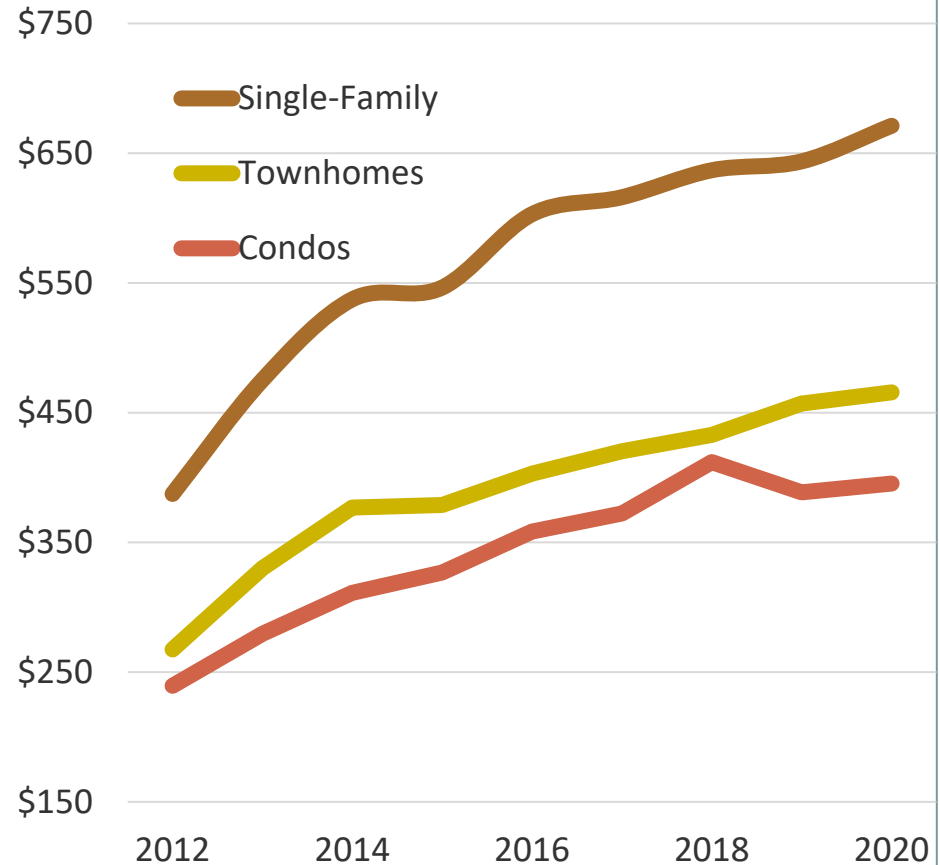
Housing Prices

Median home prices are high and increasing

- Single-family: \$ 668,000
- Townhome: \$ 475,000
- Condominium: \$ 420,000
- Mobilehome: \$ 100,000

Trends Since 2012

- Median prices up 65%-75%
- Owner median income up 11%



Median Housing Prices, 2012-2020

Ownership Affordability



Homeowner status in San Dimas

- 72% Percent of Homeowners
 - \$102,500 Median homeowner income
 - \$450,000 What a homeowner can afford*
 - \$668,000 Median price of single-family home
- * New homes are priced significantly higher

When housing prices outpace income, ...

- 22% moderately overpay (spend 30-50% of income for housing)
- 14% severely overpay (spend 50%+ of income for housing)
- 3% households double up to afford housing

Housing Rents

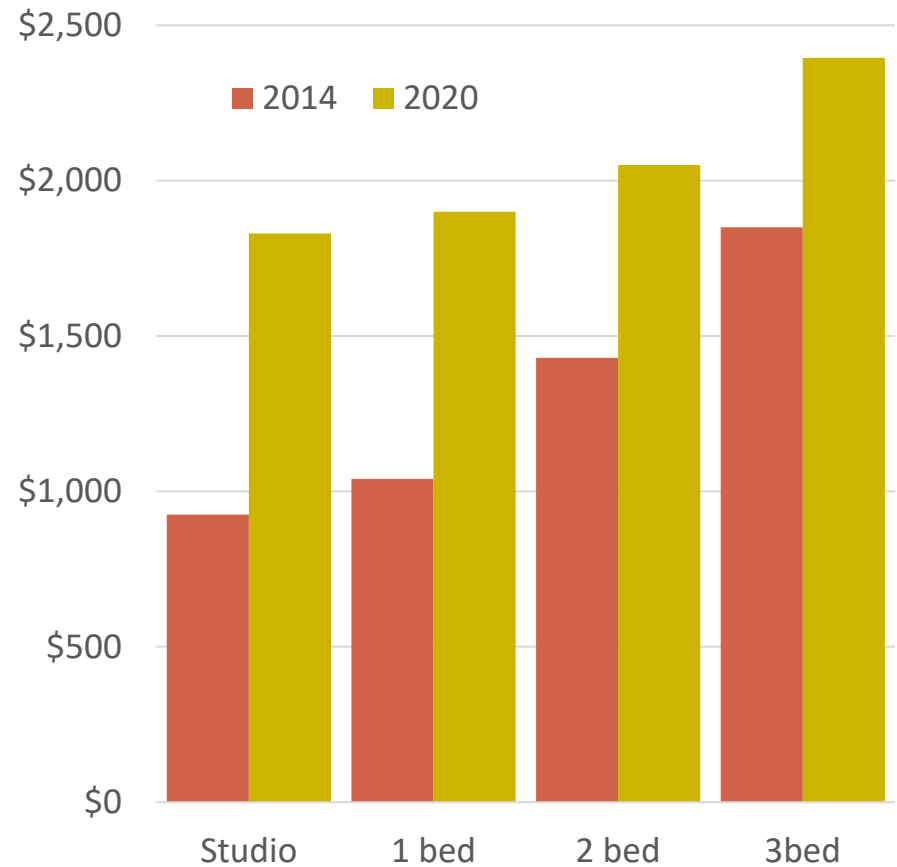


Apartment rents are high and outpacing household income

- Studio unit: \$ 1,830
- 1 bdrm unit: \$ 1,900
- 2 bdrm unit: \$ 2,050
- 3 bdrm unit: \$ 2,395

Trends Since 2014

- Median rents up 30%-100%
- Renter median income up 9%



Median Apartment Rents, 2014 & 2020

Rental Affordability



Renters status in San Dimas

- 24% Percent of renters
- \$57,000 Median renter income
- \$1,425 What a household can afford*
- \$2,050 Median 2-bed apartment rent

When housing rents outpace income, ...

- 27% moderately overpay (spend 30-50% of income for housing)
- 34% severely overpay (spend 50%+ of income for housing)
- 2% households double up to afford housing

* Based on standard 30% of household income

Regional Housing Needs



Planning Target for 2021-2029

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 = 1,245 units*

San Dimas 2021- 2029 RHNA



Household Income Level	Max income level for affordability	Units	Percent
Very Low (<50% AMI)	\$50,700	382	31%
Low (51-80% AMI)	\$81,100	219	18%
Moderate (81–120% AMI)	\$83,500	206	16%
Above Moderate (>120% AMI)	\$83,500+	438	35%
Total		1,245	100%

Notes:

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

The 2021-2029 RHNA allocation is subject to change, pending city appeals

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



Questions for Discussion



1. How is the community changing?
2. What are San Dimas' priority housing needs?
3. How should the City address its housing needs?



